



King's Church Las Vegas

Justification Letter

June 25, 2024

Planning Department
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

To Whom It May Concern:

This letter is the justification letter for the King's Church Las Vegas design review.

The applicant, Twin Lakes Baptist Church d/b/a King's Church Las Vegas, would like to request a Design Review for a new church campus that includes a new parking lot with two monument signs. It is located on a 10-acre site (APN 138-27-802-004) at the northwest corner of Rainbow Boulevard and Westcliff Drive. The site is zoned C1 and is compatible with this use. This is a multi-phase project.

Phase 1 includes a new one story 10,200 sq. ft. Church with a courtyard and phase 1 parking lot with 122 spaces.

Phase 2 includes a new one story 3,220 sq. ft. Meeting Rooms Building.

Future phase is the development of the rest of the property, which includes expansion of the parking lot, future church, future meeting rooms, and future parking lot with 353 spaces.

The owners are requesting this as a new design review submittal to replace the previously approved design review, case number SDR-21-0531.

The facilities will be used for religious purposes with the following anticipated usage:

Worship Center & Meeting Rooms Building (Sunday mornings and mid-week Bible studies)
Administration Office Area (Monday-Friday from 8 am to 4 pm)

The parking calculations under Title 19 shows for phase 1, the required parking for the church is 41 parking spaces (1 per 100sf). The Phase 1 site plan shows the campus providing 122 parking spaces.

The project is applying means of sustainable construction by being aware of building orientation and minimizing window exposures in the west, east, and south facades thru the use of window shades and narrow windows. The color palate is white stucco with terra cotta accent metal panels and white single ply roof systems.

The owner is requesting a waiver for building orientation. The building has been located as close as possible to the southeast corner to face Westcliff Dr and Rainbow Blvd. But due to required fire lanes, landscaping and existing conditions like city fence lines, and city trails, this is the closest the building can be located.

24-0387
08/02/2024



Also, the church is requesting a Patent Easement Vacation for the following locations:

- *THE NORTH 30 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.*
- *THE NORTH AND WEST 30 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.*
- *THE WEST 30 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.*

JVC Architects along with King's Church Las Vegas respectfully request your approval for this project. Please contact our office with any questions or comments.

Sincerely,

Jim Van Compernelle
President
JVC Architects

24-0387
08/02/2024