

June 12th 2023

**JUSTIFICATION LETTER**  
**PROPOSED VIETNAMESE COMMUNITY CHURCH**  
**APN# 162-06-601-027**

Planning Dept.  
City of Las Vegas  
300 Rancho Blvd.  
Las Vegas

The Vietnamese Community Church has purchased the subject property and would like to build a Church, 4,400 sq.ft single story building structure. The vacant land of 0.5 ac. is located at the corner of S Arville Street and Del Monte Avenue and currently Zoned R-E.

The proposed building shall be provided with open 2000 Sq.ft. of assembly area with open seating. 25 Onsite parking spaces shall be provided where only 20 spaces is required. Drought tolerant landscaping in compliance with applicable Title 19 Code shall be provided and maintained. It has been proposed to plant 24" box trees at 20' o/c and 4 shrubs per tree along the perimeter of the property. A trash enclosure has been located 50' away from residential property line.

Building Elevations and finish materials shall be acceptable to the R-E neighborhood. There shall be 2 staff and the priest will be available by appointment only during week days, and a maxm. of 100 People gather on Sunday for warship only.

There are about 4 different church in the neighbor hood to practice various religious belief and practice their religious freedom.

During construction the subject project shall create employment for about 40 construction workers.

If you need additional information, please contact the under signed.

Thank you very much for your cooperation.

Sincerely,

RAVIN NATHAN  
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**23-0316**  
06/15/2023