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Date: February 1, 2023

To: City of Las Vegas Planning Commission and Staff

Subject: Justification Letter
Request for extension of time for
20-0336 VAR1, 20-0336 SUP1, and 20-0336 SDR1

Parcel 139-28-609-005 - 907 W Adams Avenue

Extension of Time

Approvals will expire on February 18, 2023. Building permit reviews have not been completed, due to project phasing decisions dependant on the owner's funding limitations. We are asking for a two year extension of time to preserve our approvals and allow us to proceed with construction.

Request

20-0336 VAR1- To allow a four-foot side yard setback where five feet is required, a 16-foot front yard setback where 20 feet is required and a 4-foot residential adjacency setback where 50 feet is required

20-0336 SUP1 - For a proposed 2,670 square-foot Church/House of Worship.

20-0336 SDR1 - For a proposed 1,377 square-foot addition to an existing 1293 square-foot Church/House of Worship with waivers of the perimeter landscape buffer requirements.

Justification

This building has been occupied by the church organization for many years. The congregation is gradually growing. In 2016 we received approval for SDR-66141, SUP-66140, and VAR-66138. These expired in 2018 as a result of our contractor failing to obtain permits. Much of building funds were lost when that contractor disappeared. Case 20-0336 will expire this month, and we have not yet finished design review of the application that fulfills the conditions of the 20-0336.

The new addition will enlarge our worship area and provide a higher ceiling there. It will also upgrade our toilet rooms to meet current accessibility standards.

Side Yard - Variance to the side yard setback is needed because our existing building is only 4.5 feet from the west property line. It is adjacent to the neighbor's driveway, separated by a CMU fence, and imposes no apparent hardship.

Exception to design standards - for parking lot landscaping is needed to allow traffic lanes for vehicles coming and going from the parking places and for a proper fire truck lane.

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Justification Letter - Planning Action
Parcel 136-25-609-005

Green Building

We propose no construction that is harmful to the environment in either use or manufacture. The new building will meet current energy codes.

Bicycle Parking

We can include parking space for bicycles within on our site.

Connectivity

This is a stand-alone site, and there is no dependency on other parcels.

Pedestrian Access

When our gates are open, pedestrians have easy access to the building.

Sustainable Construction

Our new building will consider state of the art sustainable principles. Both portions of our building will utilize modern systems.

Electric Vehicle Charging

We have not provided any vehicle charging at this time.

Summary,

The existing site is small, but we believe our proposal will improve the functionality of the site and for the building for continued use as a Christian church. We are willing to make the investment required to transform this older building into a more modern House of Worship.

Submitted on behalf of the property owner,



D.W. Strait
Architect 2841

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