

12/08/21 BCC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

MOUNTAIN VISTA ST/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0603-CHURCH BAPTIST FIRST FIL-AM LV:**

**DESIGN REVIEWS** for the following: **1)** place of worship; and **2)** finished grade on 0.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Desert Inn Road, 535 feet east of Mountain Vista Street within Sunrise Manor. TS/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

161-08-810-033

**DESIGN REVIEWS:**

1. Place of worship.
2. Increase finished grade to 61 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 239% increase).

**LAND USE PLAN:**

SUNRISE MANOR - INSTITUTIONAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4690 E. Desert Inn Road
- Site Acreage: 0.7
- Project Type: Place of worship
- Number of Stories:1
- Building Height (feet): 35
- Square Feet: 3,000
- Parking Required/Provided: 30/30

**Site Plans**

The plans depict a proposed place of worship located along Desert Inn Road. The existing place of worship was originally approved by a use permit (UC-0052-89) and has been in continual use. The existing facility will be demolished to make room for this proposed place of worship. The plans show a new building of approximately 3,000 square feet, located along the western edge of

the property approximately mid-site. Parking will be located to the north and south of the new structure. Access is from Desert Inn Road and a trash enclosure is shown along the east property line. In addition, the plans depict an increase in finished grade.

#### Landscaping

The plans depict landscaping for a place of worship with landscape areas along the Desert Inn Road frontage, along the western property line and within the parking lot parking spaces and are shown with landscape islands at each end in conformance with Title 30. Landscaping consists of trees, shrubs, and groundcover.

#### Elevations

The plans depict a new building of approximately 3,000 square feet. The total height of the building will be 35 feet. Exterior materials include 3 coat stucco and synthetic slate tile roof.

#### Floor Plans

The plans depict a place of worship with breakrooms, offices, restrooms, and worship hall.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

This project will provide the current and future members of the congregation a new assembly hall and administrative rooms. This project meets the challenge of providing valuable service to the surrounding community with a new quality building. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well developed project.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0052-89	Place of worship	Approved by PC	April 1989

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, West, & East	Institutional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Place of worship, undeveloped, & single family residential
South	Residential Suburban (up to 8 du/ac)	R-T	Single family residential & manufactured homes

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

## **Analysis**

### **Current Planning**

#### Design Review #1

Staff finds the proposed building will be compatible with the existing area. Adjacent property to the east is an existing place of worship, and along with the applicant's property, the uses have been in operation for several years. Adequate parking is provided on-site and required landscaping is provided. The overall size does not exceed 3,000 square feet with a maximum height of 35 feet, the maximum height allowed per Code. The proposed building elevations comply with Urban Specific Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the public. Staff can support this request.

### **Public Works - Development Review**

#### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

- Applicant is advised that offsite improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0393-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEN RIVERA

**CONTACT:** WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,  
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