



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

January 28, 2025

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Allison Bonanno - Chair
Joseph Crapo – Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, Michelle.Baert@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and

please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 14, 2025. (For possible action)
- IV. Approval of the Agenda for January 28, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

02/19/25 BCC

- 1. **VS-24-0746-CHURCH SHEPARD HILLS LUTHERAN: VACATE AND ABANDON** easements of interest to Clark County located between Dapple Gray Road and Campbell Road, and between CC 215 and Darling Road and a portion of right-of-way being Campbell Road located between CC 215 and Darling Road within Lone Mountain. AB/bb/kh (For possible action)
- 2. **UC-24-0701-CHURCH SHEPARD HILLS LUTHERAN: USE PERMITS** for the following: 1) school; and 2) daycare. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase building height; 3) reduce buffering and screening; 4) modify residential adjacency standards; 5) increase retaining wall height; 6) reduce loading zone; 7) reduce parking lot landscaping; 8) allow attached sidewalks; and 9) alternative driveway geometrics. **DESIGN REVIEW** for a proposed school building on 3.29 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Darling Road and the east side of Dapple Gray Road within Lone Mountain. AB/bb/kh (For possible action)

- VII. General Business
 - 1. Approve 2025 Meeting Calendar (For possible action)
 - 2. Review the Lone Mountain CAC By-Laws (For discussion only)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 11, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



Lone Mountain Citizens Advisory Council

January 14, 2025

MINUTES

Board Members: Allison Bonanno - Chair
Joseph Crapo – Vice-Chair
Kimberly Burton
Deborah Earl
Matthew Schriever

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Michelle Baert, Michelle.Baert@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff
Introductions The meeting was called to order at 6:30 p.m.
- II. Public
Comment None
- III. Approval of December 10, 2024, Minutes

Moved by: ALLISON BONANNO
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for January 14, 2025

Moved by: KIMBERLY BURTON
Action: Approved agenda as submitted, moving item #7 to be heard first due to time constraints on applicant
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **VS-24-0698-RAMPE FAMILY REV LIVING TRUST & RAMPE TODD H & VANESA G TRS: VACATE AND ABANDON** easements of interest to Clark County located between Stephen Avenue and Redwood Canyon Avenue, and between Grapetree Street and Ruffian Road within Lone Mountain. AB/my/kh (For possible action)

Action: APPROVED as submitted, subject to staff recommendations

Moved by: ALLISON BONANNO

Vote: 5-0 Unanimous

2. **WS-24-0687-HILLSTOP TRUST & COONS CARTER ESQ TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the rear setback for an attached patio cover; and 2) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.46 acres in the RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Hillstop Crest Court, 114 feet east of Balsam Court within Lone Mountain. MK/jud/kh (For possible action)

Action: FAILED (motion to approve subject to staff conditions)

Moved By: MATTHEW SCHRIEVER

Vote: 1-4

3. **WS-24-0693-KLAPP, NICHOLAS & MOORE, MICHAEL ROBERT: WAIVER OF DEVELOPMENT STANDARDS** to reduce the side interior setback in conjunction with an existing single-family residence on 0.49 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Al Carrison Street, 205 feet north of Hickam Avenue within Lone Mountain. RM/dd/kh (For possible action)

Action: FAILED (motion to approve subject to staff conditions)

Moved By: ALLISON BONANNO

Vote: 2-3

4. **WS-24-0715-DAHL DAVID D & KAY & DAHL SOLO 401K TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setbacks; and 2) reduce and eliminate street landscaping in conjunction with an existing single-family residential subdivision on 1.99 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road and the east side of Bonita Vista Street within Lone Mountain. AB/nai/kh (For possible action)

Action: APPROVED Waiver #1 and Waiver 2a; DENIED Waiver 2b

Moved By: ALLISON BONANNO

Vote: 5-0 Unanimous

5. **PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. RM/rk (For possible action)
2/4/25 PC

Action: DENIED per staff recommendations

Moved By: KIMBERLY BURTON

Vote: 4-1

6. **ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:**
ZONE CHANGE to reclassify 1.82 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. RM/rk (For possible action) 2/4/25 PC

Action: DENIED per staff recommendations

Moved By: JOSEPH CRAPO

Vote: 4-1

7. **TM-24-500150-NELSON, ROY C: TENTATIVE MAP** consisting of 4 single-family residential lots and common lots on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. AB/mh/kh (For possible action) 2/5/25 BCC

Action: APPROVED as submitted, subject to staff recommendations.

