

March 25, 2024

VIA ELECTRONIC UPLOAD

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

***Re: Justification Letter - General Plan Amendment and Zone
Change 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 general plan amendment and zone change to construct a house of worship (a Temple and Meeting House) on the Site.

GENERAL PLAN AMENDMENT AND ZONE CHANGE

Currently, the Site’s general plan is Desert Rural (D-R) with a corresponding zoning of Undeveloped Desert Rural (U/D-R). The Applicant is proposing to develop a place of worship. Therefore, the Applicant is requesting to amend the general plan to Public Facility (P-F) and change the zoning to Civic (C-V). A designation to P-F and C-V, respectively, would allow for the development of a house of worship (Temple) on property greater than 5 acres. A general plan amendment and zone change are appropriate for the following reasons:

- Immediately south of the Site is approximately 12.45 undeveloped acres (APNs: 138-06-802-001, 002, 003 & 004) that is owned by the School Board of Trustees (the “School District”). Immediately north of the Site is approximately 10 undeveloped acres (APNs: 138-06-701-005 & 006) that is also owned by the School District. With the School District property immediately to the north and south, a school use is highly likely. Schools, in addition to houses of worship, are permissible in the P-F general plan and C-V zoning district.
- Also, immediately south of the Site are 5 undeveloped acres (APN: 138-06-801-017) owned by the USA and zoned C-V.
- The Site is on Grand Canyon Drive, a planned 80-foot right-of-way; Hickman Avenue, a planned 60-foot right-of-way; Tee Pee Lane, a planned 60-foot right-of-way. Additionally,

24-0072
03/25/2024

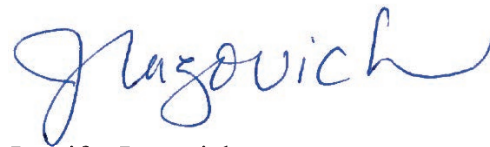
the Site is just north of Alexander Road, a 100-foot right-of-way. As such, there is good traffic circulation around and near the Site.

Therefore, a general plan amendment to P-F and zone change to C-V are reasonable and compatible especially considering the neighboring properties immediately to the south are either zoned C-V or potentially could be planned for P-F and C-V uses.

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

24-0072
03/25/2024