

FINISHED GRADE
(TITLE 30)

SUNSET RD/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0041-CITY LIGHT CHURCH INC:

DESIGN REVIEW for finished grade in conjunction with an approved place of worship on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-401-017; 163-36-401-031

DESIGN REVIEW:
Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 29,492
- Parking Required/Provided: 295/298

Site Plans

The plans show a previously approved place of worship (UC-22-0439) located on the southwest portion of the site, 16 feet from the south property line and 35 feet from the west property line. Access to the site is from a driveway near the east property line and another driveway shared with the property to the west; both off of Sunset Road. A total of 298 parking spaces are provided to the north and east of the building where a minimum of 295 spaces are required. The

grading cross sections show the maximum amount of increased finished grade (up to 6 feet) located approximately 200 feet north of Sunset Road, 35 feet south of the north wall of the proposed building, which decreases towards Teco Avenue.

Landscaping

No changes are proposed to the previously approved landscape plan.

Elevations

The approved plans depict a 1 story, 35 foot high, place of worship building. Building materials consist of EIFS, decorative metal wall panels and trim, faux wood metal cladding, and aluminum window systems. The roof is a combination of flat roofs with parapet walls and standing seam metal roofing.

Floor Plans

The approved plans show a 29,492 square foot place of worship consisting of a worship area with 897 seats, Sunday school classrooms, church office areas, storage rooms, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is requesting approval for increased finished grade of up to 6 feet on this property. The technical drainage study (PW22-18839) comment letter directed the applicant to obtain a waiver for the increased finished grade. The increased fill is required to match the existing elevation of the shared driveway between the subject parcel and the parcel to the left (163-36-401-071). The raised site elevation will meet the 1.2 feet required height above the flow line of Sunset Road.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0440	Vacated easements	Approved by PC	September 2022
UC-22-0439	Place of worship and parking lot	Approved by PC	September 2022
ZC-1255-07	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	December 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Business Employment	M-D	Undeveloped & office/warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E & R-E (RNP-I)	Single family residential & undeveloped
West	Neighborhood Commercial	C-P	Congregate care facility

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Comply with approved drainage study PW22-18839;
- 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 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.

Fire Prevention Bureau

- No comment.

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 and reference POC Tracking #0155-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CITY LIGHT CHURCH, INC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118