Moved By: JOSEPH CRAPO

Vote: 5-0 Unanimous

VII. General Business

1. Introduced new CAC members – Joseph Crapo, Deborah Earl, and Matthew Schriever
2. Appointed Allison Bonanno as Chair and Joseph Crapo as Vice-Chair

VIII. Public Comment

Brigitte Solvie expressed concerns about a neighbor selling a one-acre parcel to a buyer with intentions to convert it into a transitional home for inmates located at the corner of Jensen and Dorrell.

IX. Next Meeting Date

The next regular meeting will be January 28, 2025

X. Adjournment

The meeting was adjourned at 8:40 p.m.

02/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0746-CHURCH SHEPARD HILLS LUTHERAN:

VACATE AND ABANDON easements of interest to Clark County located between Dapple Gray Road and Campbell Road, and between CC 215 and Darling Road (alignment) and a portion of right-of-way being Campbell Road located between CC 215 and Darling Road (alignment) within Lone Mountain (description on file). AB/bb/kh (For possible action)

RELATED INFORMATION:

APN:

125-20-401-018

LAND USE PLAN:

LONE MOUNTAIN - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is proposing to vacate a portion of the north section of Campbell Road to move the existing cul-de-sac farther south for expansion of the existing place of worship and the addition of a daycare facility with associated parking. A portion of a streetlight easement that runs north and south along the existing Campbell Road right-of-way is proposed to be vacated with the new cul-de-sac design.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0268	Eliminated freeway landscaping and revised plans for a place of worship	Approved by BCC	May 2018
VS-0679-16	Vacated patent easements and a portion of right-of-way where Cambell Road dead ends into the CC 215 -recorded	Approved by PC	November 2016
UC-0785-15	Place of worship	Approved by BCC	January 2016
ZC-0060-09	Reclassified the site from R-2 to R-3 zoning for a future multi-family development	Approved by BCC	March 2009
UC-1661-06	Allowed a single-family residential planned unit development consisting of 32 residential lots and 4 common element lots with an approximate density of 8.7 dwelling units per gross acre - expired	Approved by PC	January 2007
TM-0486-06	32 residential lots and 4 common element lots - expired	Approved by PC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1658-06	Vacated and abandoned patent easements and a portion of right-of-way (Campbell Road) - expired	Approved by PC	January 2007
VS-0030-06	Vacated and abandoned a portion of right-of-way (Darling Road) from Dapple Gray Road to Campbell Road - withdrawn	Approved by PC	February 2006
ZC-0020-06	Reclassified the site from R-E to R-2 zoning for a future residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	T-C	CC 215 & residential properties in the City of Las Vegas
East	City of Las Vegas	R-2	Residential properties in the City of Las Vegas
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RSS 3	Single-family residential

Related Applications

Application Number	Request
UC-24-0701	A use permit for an expansion of place of worship and new daycare facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a streetlight and traffic control device easement and right-of-way that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KORTE CO

CONTACT: JIM VANCOMPERNOLLE, 5385 CAMERON STREET, SUITE 15, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-20-401-018

PROPERTY ADDRESS/ CROSS STREETS: 6520 N Dapple Gray Road

DETAILED SUMMARY PROJECT DESCRIPTION

Church Expansion
Vacation

PROPERTY OWNER INFORMATION

NAME: Shepherd of The Hills Church

ADDRESS: 6520 Dapple Gray Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 702-333-3046

CELL _____

EMAIL: pastor@sothlv.org

APPLICANT INFORMATION (must match online record)

NAME: Korte Company

ADDRESS: 9225 W Flamingo Road, Ste. 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-228-9551

CELL 702-578-6590

EMAIL: athena.allen@korteco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: JVC Architects

ADDRESS: 5385 Cameron Street, #15

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-871-3416

CELL 702-376-7861

EMAIL: jvc@jvcarchitects.net

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Michael L. Haug
Property Owner (Print)

