

March 12, 2024

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING & ZONING
495 S. Main St.
Las Vegas, Nevada 89101

***Re: Justification Letter - Site Plan Review for a House of Worship
APN: 138-06-801-010 & 018***

To Whom It May Concern:

Please be advised this office represents the applicant (the “Applicant”) in the above-referenced matter. The Applicant owns property located at the southeast corner of Grand Canyon Drive and Hickman Avenue, more particularly described as APNs: 138-06-801-010 & 018 (collectively the “Site”). The Applicant is requesting a site plan review to construct a house of worship (a Temple and Meeting House) on the Site.

SITE PLAN REVIEW

A religious facility is a permitted use in the C-V zoned district. With respect to the site plan review, the Applicant is proposing to develop a house of worship consisting of the following buildings: a 70,194 square foot Temple, a 15,982 square foot Meeting House, and a 1,690 square foot Grounds Building on the Site. The Site is bounded by Grand Canyon Drive on the west, Hickman Avenue on the north, Tee Pee Lane on the east, and Florine Avenue on the South. The main entrance to the Site will be from Grand Canyon Road with additional access points from Hickman Avenue and Tee Pee Lane. There is no proposed access on Florine Avenue.

• **The Temple**

The Temple will be located in the center of the Site. The Temple will be setback 375 feet from Grand Canyon Drive, 100 feet from Hickman Avenue to the ancillary building and 185 feet to the Temple building, and 182 feet from Florine Avenue. Main access to the Temple will be from Grand Canyon Drive with a secondary access points off Hickman Avenue and Tee Pee Lane. The Applicant is proposing vehicular gates at the Grand Canyon Drive entrance. The main Grand Canyon Drive entrance will be lushly landscaped with a prominent landscape island along the entryway. The entryway will lead directly to the Temple. Parking fields will be located on the north and south side of the entryway. Parking will also be provided along the drive aisle on the north and south side of the Temple. There will be additional vehicular gates located at the north and south drive aisle that can separate the Temple from the Meeting House. There are on site gates that will restrict access to the Temple and parking lot areas when necessary.

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The steeple will be the highest point of the Temple at a height of 216-feet. However, the majority of the Temple will only be at a height of 65-feet or less. Steeples are an important part of the design. Steeples have religious significance for the church and its membership, encouraging an upward focus toward heaven and fostering a connection between heaven and earth. The final steeple height has been determined by a careful study of proportions that balances the massing of the main floor, upper floors and the tower. The height allows the steeple to feel correctly sized when viewing the building in perspective. The total square footage of the Temple will be approximately 70,194 square feet consisting of a basement level and 3 levels above grade. The Temple will have architectural enhancements and finishes such as precast concrete, sandblasted precast concrete, grid pattern concrete, decorative art glass, metal trim with brass finish, metal railing with black finish, and stone veneer. The Temple will be highly articulated and surrounded by a significant amount of landscaping. The significant quantity and size of the proposed trees also help to smoothly transition the scale of the Temple.

- **The Meeting House**

The Meeting House will be located on the east half of the Site. There will be one (1) entrance from Hickman Avenue and two entrances from Tee Pee Lane that has direct access to the Meeting House. The Meeting House will be setback approximately 51 feet from Tee Pee Lane. In between the Meeting House and Temple will be a significant amount of landscaping along with beautiful courtyard areas. Finally, there will be a pavilion area on the southeast corner of the Site. Parking fields will be located on the north and south sides of the Meeting House and landscape/courtyard area.

The steeple will be the highest point of the Meeting House at a height of 67 feet. However, the majority of the Meeting House will be at height of approximately 27 feet. The total square footage of the Meeting House will be approximately 15,982 square feet. The Meeting House will have architectural enhancements and finishes such as precast concrete, sandblasted precast concrete, brick masonry – running bond format and soldier course, glazing, and painted fascia.

- **Grounds Building**

The Grounds Building will be located immediately north of the Temple. The Grounds Building height is 16-feet and approximately 1,690 square feet. In between the Grounds Building and the Temple will be a loading dock.

- **Overall Site, Parking & Off Site Improvements**

Overall, the Site will have lush but desert tolerant landscaping. There are pedestrian paths throughout the Site leading to the Temple, Meeting House, and various outdoor/courtyard areas. The Site is meeting all landscaping requirements. In addition, the Temple and Meeting House are meeting residential adjacency setback requirements. The Site is exceeding the parking requirements by providing 514 parking spaces where 502 parking spaces are required. The overall design and use of the Site is complementary and compatible to the area. Because of the adjacent

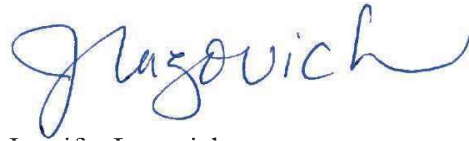
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sites owned by the School District north and south of the Site, the Applicant will be providing full street improvements as required by City of Las Vegas Public Works on all adjacent streets.

Thank you in advance for your time and consideration of this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/jmd/amp

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