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June 09, 2008

City Of Las Vegas Planning Department

Rezoning Site Development Plan review and general plan amendment request for a Place of Worship (Church). Located at the South East Comer of Michael Way and Madre Mesa Avenue.

To Whom It May Concern:

Please consider this letter as a formal written request regarding the above mentioned applications. Approval of these applications will allow for the construction of a place of worship for a Christian Church, private school and child care facilities. Considering the tremendous population increase in the Las Vegas area, a church of his caliber is able to come to the spiritual and physical needs of a growing population by providing spiritual guidance and counseling.

This property is located fronting Michael Way which is an Avenue connecting North Rancho Drive with West Smoke Ranch Road which is considered a middle section line.

At this time, our development plan proposal is a two story building with modern elevations, and accent windows which enunciate the beauty of the area yet are subtle and elegant Lush landscaping will surround the building and parking area as well as the required Desert Landscaping on the site perimeter of the property and the buffer zones between the neighbors.

The current use of the property is a shelter for disabled Veterans without resources (American Wheelchair Veterans Association.) Our requested use will allow the development of a modern and innovative church which will clearly meet the needs of the majority of demographics in that area as well as greatly improve and visually benefit the area.

We have provided ample parking for this requested use and believe that the only day of which we will see the majority of the parking area being used will be Sunday.

The signage is not a part of this request; however, we are planning to make the request for signage privileges on a later date and will look forward to your approval on a design that we believe will be an appealing way to indicate our location without taking away from or distracting any views.

The landscaping design will be a desert type of growth yet with a unique evergreen plush look that will enhance the area year round.

We respectfully request your approval on this project. Our intention is to make this development a project that not only the city of Las Vegas can be proud of but that the neighborhood will be eager to endorse. Please do not hesitate to contact me by e-mail (alberto@nevadaland.com) if you have any question or concerns surrounding the exciting future of this development project

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alberto'.

Alberto Jauregui, C.CIM, CIPS
President
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RECEIVED

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