Date

05/11/2024

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION #(s) US-24-0746

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE

12-16-2024

BCC MEETING DATE 2-19-2025

FEES

\$ 1200.00

TAB/CAC LOCATION Love Mountain

DATE 1-28-2025

APR - 23 - 101462



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-20-401-018

PROPERTY ADDRESS/ CROSS STREETS: 6520 N Dapple Gray Road

DETAILED SUMMARY PROJECT DESCRIPTION

Church Expansion
Land Use

PROPERTY OWNER INFORMATION

NAME: Shepherd of The Hills Church

ADDRESS: 6520 Dapple Gray Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: 702-333-3046

CELL _____

EMAIL: pastor@sothlv.org

APPLICANT INFORMATION (must match online record)

NAME: Korte Company

ADDRESS: 9225 W Flamingo Road, Ste. 100

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REF CONTACT ID # _____

TELEPHONE: 702-228-9551

CELL 702-578-6590

EMAIL: athena.allen@korteco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: JVC Architects

ADDRESS: 5385 Cameron Street, #15

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-871-3416

CELL 702-376-7861

EMAIL: jvc@jvcarchitects.net

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Michael L Haug
Property Owner (Print)

05/11/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



August 15, 2024

Clark County Public Works – Land Use
500 S Grand Central Pkwy
Las Vegas, NV. 89155

RE: Entitlements for Shepherd of the Hills (APR-23-101463)
Shepherd of the Hills

To Whom It May Concern,

Please find attached our Vacation request package for the above referenced project.

Vacations:

The applicant is applying for vacation of easements and right-of way for a roadway located on or adjacent to APN 125-20-401-018.

1. Vacation of a portion of the existing street right-of-way on N. Campbell Road, under Recorded Document 1990102900936, to allow the future cul-de-sac to shift to the south.
2. Vacation of the existing Streetlight and Traffic Control Device easement, under Recorded Document 20170511:00736, due to the southerly shifting of the cul-de-sac.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0701-CHURCH SHEPARD HILLS LUTHERAN:

USE PERMITS for the following: 1) school; and 2) daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase building height; 3) reduce buffering and screening; 4) modify residential adjacency standards; 5) increase retaining wall height; 6) reduce loading zone; 7) reduce parking lot landscaping; 8) allow attached sidewalks; and 9) alternative driveway geometrics.

DESIGN REVIEW for a proposed school building on 3.29 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Darling Road (alignment) and the east side of Dapple Gray Road within Lone Mountain. AB/bb/kh (For possible action)

RELATED INFORMATION:

APN:

125-20-401-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback of a proposed school building to 16 feet where 20 feet is required per Section 30.02.09 (a 20% decrease).
2. Increase the height of a place of worship building to 37 feet where the maximum height permitted is 35 feet per Section 30.02.09 (a 6% increase).
3.
 - a. Allow an existing 6 foot block wall as a buffer where an 8 feet high decorative wall is required along the south property line per Section 30.04.02C.
 - b. Reduce the width of a landscape buffer to 12 feet where 15 feet is required per Section 30.04.02C (a 13% reduction).
4. Allow a proposed parking area (southeast portion of the site) to be adjacent to areas subject to residential adjacency per Section 30.04.06.
5. Increase retaining wall height to 8 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 167% increase).
6. Reduce the number of loading spaces to 1 loading space where 2 loading spaces are required per Table 30.04-7 (a 50% reduction).
7. Reduce the number of parking lot landscape islands where 1 is required every 6 parking spaces per Section 30.04.01D.
8.
 - a. Allow an attached sidewalk along Campbell Road where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow an attached sidewalk along Dapple Gray Road where a detached sidewalk is required per Section 30.04.08C.

9. Reduce driveway throat depth to 11 feet where 100 feet (Campbell Road cul-de-sac) is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (an 80% reduction).

LAND USE PLAN:
LONE MOUNTAIN - COMPACT NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: 6520 N. Dapple Gray Road
- Site Acreage: 3.29
- Project Type: Proposed school with daycare in conjunction with an existing place of worship
- Number of Stories: 2
- Building Height (feet): 37
- Square Feet: 7,400 (existing place of worship)/26,889 (proposed school building)
- Parking Required/Provided: 64/142
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts an existing 7,400 square foot single-story place of worship with an existing daycare on the west side of the property. There is also an existing playground to the north and existing parking south of the building and along the south property line. The site is currently accessed from Dapple Gray Road on the west side of the property. The site currently has 73 parking spaces, including 4 accessible spaces.

