

at·elier (at'l-yā')n. [Fr.] a workshop; a studio



February 21, 2007

City of Las Vegas  
Planning and Development

Re: St. Bridget's Catholic Church  
APN 139-35-301-007

To Whom It May Concern:

St. Bridget Catholic Church is proposing to construct a new 17,930 square foot, two story church at the existing 2.69 acres site, 220 North 14<sup>th</sup> Street, Las Vegas, NV. Located at the corner of 14<sup>th</sup> Street and Stewart Avenue.

The proposed sanctuary will be constructed after the demolition of the existing sanctuary and offices. The existing hall will be demolished at the completion of the new sanctuary and church offices to complete the rest of the site. The project is currently being built per approved City of Las Vegas plans.

Per the request of the owner, The Roman Catholic Bishop of Las Vegas and his successors, a corporation sole, a review of conditions for SDR-4107 – Site Development Plan Review, Item #1, is requested. SDR-4107, Item #1 states:

*The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 – one gallon and 4 – five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.*

Accordingly, the applicant respectfully requests a waiver of this requirement for the following reasons:

- 1) The site was originally submitted with an approved variance (VAR-2283) allowing 130 parking spaces were 167 spaces are required. Adding parking islands would further reduce the amount of parking, therefore making the on-site parking less than ideal.

Given the foregoing, we respectfully request a waiver for the landscape islands per SDR-4107. In addition, the project would be a great benefit to the neighborhood even without the landscape finger islands. Thank you in advance for your consideration, and please contact our office with any questions or comments.

Sincerely,

Robert Agapay  
JVC Architects

Cc: Brother John Dodd (Diocese of Las Vegas)

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