10/06/26 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0365-CHURCH DEBREMIHRET ST MICHAEL E O T C LAS VEGAS:

HOLDOVER USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase building height; **3)** modify residential adjacency standards; **4)** eliminate parking lot landscaping island; and **5)** reduce parking requirements.
DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:
163-12-103-014

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase the height of a retaining wall along the north & east property lines to 10 feet where 3 feet is the maximum height permitted per Section 30.04.03C (an 83% increase).
2. Increase the building height for a place of worship to 112 feet where 35 feet is the maximum permitted per Section 30.02.04B (a 220% increase).
3. a. Allow a 112 foot tall building where structures adjacent to NPO-RNP properties shall not have heights exceeding those of the adjacent RNP district standards per Section 30.04.06G (a 220% increase).
   b. Allow structures within 200 feet of residential zoning districts to be 112 feet in height where 100 feet maximum is permitted per Section 30.04.06H (a 12% increase).
   c. Allow higher activity areas (parking and circulation) of development adjacent to an area subject to Residential Adjacency standards where not permissible per Section 30.04.06G.
   d. Increase fill height to 15 feet along the east property line where a maximum of 9 feet is allowed to be placed greater than 20 feet and up to 50 feet of a shared residential property line per Section 30.04.06F.
   e. Increase fill height to 15 feet along the east property line where a maximum of 6 feet is allowed to be placed greater than 5 feet and up to 20 feet of a shared residential property line per Section 30.04.06F.
   f. Allow a 5 foot high wall to remain along the east property line where an 8 foot high decorative wall is required per Section 30.04.02C
4. Eliminate parking lot landscaping where 1 landscape island is required every 6 spaces within the parking area per Section 30.04.01D.

5. Reduce on-site parking requirements to 39 spaces where 56 on-site parking spaces are required. Section 30.04.04D (a 70% decrease).

LAND USE PLAN:
SPRING VALLEY – **NEIGHBORHOOD COMMERCIAL (NC)**

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 112
- Square Feet: 14,000
- Parking Required/Provided: 56/39
- Sustainability Required/Provided: 7/8

Site Plan
The site plan depicts a new 14,000 square foot place of worship centrally located on the 1.59 acre parcel, with parking areas positioned along the west and south sides of the building and access taken from Westwind Road. The grading plan shows notable elevation changes across the site, including a 10 foot retaining wall along the north and east property lines where a maximum height of three feet is permitted, requiring a waiver to increase retaining wall height. The building elevations depict a maximum height of 112 feet at the dome, which exceeds the 35 foot height limit for principal structures in the RS20 zoning district and necessitates a waiver to increase building height.

Because the building is located within 200 feet of residential zoning, the proposed height also exceeds the maximum height permitted under the residential adjacency height/setback ratio, requiring a waiver to allow structures within 200 feet of residential zoning districts to reach 112 feet where 100 feet is the maximum permitted. Additional residential adjacency waivers are required due to the height exceeding standards applicable within the NPO-RNP Overlay, the placement of higher-activity areas such as parking and circulation adjacent to residential zoning, and the location of parking along lot lines adjacent to residential uses. The plans also show an existing 5 foot high wall along the east property line where an 8 foot high decorative wall is required, necessitating a waiver to allow the reduced wall height.

Within the parking area, one required landscaping island is removed to accommodate internal circulation and ADA access. Title 30 requires a landscape island every 6 parking spaces, and the elimination of this island requires a waiver to modify the parking lot landscaping standard.

Landscaping
The landscape plan depicts full street landscaping along Westwind Road consisting of a 5 foot landscape strip, a 5 foot sidewalk, and an additional 5 foot landscape strip. The plans also show minimum 15 foot landscaping strips along the east and south portions of the property, providing

buffering between the proposed development and adjacent residential zoning. Additional landscaping is provided along the west side of the site adjacent to parking areas. One parking lot landscaping island is removed necessitating a waiver.

Elevations

The elevation plans depict a single-story place of worship with a centrally located dome reaching a maximum height of 112 feet. The building includes a flat roof with parapets and uniform wall planes finished in stucco with trim accents. Window systems are aluminum, and the plans note the use of low-emissivity glazing and roof materials with a Solar Reflectance Index of 78 or greater. Minimum interior floor-to-ceiling heights of eleven feet are shown. The proposed dome height exceeds the 35 foot maximum permitted in the RS20 zoning district and is located within 200 feet of residential zoning, resulting in the need for height-related waivers under Title 30.

Floor Plans

The floor plans depict a two-level interior layout consisting of a ground level and a first level. The ground level contains approximately 9,882 square feet and includes the primary sanctuary space, lobby, offices, meeting rooms, restrooms, and storage areas. The first level contains approximately 4,026 square feet and includes additional assembly and support areas. The plans show minimum interior floor-to-ceiling heights of 11 feet throughout the building. Circulation is organized around the central sanctuary, with access provided from the west and south.