The proposed site plan will include 142 parking spaces where 64 parking spaces are required. The applicant has provided a parking analysis to justify the additional parking spaces. Dapple Gray Road has an existing attached sidewalk that ends in a hammerhead turn around on the west side of the property. The CC 215 is located on the north side of the property. The site plan shows Campbell Road on the east side of the property with a cul-de-sac that will be adjusted south to end at the southeast corner of the property, with a new access driveway on the east side of the property.

The applicant is requesting to build an attached sidewalk on Campbell Road where a detached sidewalk is required and is the subject of a waiver request. A sidewalk is shown on the north, south, and west sides of the proposed new building on the east side of the property. A pedestrian connection is proposed from the new parking spaces on the east side of the property and connecting with the existing sidewalk on the west side of the property. Twelve bicycle parking spaces are located adjacent to the main entrance on the west side of the new building. An existing 10 foot by 25 foot loading space is located directly in front of the existing building. No other loading space is proposed and is the subject of a waiver request.

Landscaping

The plan depicts existing landscaping for the western portion of the property and a 12 foot wide landscape strip along the south property line. An existing 6 foot decorative wall is located along the south property line with trees approximately every 30 feet between Dapple Gray Road and Campbell Road. The proposed landscape plan shows a double row of trees in the same 12 foot wide landscape area where 15 feet is required, and is the subject of a waiver request. Not all new parking lot areas on the south side of the new building and between both buildings have landscape islands and is the subject of a waiver request. Title 30 requires buffer landscaping along the freeway on the north side of the property, but this requirement was waived in WS-18-0268. Sixty-four trees are shown along the south property line, and 24 trees in the parking lot areas and entryway for a total of 88 trees where 88 trees are required.

Elevations

The elevations depict a new 2 story building with a maximum height proposed at 37 feet where 35 feet is the maximum allowed per Code. The proposed building has several roof planes, multiple types of siding, including horizontal metal cladding, stucco plaster, and paint to match the existing building. All sides of the building have shaded windows and doors. The primary entrance is located on the west side of the building through a covered entry into a lobby area, with pedestrian access on all sides of the building.

Floor Plans

The existing building is a 7,400 square foot place of worship with daycare and outdoor playground area. The first floor plan of the new building depicts a 5,400 square foot multi-purpose room for school activities. Other areas include offices, a kitchen, lobby, conference rooms, and restrooms on the west side of the new building. Two classrooms, storage, and a kindergarten room are located at the southeast corner of the building. The second floor of the proposed building includes an audio-video room, specialty room, and restrooms on the west side of the building. There are 3 additional classrooms on the second floor at the southeast corner of the building. Stairway access is provided on the west and east sides of the building.

Applicant's Justification

The existing 7,400 square church building includes a 125 seat worship area, church offices, meeting room, and the proposed childcare center for up to 30 children. The new building to the east will be used for kindergarten through 5th grade classrooms for the proposed school. The 500 seat multi-purpose room in the new building will be used for school functions Monday through Friday. A total of 6 classrooms with a maximum 25 children per room will be available to the 150 students. A new parking area with 69 additional parking spaces will be added to the existing 73 parking spaces for a total of 142 parking spaces. A parking demand study is provided to justify the additional parking beyond what is required. The operation of the place of worship during Sunday takes place when the school is not in session. The daycare facility will be available during worship times. During the weekdays the parking demand will be approximately 74 parking spaces. Curbside pick-up and drop-off will not be allowed during school days. The 142 parking spaces will allow for adequate parking during pick-up and drop-off of students during school days.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0268	Eliminated freeway landscaping and revised plans for a place of worship	Approved by BCC	May 2018
VS-0679-16	Vacated patent easements and a portion of right-of-way where Campbell Road dead ends into the CC 215 - recorded	Approved by PC	November 2016
UC-0785-15	Place of worship	Approved by BCC	January 2016
ZC-0060-09	Reclassified the site from R-2 to R-3 zoning for a future multi-family development	Approved by BCC	March 2009
UC-1661-06	Allowed a single-family residential planned unit development consisting of 32 residential lots and 4 common element lots with an approximate density of 8.7 dwelling units per gross acre - expired	Approved by PC	January 2007
TM-0486-06	32 residential lots and 4 common element lots - expired	Approved by PC	January 2007
VS-1658-06	Vacated and abandoned patent easements and a portion of right-of-way (Campbell Road) - expired	Approved by PC	January 2007
VS-0030-06	Vacated and abandoned a portion of right-of-way (Darling Road) from Dapple Gray Road to Campbell Road - withdrawn	Approved by PC	February 2006
ZC-0020-06	Reclassified the site from R-E to R-2 zoning for a future residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	T-C	CC 215 & residential properties in the City of Las Vegas
East	City of Las Vegas	R-2	Residential properties in the City of Las Vegas
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
VS-24-0746	A vacation and abandonment of a portion of right-of-way and an easement is a companion item on this agenda.

