

April 26, 2022

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

Re: **JUSTIFICATION LETTER** for Site Development Plan Review
Church of God (Seventh Day) – English – 3523 N. Jones, Las Vegas, NV
APN: 138-11-704-009

To Whom it May Concern:

We purchased this property with the intent to build our church building to have our weekly worship services and bible studies. We are a small congregation of 70 members, but we are hoping to grow to at least 200 members, which is why we need to build this building. Currently, we have limited funds, so we would like to develop only the front 70 percent of the property and leave the back 30 percent of the property undeveloped for future expansion.

PHASE 1:

As part of Phase 1, on the southside of the building, we will construct a Sanctuary for our main worship services. Then on the northside of the building, we will construct a two-story building to house 4 classrooms on the upstairs, and one classroom downstairs for when we break-up our congregation into smaller classes for our children, youth, young adults, and adults. Downstairs we will also have a lobby area, an office, bathrooms, and a kitchen for our potlucks. On the northside behind the northern section of the building, we will have an Open Area that will be a park-like area for the children to play and for others to enjoy the outside.

The sanctuary side will have 14-foot-high walls and a vaulted ceiling. The northside of the building will be two-story with 10-foot-high walls downstairs and upstairs.

Also, as part of Phase 1, we will build the parking lot in the front and along 70 percent of both sides. This initial phase of the parking lot will have 71 standard parking spaces, plus 5 handicap parking spaces, where 3 required, for a total of 76 parking spaces where only 50 parking spaces will be required.

WAIVERS or VARIANCES or EXCEPTIONS REQUESTED:

Building Location: The building is located approximately in the center of the property with the parking all around the building site. The reason for this is because the site is small, and we

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need to accommodate the fire trucks to be able to go into the property and move around the building freely without having to back up. It also allows us to have more parking spaces to satisfy the requirements of the city for our future expansion. Since the site is too small to have two driveway approaches, this design will allow us to have only one driveway approach instead of two. Besides, this site has light poles and power poles that will be in the way of having a proper second driveway approach. Finally, the location where the building is planned is far away from the neighboring houses that it will not create a nuisance. Thus, we need the Variance to allow us to keep the building as designed in the attached plans.

Landscape:

1. The plan we are submitting has a 6-foot landscaping buffer in the interior lot lines where 8 feet is required, and 10 feet in the front where 15 feet is required. The reason for this is that otherwise we would be 4 feet short on the sides to be able to have the number of parking spaces that are required for this project. The same holds true for the front. If we add an extra 5 feet to the existing landscaping design, we will lose a whole row of parking spaces and we would not be able to meet the parking requirements. Obviously, this would present a hardship that would kill our project, which is why we are requesting this Waiver.
2. We are also requesting an Exception for the requirement of planting one tree for every 6 parking spaces. Again, as stated before this site is too small, and we need every available space for parking. However, we believe that the trees we will plant around the building will come very close to accomplishing the essence of this requirement.
3. As part of this application, we are requesting a waiver of the development standards to allow for no landscaping on the north and south perimeter boundaries as those adjacent parcels are undeveloped and there is a possibility that those parcels could be developed with something that is not necessarily residential. We believe that when those parcels are developed, we can share the cost with the adjacent neighbor for any landscaping needed. It is an overwhelming amount of landscaping being required for one small site and for one single project. Eliminating the landscaping in these areas will not create any substantial detriment to the public, and yet putting all that landscaping at the time of our project will be a huge hardship for us.
4. In the alternative, we request that any landscaping on the north and south perimeter boundaries be done as part of Phase 2. We are also requesting that no landscaping be required on the western boundary until the back section of the property is developed (Phase 2).

If these waivers and exceptions are granted, they will not create any substantial detriment to the public good, and they will not impair any natural resources.

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HOURS OF OPERATION:

Our hours of operation are primarily on Friday nights from 6:00 pm to 9:00 pm. Then on Saturdays from 9:00 am to 5:00 pm, we will have our main worship services. Occasionally, we will have activities on Saturday evenings. We may also have services on Sunday mornings and afternoons. The remainder of the week the church will be closed unless we need to have some special meetings in the middle of the week.

EXISTING SIMILAR USES:

Our congregation has been meeting at a location on Losee and Craig in North Las Vegas for the past several years. We are renting from another existing church, but our growth potential is limited, that is why we need to build the proposed building on this site.

REQUIRED STATE LICENSES:

There are no state licenses required for our use.

NUMBER OF EMPLOYEES:

There will be no employees or residents working out of the proposed building.

DETERMINATION FOR APPROVAL:

The proposed use will be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The Subject site is physically suitable for the type of intensity of land use being proposed. Jones Boulevard and the surrounding streets are more than adequate in size to meet the requirements of the proposed use. The Approval of the Site Development Plan Review will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Sincerely,
CHURCH OF GOD (SEVENTH DAY) – ENGLISH


Jose Hernandez

Chairman of the Board

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