



March 18, 2021

City of Las Vegas, Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Site Development Review, with Waivers, for a New Parish Hall for the St. Joseph Catholic Church

To Whom It May Concern:

Please accept this Letter of Justification:

The St. Joseph Catholic Church (SJCC) proposes to expand their existing House of Worship with the addition of a Parish Hall. The new Hall will include multiple uses from community/social hall, living quarters, offices, Sunday school classes/meeting rooms and supporting areas. The church has operated since 1982 at this location, and with the new Parish Hall addition looks forward to many more fruitful years of serving the community. One of the church's unique focus is offering the Traditional & Tridentine Latin Mass.

SJCC employs 4 persons plus the priest, and the office operates from 9:00 am to 6:00 pm Monday - Friday. Mass is held at 8:00 am daily, with additional Masses 10:00 am and 12:00 pm on Sundays. Other hours may be There are no specific State licenses required for this Use.

SJCC is compatible with the General Plan and lies within the T5-MS zoning district, within each the development is permitted and suitable for the type and intensity being proposed. Streets and access should have no detrimental impacts from this use, and with the approval of any required Special Use Permits, will not be inconsistent with the public health, safety, welfare, or objectives of the General Plan or T5-MS zoning.

We would request the following four waivers from the current Form Based Code requirements:

1. Waiver of the 5-ft front setback requirement; the building is shown with a 2-inch setback from the property line to maximum space within the building for its intended uses.
2. Waiver of the 5-ft Amenity Zone requirement; also with building's the 2-inch setback as noted above.
3. Waiver of the 14-ft floor-to-floor height of the 2nd-floor level requirement; the building does not have a 2nd Floor at the front elevation (Ogden street), with the Parish Hall as a two-story volume at the front half of the building. The 2nd Floor is located at the rear half of the building and a 12-ft height would be adequate for the uses intended there.
4. Waiver from parking requirements; the project requires 18 parking spaces where the current parking lot (reconfigured for an accessible space) has a capacity of 17 parking space. There are an existing 12 parking spaces fronting the property along Ogden (7) and 9th Street (5), with an additional space along Ogden after the existing drive/curb cut (east of alley) is replaced with new curb and sidewalk.

The new building and refurbishment of the existing building will be similar and appropriate for the neighborhood and City. Building elevations, new and old, will complement the overall architectural and aesthetic appearance of the development and local area. Eighteen spaces of public and employee parking are provided, across the alley, to the west of the Church and Parish Hall. Additional public parking spaces are available along the streets surrounding the site. Any additional parking can be further found at the various City of Las Vegas Parking Lots within the area. RTC bus stops exist, within close distance, to the south (9th & Fremont) and north (10th & Stewart).

SJCC is within the following Overlay Districts: Downtown Las Vegas – Area 3; Downtown Master Plan – Fremont East District; Neighborhood Revitalization; Protected used – Religious Facilities Land Use & Buildings; and Redevelopment Area (1986-88). To the best of our knowledge the development follows all the above overlay's requirements.

Thank you for your consideration for approval of the Site Development and Special Use Permits requested.

Respectfully,

Jim Naven

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