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 Permits

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 school is K through 5th grades with access from 2 public streets and adequate pedestrian sidewalks on-site. The building size limits the ability of the applicant to meet detached sidewalks, and landscaping that is required, leading to waiver requests. This property is located at the north end of 2 streets and is adjacent to an existing freeway on the north. The proposed use would represent less amounts of continuous traffic when compared to the 18 du/acre multi-family uses that could be constructed on this site. The school is limited to seasonal use and the place of worship is also limited to specific uses at various times during the week, with very little traffic during nighttime hours. Therefore, staff can support the use permits.

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 reduction of the rear setback to 16 feet where 20 feet is required, is a self-imposed condition with no justification from the applicant. The setback could be met with a redesign of the building and little to no impact to useable building area. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The proposed increased building height will not create a negative condition for the site. The additional 2 feet is being requested to accommodate potential grade changes during construction and may not be needed at actual construction. Therefore, staff supports this request.

Waiver of Development Standards #3a

The existing subdivision decorative wall on the south property line extends the full distance between Campbell Road and Dapple Gray Road and meets the intent of Title 30 for a buffer area. The decorative wall was constructed with the residential homes prior to the place of worship. Therefore, staff can support this request.

Waiver of Development Standards #3b

The applicant is proposing the required number of trees with 2 rows of trees in the existing 12 foot wide landscape strip; however, the eastern 200 feet of landscaping along the south property line could meet the 15 foot width requirement with a redesign of the building and parking lot. Therefore, staff cannot support this request.

Waiver of Development Standards #4

The parking spaces adjacent to the residential zone property to the south have existing landscaping along three-fourths of the distance between the access roads. The additional parking spaces when combined with the extensive number of trees planted adjacent to the south property line and tree islands, will not be detrimental to the surrounding area. Therefore, staff can support this request.

Waiver of Development Standards #5

The increase in retaining wall height to 8 feet where 3 feet is allowed will take place in the interior of the property adjacent to the existing playground and on the east side of the property and east side of the new building. The new walls will not create a hazardous condition. Therefore, staff can support this request.

Waiver of Development Standards #6

The site has an existing loading zone on the west side of the property. The new building has a kitchen and will require supplies be delivered for meals and special events. The second loading zone is needed to avoid problems and staff believes several of the parking spaces close to the new building could be converted to accommodate the additional loading zone. Therefore, staff cannot support this request.

Waiver of Development Standards #7

The total number of trees are met for required parking and the absence of some trees for island areas would allow for the basketball court area to be used for athletics in this case. Master Plan Policy 3.6.1 urban heat island effect supports mitigation of the heat island effect in new developments. The heat island effect in this part of the County is moderate and as such supports additional trees. 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 school for K through 5th and daycare facility for up to 30 children is compatible with the surrounding area and there is adequate space and parking for the uses. However, an additional loading zone and landscaping is needed on the property, and the building setback could be adjusted to meet the 20 foot rear setback requirement and detached sidewalk requirement. Therefore, staff does not support this request.

Public Works - Development Review

Waiver of Development Standards #8

Staff cannot support the request to not install detached sidewalks along Dapple Gray Road and Campbell Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #9

Staff has no objection to the reduction in throat depth for the Campbell Road commercial driveway. The driveway should see minimal traffic as Campbell Road terminates at this site. Additionally, the 2 driveways should see equal use, further mitigating the potential impact from the reduced throat depth.