Applicant's Justification

The applicant states that the requested waivers are necessary to accommodate the architectural and religious requirements of the Ethiopian Orthodox church design, including a central dome height of approximately 112 feet and four smaller domes at approximately 64 feet, which exceed the height limits of the RS20 zoning district and residential adjacency standards. The applicant explains that site topography requires a ten-foot retaining wall along the north & east property lines where three feet is permitted, and that additional waivers are needed to allow the proposed height adjacent to the NPO-RNP Overlay and within 200 feet of residential zoning. The applicant also requests to allow higher-activity areas, including parking and circulation, adjacent to residential zoning, to retain an existing five-foot wall along the east property line where an eight-foot decorative wall is required, and to eliminate one required parking lot landscaping island to accommodate internal circulation and ADA access. Lastly, a parking reduction is also requested due to physical constrains of the site. The applicant states that these waivers are the minimum necessary to support the religious, educational, and community functions of the church and will not adversely affect public health, safety, or welfare.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
ET-10-400021	First extension of time for a non-conforming zone change from R-E to C-P - expired	Approved by BCC	May 2010
ET-10-400052	First extension of time for a parking lot/private parking facility - expired	Approved by BCC	May 2010
UC-0170-08	Parking lot/private parking facility	Approved by BCC	April 2008

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1333-07	Zone change from R-E to C-P; automotive sales and design review for sales office	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South & East	Ranch Estate Neighborhood	RS20 (RNP)	Single-family residence & undeveloped
West	Mid-Intensity Suburban Neighborhood & Ranch Estate Neighborhood	RS3.3 & RS20	Single-family residence

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.

The proposed place of worship is situated on a 1.59-acre parcel with access from Westwind Road and is arranged to minimize operational impacts on nearby residential properties. The applicant indicates that the congregation size is limited, and the site provides sufficient parking to accommodate anticipated demand. The use is permitted in the zoning district subject to a use permit, and the operational characteristics of the church are compatible with surrounding development. Therefore, staff recommends approval of the use permit.

Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The applicant requests to increase the height of a retaining wall along the north & east property lines to ten feet where three feet is the maximum permitted. While the applicant indicates the additional height is needed to address site topography, the proposed wall height represents a substantial deviation from Title 30 and introduces a vertical condition not typical for residentially adjacent development. The increased height may create visual impacts along the property line that are inconsistent with the intent of the retaining wall standards. Therefore, staff recommends denial.

Waiver of Development Standards #2

The applicant requests to increase the maximum building height to 112 feet to accommodate the central dome and associated architectural features. Title 30 limits building height in the RS20 district to 35 feet, and the proposed height significantly exceeds this standard. The scale and height of the structure are not compatible with surrounding single-family residential development and cannot be mitigated through buffering or site design. Staff cannot support this waiver.

Waiver of Development Standards #3

The applicant requests several waivers related to residential adjacency standards. The proposed height of 112 feet adjacent to the NPO-RNP Overlay exceeds the maximum permitted height of 35 feet for principal structures and 25 feet for accessory structures, representing a substantial departure from standards intended to ensure compatibility with nearby residential uses. The request to allow structures within 200 feet of residential zoning districts to reach 112 feet where 100 feet is the maximum permitted further intensifies the height impact.

The applicant also requests to allow higher-activity areas, including parking and circulation, adjacent to residential zoning where such placement is not permitted. These activity areas may introduce noise, lighting, and traffic impacts to adjacent residential properties. Additionally, the applicant seeks to retain an existing five-foot-high wall along the east property line where an eight-foot decorative wall is required, reducing the level of screening typically provided between differing land uses.

Collectively, the requested residential adjacency waivers exceed the allowances intended to protect neighboring residential properties from incompatible height, activity, and screening impacts. Therefore, staff recommends denial.

Waiver of Development Standards #4

The applicant requests to eliminate one required parking lot landscaping island where Title 30 requires a landscape island every six parking spaces. While the modification may improve internal circulation, the removal of required landscaping reduces shading, heat-island mitigation, and visual relief within the parking area. The standard is intended to improve parking-lot functionality and environmental performance, and eliminating the island does not meet the intent of the code. Staff cannot support this waiver.

Waiver of Development Standards #5

The applicant requests to reduce the minimum parking requirements from the 56 parking spaces to 39 parking spaces a 70 percent reduction. The applicant indicates that the congregation size is limited, and the site provides sufficient parking to accommodate anticipated demand. However, the reduction in on-site parking spaces appears to be a self-created situation due to the size of the structure, which may have adverse effects on the neighborhood. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed building incorporates a large central dome reaching 112 feet in height, along with additional architectural elements that significantly exceed the scale and massing typical of surrounding single-family residential development. The structure's height, bulk, and vertical emphasis create a visual presence that is not compatible with the established neighborhood context. The placement of the building closer to the north side of the site further intensifies its impact on adjacent residential properties.

While the architectural style reflects the applicant's religious traditions, the overall massing, height, and scale do not meet the intent of Title 30 design standards for compatibility, transition, and mitigation of impacts near lower-density zoning. The proposed design cannot be adequately integrated into the surrounding residential environment through buffering or site layout alone. Therefore, staff recommends denial.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards and design review.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Westwind Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0010-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval of the use permit and waiver of development standards #1; denial of waivers of development standards #2 through #5 and the design review.
APPROVALS:
PROTESTS:

PLANNING COMMISSION ACTION: August 18, 2026 – HELD – To 09/01/26 – per the applicant.

PLANNING COMMISSION ACTION: September 1, 2026 – HELD – To 09/15/26 – per the applicant.

PLANNING COMMISSION ACTION: September 15, 2026 – HELD – To 10/06/26 – per the Planning Commission.

APPLICANT: MG ENGINEERING AND CONSTRUCTION
CONTACT: MLADJAN GRUJICIC, 4750 DESERT PLAIN SRD, LAS VEGAS, NV 89147