

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0784-MOUNTAINTOP FAITH MINISTRIES:

USE PERMIT to allow a recreational facility in conjunction with an existing place of worship on 11.33 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Edna Avenue and west of Lindell Road within Spring Valley.
JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-204-015; 163-12-207-001; 163-12-207-007 through 163-12-207-011; 163-12-207-013;
163-12-207-015

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2845 Lindell Road
- Site Acreage: 11.33
- Project Type: Recreational facility
- Number of Stories: 1
- Building Height (feet): 12 (existing modular classrooms)
- Square Feet: 5,415 (existing modular classrooms)/38,000 (existing place of worship)
- Parking Required/Provided: 170/803

Site Plans

The plans depict an existing place of worship site on the northwest corner of Edna Avenue and Lindell Road, which includes several existing accessory buildings on APNs 163-12-207-008 and 163-12-207-009 on the southeast portion of the site. The buildings include 3 modular classrooms, each of which is 1,805 square feet for a total of 5,415 square feet. There is also a 950 square foot administrative office, a 200 square foot maintenance shed, a 128 square foot accessory storage container, 2 shade structures, and a 473 square foot restroom building. The 3 modular classroom buildings will be used for a recreational facility (Boys & Girls Club of Southern Nevada). The restroom will be shared by the recreational facility and place of worship, while the other structures will not be used by the recreational facility. The adjacent parking lot to the west of the subject buildings (APNs 163-12-207-007 and 163-12-207-013) will be used for

the recreational facility. The other parking lots (APNs 163-12-207-015 and 163-12-204-015) will not be used for the recreational facility.

Landscaping

The site features existing landscaping along portions of Edna Avenue and Lindell Road, which consists of trees, shrubs, and groundcover. Landscape islands are also distributed throughout the parking areas, and consist of trees, shrubs, and groundcover. There are no required or proposed changes to landscaping associated with this application.

Elevations

The plans depict existing 12 foot high modular classroom buildings with stucco facades, doors, windows, and pitched rooflines.

Floor Plans

The plans depict 1,805 square foot modular classrooms, each of which feature an entrance and open layout.