Staff Recommendation

Approval of the use permits, waivers of development standards #2, #3a, #4, #5, and #9; denial of waivers of development standards #1, #3b, and #6 through #8, and the 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 along Campbell Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KORTE CO

CONTACT: JIM VANCOMPERNOLLE, 5385 CAMERON STREET, SUITE 15, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-20-401-018

PROPERTY ADDRESS/ CROSS STREETS: 6520 N Dapple Gray Road

DETAILED SUMMARY PROJECT DESCRIPTION

Church Expansion
Land Use

PROPERTY OWNER INFORMATION

NAME: Shepherd of The Hills Church
 ADDRESS: 6520 Dapple Gray Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89149
 TELEPHONE: 702-333-3046 CELL: _____ EMAIL: pastor@sothlv.org

APPLICANT INFORMATION (must match online record)

NAME: Korte Company
 ADDRESS: 9225 W Flamingo Road, Ste. 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
 TELEPHONE: 702-228-9551 CELL 702-578-6590 EMAIL: athena.allen@korteco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: JVC Architects
 ADDRESS: 5385 Cameron Street, #15
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-871-3416 CELL 702-376-7861 EMAIL: jvc@jvcarchitects.net

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

Michael L Haug
Property Owner (Print)

05/11/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (J) UC/WS/DR-24-0701
 PC MEETING DATE _____
 BCC MEETING DATE 2-19-2025
 TAB/DAC LOCATION Lone Mountain

Project of
Regional
Significance
DATE 1-28-20 25

ACCEPTED BY [Signature]
 DATE 12-16-2024
 FEES \$1800.00

APR-23-101463



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-20-401-018

PROPERTY ADDRESS/ CROSS STREETS: 6520 N Dapple Gray Road

DETAILED SUMMARY PROJECT DESCRIPTION

Church Expansion
Vacation

PROPERTY OWNER INFORMATION

NAME: Shepherd of The Hills Church

ADDRESS: 6520 Dapple Gray Road

CITY: Las Vegas

TELEPHONE: 702-333-3046

CELL _____

STATE: NV ZIP CODE: 89149
EMAIL: pastor@sothlv.org

APPLICANT INFORMATION (must match online record)

NAME: Korte Company

ADDRESS: 9225 W Flamingo Road, Ste. 100

CITY: Las Vegas

TELEPHONE: 702-228-9551

CELL 702-578-6590

STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
EMAIL: athena.allen@korteco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: JVC Architects

ADDRESS: 5385 Cameron Street, #15

CITY: Las Vegas

TELEPHONE: 702-871-3416

CELL 702-376-7861

STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
EMAIL: jvc@jvcarchitects.net

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

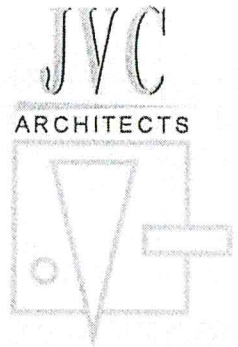
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAL LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

Shepherd of the Hills Lutheran Church
Justification Letter



December 2, 2024

To Whom It May Concern:

The applicant, Shepherd of the Hills Lutheran Church, would like to request a special use permit, design review, and waiver of development standards for a new two story 26,768 sq. ft. school and church multi-purpose building with parking lot improvements. They are located at the existing Shepherd of the Hills Lutheran Church, 6520 Dapple Gray Road. Las Vegas, NV 89149. The property included in this application is APN's 125-20-401-018. The west end of the property has an existing 7,400 sq. ft. church building and parking area. The existing church building includes a 125-seat church, church offices, meeting rooms, and a childcare center with 30 kids. The uses of the existing building will remain. The current zoning is R3 with planned use of Compact Neighborhood up to 18 du/ac. The new project will be used as a K though 5 school with a multi-purpose room that will be used for school functions Monday through Friday and church functions on the weekends.

The new multi-purpose church will accommodate approximately 500 seats. The K-5 school will have a total of 6 classrooms with a maximum of 25 kids per room for a total of 150 students. The materials and finishes will match the existing buildings to make a cohesive design in the existing campus. The colors will primarily be white for the field color with an accent metal wall material and metal roof panels. The project will also include new hardscape and landscaping around the new building. The highest elevation will be the second story roof at 35'-0" high (with minor waiver to increase to 36'-6" due to varying grades around the structure).

A new parking area will be added to the existing parking lot. The site has 73 existing parking spaces with an additional 69 spaces to be added to a total of 142 parking spaces where 64 spaces are required. The church is currently working to obtain use of the BLM property to the east for outdoor recreational areas and overflow parking, but that parcel is not part of this application. A Parking Demand Study is being provided to justify parking greater than 15% more than required parking.

