

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400023 (UC-22-0012)-BORISA ZEN CENTER INC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** place of worship (meditation room); and **2)** allow an existing carport to not be architecturally compatible to the main residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping adjacent to a less intensive use; **2)** allow alternative landscaping adjacent to an arterial street; **3)** allow alternative landscaping adjacent to a less intensive use; **4)** eliminate trash enclosure; **5)** allow modified driveway geometrics; and **6)** waive full off-site improvements.

DESIGN REVIEW for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/my/ng (For possible action)

RELATED INFORMATION:

APN:

177-06-402-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate landscaping adjacent to a less intense use (single family residence) to the north and a portion of the west property line where Figure 30.64-11 is required.
2. Allow alternative landscaping adjacent to an arterial street (Warm Springs Road) where Figure 30.64-17 is required.
3. Allow alternative landscaping adjacent to a less intense use (single family residence) to the east and west where Figure 30.64-11 is required.
4. Eliminate trash enclosure where required per Section 30.56.120.
5. Allow the existing driveway geometrics to remain where commercial driveways are required per Uniform Standard Drawing 222.1.
6. Waive full off-site requirements (curb, gutter, sidewalk, streetlights, and partial paving).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4662 W. Warm Springs Road

- Site Acreage: 1
- Project Type: Place of worship (meditation room)
- Number of Stories: 1
- Building Height (feet): 13 (existing residence)/10 (existing accessory storage structure #1)/9 (existing accessory storage structure #2)/10 (existing accessory storage structure #3)/8 (existing detached accessory shade structure)/12 (existing detached metal carport)
- Square Feet: 3,303 (existing residence)/382 (proposed interior meditation room)/201 (existing accessory storage structure #1)/172 (existing accessory storage structure #2)/99 (existing accessory storage structure #3)/347 (existing detached accessory shade structure)/393 (existing detached metal carport)
- Parking Required/Provided: 4/4 (related to a place of worship only – meditation room)

Site Plan

The approved site plan depicts an existing single family residence on 1 acre with five accessory structures. Three structures are situated in the northwest corner of the lot. A detached shade structure is located near the northern property line. A car shade has been erected near the eastern property line. One room within the residence is being converted into a meditation room.

Landscaping

Waivers for alternative landscaping were approved. This allows landscaping to stay as it currently exists along the property lines. Landscaping finger islands are being added to the required parking on the parcel.

Elevations

The applicant submitted photos with dimensions which depict all of the existing structures on the site. All structures but the carport are architecturally compatible with the main residence. None of the structures' heights exceed the 13 foot height of the home.

Floor Plans

The approved plans show that the main residence has an overall area of 3,303 square feet. The floor plan shows that the proposed interior meditation room has an overall area of 382 square feet. Attendees of the meditation space will access this area directly from the foyer room of the main residence.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0012:

Current Planning

- Plant 2 trees in the southwest corner landscape planter;
- Relocate the detached accessory shade structure 5 feet south from the rear (north) wall;
- Design review as a public hearing for significant changes to the plans;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised to contact the Building Department to inquire about Building and Fire Code requirements; approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- “No Parking” signs must be posted on both the north and south sides of Warm Springs Road between Cameron Street and Ullom Drive;
- Applicant to coordinate a contribution with Public Works for improvements on Warm Springs Road;
- Coordinate with Public Works - Design Division for the Warm Springs Road improvement project;
- Dedicate any right-of-way and easements necessary for the Warm Springs Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement; so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

Applicant's Justification

The applicant has stated that they are seeking more time to complete the meditation room as the permitting process with the Building Department has taken longer than expected. The applicant says that they have had a difficult time finding an engineer who was willing to assist them with their project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0012	Conversion of part of a single family residence to a place of worship	Approved by BCC	March 2022
VS-22-0013	Vacation and abandonment of 2 alignment easements - expired	Approved by BCC	March 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff notes that the applicant has made very little progress but can support a first extension of time with the expectation that progress will be made in the next 2 years.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 2, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: SUNJUNG PARK

CONTACT: SUZANA RUTAR, SUZANA RUTAR ARCHITECTURE, 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119