

October 2, 2023

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-6301

RE: Second Baptist Church Parking
APN's: 139-27-210-024 thru 029

To Whom It May Concern:

On behalf of my client, CHURCH BAPTIST SECOND INC, I respectfully request consideration of the enclosed Zone Change & Site Plan Review to allow the development of a parking lot for the existing church located at 500 Madison Avenue.

The property's Land Use is FBC (Form Base Code) with a zoning of T4-N (T4 Neighborhood) on APN's 139-27-210-025 thru 029. APN 139-27-210-024 is zoned T4-MS (T4 Main Street) and that is the reason for the zone change to align that parcel with the others. .

Adjacent land uses and zoning are as follows:

	North	East	South	West
Land Use	FBC	FBC	FBC	FBC
Zoning	T4-N	T4-MS	T4-N	T4-N
Current Use	Vacant	Residential	Vacant & Residential	Developed (Parking Lot)

The request for the Site Plan Review is for parking lots on the parcels that will serve the existing church located at 500 Madison Avenue. The site plan shows two lots divided by E Street. The west side lot has 78 spaces and the east lot has 50 spaces. Both lots have 10 foot setbacks from the street with the east lot giving 8 feet adjacent to the existing residential lot. The adjacent right-of-way along Madison and E Street will be landscaped with trees only every 15 feet staggered.

The parking currently provided for the church is 110 spaces with 9 handicap. The sanctuary seats 1,200 and the parking needed is 300 spaces with 7 handicap. As stated earlier these parking lots would increase the parking for the church by 128 spaces giving a total of 238 spaces with 9 handicap.

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The proposed set backs are as follows:

Rear – 4' minimum where 0' is required

Interior Side – 0' & 8' where 0' is required

Corner Side – 10' where 20' is required

Front – 10' where 20' is required

Should you have any questions or need additional information please contact our office at (702) 521-7021.

Sincerely,



Landon Christopherson

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