



Dekker/Perich/Sabatini

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May 1, 2007

Development Services Center - City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Jesus Is Lord Church – Site Development Plan Review Justification Letter
SDR-21199

Dear Sirs:

The proposed project sits on 2.44 acres of land located at 37 Marion Drive, Las Vegas, Nevada 89110 (APN:140-32-401-002). The current zoning classification is Limited Commercial (C-1). The proposed use is a Sanctuary for the Jesus Is Lord Church and is permitted in this zoning classification per the Las Vegas Zoning code.

Parking: The proposed structure will be used as a sanctuary for the Jesus Is Lord Church and as such will require 1 parking space for every 4 fixed seats or 100 s.f. of gathering space. The sanctuary has a total square footage of 3330 s.f. and a cry room of 100 s.f. for a total of 3430 s.f. and a total of 35 standard parking spaces and 2 handicapped accessible parking spaces based on the City of Las Vegas Zoning Code. We have provided a total of 55 parking spaces and 3 handicapped accessible spaces.

Landscaping: We are asking for a landscape waiver to be granted for the area of the property that will not be developed at this time. The waiver will address the concern of vehicular traffic on the non-developed portion of the property brought up by the City of Las Vegas and allow the property owner more flexibility for future improvements. We are providing a landscape barrier to vehicular traffic at the end of the proposed developed portion of the property that meets the guidelines of the Zoning Code and have also included the required landscaping along the developed portion of the property per the Zoning Code in the quantity of 1 -24" min. box tree and 4 – 5 gallon shrubs for every 20 lineal feet along the residential properties to the north of the subject property and for every 30 lineal feet along the commercial property to the south of the subject property. We have also included in the design 1 – 24 " min. box and 4 – 5 gallon shrubs for each required parking space as required by the zoning code.

Building Design: The proposed building will be painted stucco with a concrete tile (Flat profile) roofing. Entry canopies will have stucco columns with painted metal beams and trellis. The rear canopy will be constructed of concrete column bases, painted steel columns and beams and a painted perforated steel decking. Aluminum storefront glazing system w/ gray tinted glass will be used at entrances and for windows. Painted hollow metal doors and frames will also be used. Due to the location of the property in proximity to residential lots, the building is designed to meet the height limitations imposed by the zoning code. The limitation requires that the building height shall not exceed a ratio of a 3:1 slope from the property line of the protected property. The proposed building varies in height and the subject property has an irregular shape. Multiple dimensions were used to verify that the building design met this criteria and the distance to the highest points are dimensioned on the site plan at 90 degrees to the closest property line. These dimensions show that at the entry the building has a height of 25'-11" and is 80'-0" from the property line. This meets the proximity slope requirement of 26'-8" maximum at 80'-0" from the property line. The next highest point is located at the front of the building and stands 30'-4" above finished grade at a distance of 93'-4" from the closest property line. This meets the proximity slope requirement of 31'-2" maximum height at a distance of 93'-4".

6860 Bermuda Road, Ste. 100
Las Vegas, Nevada 89119

702 436.1006
fax 436.1050

www.dpsdesign.org
info@dpsdesign.org

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The proposed wavier along with the site and building design meets or exceeds the requirements of the Las Vegas Zoning Code and should be approved for construction. Any questions or concerns may be directed to Kevin Graf with the architectural firm of Dekker/Perich/Sabatini. We thank you for your time in this matter and look forward to your comments.

Sincerely,

Kevin Graf
Project Manager



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