The decorative wrought iron fence will consist of 2" vertical posts every 8', 1-1/2" horizontal top and bottom rails, and 3/4" pickets every 4". The finish shall be painted bronze.

Vacations and other Public Works requirements are being submitted under separate cover by ACG Design as part of their civil plan review.

The applicant is requesting **Use Permits, Design Review, and Waivers of Development Standards.** Filing for **Vacations** will be submitted under a separate application.

USE PERMITS:

1. Use Permit for a daycare facility for up to 30 children (not being accessed from a collector or arterial street) and a K-5 school for up to 150 students.

DESIGN REVIEW:

1. Design review for Vertical articulation of a two-story building. Note, a horizontal band has been added at the second-floor level to provide articulation of the vertical wall planes.

WAIVERS of DESIGN STANDARDS:

1. Reduce setbacks for a small portion of the front setback adjacent to the proposed cul-de-sac on North Campbell Road. The request is to allow 16' where 20' is required.
Justification: This request is for a small corner of the building to be within the 16' setback reduction and is requested due to the and proposed cul-de-sac in this area. It is minor and compatible with the location of the property.

UC/WS/DR-24-0701

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2. Waive detached sidewalks in the cul-de-sac at North Campbell Road.
Justification: Detached sidewalks will impede building access and setbacks for the multi-use building from the sidewalk of the cul-de-sac.
3. Waive perimeter landscaping along the north side of the property along the 215 Beltway right-of-way.
Justification: The area is an existing drainage swale with a much lower elevation than the rest of the property. The landscaping would impede drainage and be ineffective due to the grade variation. Landscaping in the area was waived when the existing church was constructed and is compatible with this location.
4. Reduce width of landscape buffer from 15' to 12' adjacent to less intensive use.
Justification: The existing development has a 12' landscape area and it is not reasonably possible to increase the width. The landscaping (staggered evergreen trees) will still be installed to conform with the required landscape buffer. It is compatible with existing developments in the area.
5. Reduce the throat depth for the new commercial driveway on the western side of the cul-de-sac at North Campbell Road. Specifically, we are requesting you to allow 75' where 100' is required on the NWC of the Campbell cul-de-sac, and 11' where 100' is required on the SWC of the Campbell cul-de-sac.
Justification: The reduction in throat depth is necessary to accommodate the parking requirements outlined in the parking study. By adjusting the throat depth to 75' on the NWC and 11' on the SWC of the Campbell cul-de-sac, we can optimize the available space and provide the required additional parking stalls.
6. Landscape Island width to be 5' in lieu of the required 6' width for the north islands in the center portion of the new parking area.
Justification: The reduction is to allow for an additional blacktop for shared play use of the parking area. An additional continuous landscape strip is provided in this area along the west center parking area to provide additional landscape square footage to compensate for the minor reduction in the islands.
7. Waiving the buffering standards for 8' decorative screen wall height and freeway buffer wall.
Justification: The area is an existing drainage swale with a much lower elevation than the rest of the property. The wall would impede drainage and be ineffective due to the grade variation. The requirement for a wall in this area was waived when the existing church was constructed.
8. Waiver for a maximum 8' retaining wall where 3' is the maximum allowed.
Justification: 8' high retaining wall is required along the eastern property line due to FF elevation and adjacent property elevation, APN: 125-20-402-001.
9. Waiver for a maximum 36'-6" overall building height where 35' is the maximum allowed.
Justification: The building height is 34'-6" from the finish floor to the highest part of the structure. An increase of 2' is requested to allow for variations in the finish grade around the building. The total height requested is 36'-6" from the adjacent finish grade.
10. Waiver for a maximum to allow one loading space where two are required.
Justification: Deliveries to the church and school will be minimal and one existing loading space will be adequate for the site and places the delivery vehicles out of the main on-site drive aisle.
11. Waiver for residential adjacency standards to allow the existing parking and new parking area to be located along the south side of the property.
Justification: The parking layout/distance from the adjacent residential matches the distance from the existing construction and is compatible with existing conditions.

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A Parking Demand Study is being provided to justify parking greater than 15% more than required parking.

The Shepherd of the Hills Lutheran Church respectfully requests your approval for this project. Please contact us with any questions or comments.

Sincerely,



Jim VanCompernelle, Architect
JVC Architects
702.871.3416
JVC@JVCARCHITECTS.NET

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