

November 5, 2024

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

RE: Holy Cross Baptist Church
APN's: 139-21-610-293

To Whom It May Concern:

On behalf of my client, HOLY CROSS BAPTIST CHURCH, I respectfully request consideration of the enclosed Special Use Permit, Site Development Plan Review and Variances to allow the expansion of the existing church located at 1328 W. Lake Mead Boulevard. .

The property's Land Use is TOD-2 with a zoning of R-2. We are not proposing any changes to these designations as this is why the Special use Permit is required for the Place of Worship. The existing church is again off of Lake Mead Boulevard and the use is compatible with the area.

Adjacent land uses and zoning are as follows:

	North	East	South	West
Land Use	TOD-2	TOD-2	NA	TOD-2
Zoning	R-2	R-2	NA	C-1
Current Use	Residential	Residential	Right-of-Way	Commercial

The Special Use Permit is for the Place of Worship with activities which including religious services, religious instruction, church club and similar activities.

The request for the Site Development Plan Review is for the expansion of the existing church. The site plan shows an addition of 2,498 square feet to the existing church (720 square feet). The parking lot will be constructed at the same time along with landscaping. The addition will provide a 1,980 square foot sanctuary with male and female restrooms. The existing 720 square feet will be used as prep area.

As mention previously the sanctuary is 1,980 square feet. The parking required is 24 spaces for every 100 square feet which is 20 spaces including 1 handicap. The site is providing 24 spaces including 2 handicap.

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The proposed set backs are as follows:

Rear – 10' minimum where 20' is required

Interior Side – 8' where 5' is required

Corner Side – 10' where 5' is required

Front – 55' where 20' is required

Variances are being requested for the following:

- 1) The rear setback which is required to be 20' where 10' is being provided
- 2) Parking lot landscape where a landscape island is required every 6 spaces. The site does offer an island on the north side adjacent to the residential however adjacent to the addition the parking stall will only have trees at the end of the row.
- 3) Landscaping along right-of-way. The requirement is 15 feet of landscaping along Lake Mead and Lexington where the site plan is providing a minimum of 10 feet..

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

Sincerely,

Landon Christopherson

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11/14/2024