

06/01/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

VIKING RD/PEARL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400057 (UC-0888-15)-ROACHO JORGE H & ROSA:

USE PERMIT THIRD EXTENSION OF TIME for a place of worship.

DESIGN REVIEW for the conversion of a single family residence to a place of worship and all ancillary site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Viking Road, 200 feet west of Pearl Street within Paradise. TS/lm/jo (For possible action)

RELATED INFORMATION:

APN:

161-18-401-005

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3553 E. Viking Road
- Site Acreage: 1
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 5,416
- Parking Required/Provided: 55/57

Site Plans

The original plans depict an existing 5,416 square foot single family residence to be converted into a place of worship with corresponding site improvements such as parking, landscaping and buffering, and off-site improvements. All parking areas are located to the south of the building. The site has 1 driveway access to Viking Road.

Landscaping

The original plans depict a 30 foot wide street with landscape area along Viking Road directly adjacent to a future attached sidewalk. A landscape buffer consistent with Figure 30.64-11

(buffer adjacent to a less intense use) is proposed along the east, south, and west property lines. Parking lot landscaping is equitably distributed throughout the parking lot area.

Elevations

Per the original plans, no changes were proposed to the existing elevations, which consist of stucco siding, decorative columns, fenestration around the doors and windows, and concrete slate roof. The existing roof which is an 8:12 slope will also remain unchanged.

Floor Plans

The approved first floor is 3,912 square feet and consists of an office, altar, congregation area, restrooms, foyer and library, dressing rooms, and baptismal fountain. The existing 3 car garage will remain. The second floor is 1,504 square feet and consists of classrooms, nursery, and restrooms.

Signage

Signage was not a part of the original application and is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400014 (UC-0888-15):

Current Planning

- Until February 16, 2021 to commence the use and review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or an application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0888-15 (ET-0044-17):

Current Planning

- Until February 16, 2019 to commence and review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised to contact the Clark County Building Department for possible change of occupancy classification.

Listed below are the approved conditions for UC-0888-15:

Current Planning

- 1 year to commence and review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that 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.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius and turnarounds; show fire hydrant locations both on-site and within 750 feet; and to contact Building Department regarding a change of occupancy for this location.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant indicates that the drainage study (PW20-12417) has been approved, and the civil improvements have been submitted for review (PW19-18913), with the geotechnical report having been prepared. Additionally, the applicant indicates that the delays have been due to financial hardships and the pandemic restrictions.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400014 (UC-0888-15)	Second extension of time for a place of worship	Approved by PC	March 2019
UC-0888-15 (ET-0044-17)	First extension of time for a place of worship	Approved by PC	June 2017
UC-0888-15	Place of worship with a design review for the conversion of a single family residence to a place of worship	Approved by PC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East & South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since the last approval, the applicant has continued to pursue the technical studies and to complete the on-site and off-site improvements. The building code review year has been updated, but the building permits will need to be updated to reflect the current building code standards. Staff can support an extension of time to allow the applicant time to submit all required technical studies and to comply with all conditions; however, the applicant is advised this is the last extension of time staff may support.

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**

- Until February 16, 2023 to commence and review;
- 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 and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: MARIE LOPEZ

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE LANE, LAS VEGAS, NV 89130