Applicant's Justification

The applicant states that the recreational facility (Boys & Girls Club of Southern Nevada) has been operating for several decades at 2850 Lindell Road, which is across the street from the subject site. Due to site renovations that are expected to take 8-10 months, an alternative temporary location is needed to continue providing youth services in the area. The organization reached an agreement with the owner of the subject site (Mountaintop Faith Ministries) to use 3 modular classrooms until construction is completed. The recreational facility will only be using these modular classrooms, restrooms, and the adjacent parking lot, while the rest of the site will continue to function for the existing place of worship. The recreational facility will serve low-to-moderate income families in the area, specifically offering out-of-school programming to children ages 5 through 12. There will be no construction or modifications to parking, landscaping, or other areas of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0084	Use permit and design review for a school	Withdrawn	May 2021
AR-18-400250 (UC-0538-15)	Second application for review for a use permit to expand an existing place of worship, waivers for landscaping, paving, and off-site improvements, and design reviews for a temporary parking lot and overflow parking lot	Approved by BCC	January 2019
AR-400150-17 (UC-0538-15)	First application for review for a use permit to expand an existing place of worship, waivers for landscaping, paving, and off-site improvements, and design reviews for a temporary parking lot and overflow parking lot	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WC-15-400061 (UC-0680-01)	Waiver of conditions of a use permit requiring a traffic study to address no access on Westwind Road	Withdrawn	October 2015
UC-0538-15	Use permit to expand an existing place of worship, waivers for landscaping, paving, and off-site improvements, and design reviews for a temporary parking lot and overflow parking lot	Approved by BCC	November 2015
ZC-0613-10	Zone change to reclassify portions of Sections 9 thru 13 from R-E to R-E (RNP-I)	Approved by BCC	February 2011
UC-0448-10	Use permit for an additional parking area - expired	Approved by PC	November 2010
WC-400149-10 (UC-0680-01)	Waiver of conditions of a use permit requiring a traffic study to address no access on Westwind Road - expired	Approved by PC	November 2010
ET-400069-10 (UC-0475-08)	First extension of time for a use permit for a place of worship expansion and modular buildings with waivers to allow access from a private cul-de-sac and landscaping	Approved by PC	June 2010
UC-0745-08	Use permit for a place of worship expansion and modular buildings with waivers to allow access from a private cul-de-sac and landscaping	Approved by PC	June 2008
ET-400081-05 (UC-1110-03)	Second extension of time for a use permit for a place of worship expansion by converting three existing single-family residences for accessory uses with waivers to allow access from a private cul-de-sac and landscaping	Approved by BCC	May 2005
ET-400064-04 (UC-1110-03)	First extension of time for a use permit for a place of worship expansion by converting three existing single-family residences for accessory uses with waivers to allow access from a private cul-de-sac and landscaping	Approved by BCC	April 2004
TM-500406-03	Tentative map for a one lot residential subdivision in conjunction with a place of worship	Withdrawn	March 2004
UC-1110-03	Use permit for a place of worship expansion by converting three existing single-family residences for accessory uses with waivers to allow access from a private cul-de-sac and landscaping	Approved by BCC	May 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-900277-03 (UC-0680-01)	Administrative extension of time for a use permit for a place of worship expansion with waivers for landscaping, trash enclosures, paving, and off-site improvements	Approved by ZA	March 2003
UC-0680-01	Use permit for a place of worship expansion with waivers for landscaping, trash enclosures, paving, and off-site improvements	Approved by PC	July 2001
UC-0120-01	Use permit to convert an existing single-family residence into a recreation/community facility with waivers for trash enclosures, paving, landscaping, and off-site improvements	Approved by PC	April 2001
ET-400205-01 (UC-0392-99 & WT-0393-99)	First extension of time for a use permit for the conversion of two existing residences to a church and school with variances for setbacks, landscaping, and trash enclosures, and a waiver of off-site improvements	Approved by PC	July 2001
UC-1121-99	Use permit for a place of worship expansion and a variance to permit a temporary tent as a church	Approved by PC	September 1999
WT-0393-99	Waiver of off-site improvements	Approved by BCC	July 1999
UC-0392-99	Use permit for the conversion of two existing residences to a church and school with variances for setbacks, landscaping, and trash enclosures	Approved by BCC	July 1999
UC-1775-97	Use permit for a daycare	Approved by BCC	November 1997
WC-400179-97 (ZC-1848-96)	Waiver of conditions of a zone change from R-E to R-D requiring sidewalks and streetlights with full off-site improvements	Approved by BCC	November 1997
WT-1790-97 (ZC-1848-96)	Waiver to waive sidewalks and streetlights	Approved by BCC	November 1997
VS-0221-97	Vacate easements and a portion of Tara Avenue	Approved by PC	March 1997
VS-2099-96	Vacate easements and portions of Westwind Road and Tara Avenue	Approved by BCC	March 1997
VS-1910-96	Vacate a portion of Tara Avenue	Approved by BCC	March 1997
VS-1849-96	Vacate easements and a portion of Tara Avenue	Approved by BCC	January 1997
ZC-1848-96	Zone change from R-E to R-D	Approved by BCC	January 1997
VC-0724-95	Variance to increase wall height	Approved by PC	June 1995

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0029-94	Use permit for a place of worship	Approved by PC	February 1994

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)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS10 & PF	Single-family residential & Elaine Wynn Elementary School
East	Public Use	RS20 & PF	Recreational facility (Boys and Girls Club) & Dr. W. Owen Roundy Elementary School

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the site is a suitable location for the temporary use of a recreational facility, as it has operated as a place of worship with additional parking lots and accessory buildings for several decades. Additionally, the recreational facility has operated from its current location across the street since 1988 and serves students from multiple schools in the vicinity. The applicant is only proposing to use 3 modular buildings for youth programming, the restrooms, and parking in the adjacent parking lot, which will minimally impact the operations of the place of worship. Staff does not anticipate any adverse effects on other properties in the area as a result of the temporary recreational facility use at this location. Staff can support the use permit request, with the added condition that the use ceases within 1 year of the approval date.

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 January 6, 2027 to discontinue the use or submit an extension of time application to extend the time limit.
- 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BOYS & GIRLS CLUBS OF SOUTHERN NEVADA

CONTACT: BOYS & GIRLS CLUBS OF SOUTHERN NEVADA, 2850 LINDELL ROAD, LAS VEGAS, NV 89146