

**SOUTHWEST**

LAND PLANNING • MAPPING • DEVELOPMENT

October 3, 2008

City of Las Vegas Planning Department  
400 Stewart Avenue  
Las Vegas, NV 89101

RE: ICLV Prayer Mountain  
SWE Project No. 050915.10

Dear Planning Commission:

On behalf of our client, International Church of Las Vegas, we hereby request recommendation for approval of the following items:

**MAJOR MODIFICATION**

This application is for a 5+ acre parcel(s) located at the south end of The Lone Mountain West Land Use Plan at the southwest corner of Desert Hope Drive and Cliff Shadows Parkway. Additionally, the application includes Parcel I, II, and III as depicted in Exhibit "A" of the Disposition and Development Agreement between the City of Las Vegas and the International Church of Las Vegas.

These combined parcels, referred to as the "Project", is designated for "L", low density residential development and Park/School uses. The surrounding parcels to the west and northwest of the Project are designated for Park/School/Recreation/Open Space and Low Density residential. The parcels to the north are designated for Village Commercial and to the east is the Beltway.

We are requesting a Major Modification to change from low density residential and park/school uses, to "PF", Public Facility, for the construction of a Church/School facility. The Project consists of a multi-story 1,500-seat church; 28,100 square feet of meeting rooms and main assembly (multi-purpose); 15,770 square feet of office/lobby/prayer room space; and 1,400 square feet of kitchen and storage at ultimate build out.

Phase 1 will consist of 218 total staff and student day care rooms, 6,000 square feet of lobby, 8,600 square feet of assembly/multi-purpose room, and 1,400 square feet of kitchen/storage in 2 stories adjacent to a 5-story tower with 9,000 square feet of office/prayer rooms. Phase II will consist of the remaining 19,500 square feet of meeting rooms and the 1,500-seat church on levels 1 and 2.

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The project is suited for this area because the site is situated adjacent to the freeway interchange at 215 and Cheyenne that will provide direct access to this Project. In addition, being adjacent to the Village Commercial makes this a compatible use with the surrounding area's commercial and retail uses.

#### **SITE DEVELOPMENT PLAN REVIEW**

As mentioned previously, the Project is situated within the Lone Mountain Land Use Plan and will be developed for use as a church/school. Specifically, the uses will include office space, classrooms, daycare, kitchen, chapel, meditation, recreation, entertainment and retail. The retail will be for church members only and will consist of light refreshments.

The access to this Project is through the La Madre Equestrian Trail Park to the north and from Desert Hope Drive to the east. These two accesses will provide the necessary access and movement for both patrons of the church as well as emergency vehicles for fire and safety. There will be a fire emergency access around the rear of the building to accommodate the circulation of fire safety personnel.

Parking for the Project will be situated within the parcel that the church occupies as well as the parcel(s) to the east of Desert Hope Drive and the La Madre Equestrian trailhead. Parking for the Project is tabulated and shown on the site plan. The total cumulative parking as shown on this tabulation indicates that 540 spaces are required. However, all uses shown on the tabulation will not be conducted simultaneously. Our analysis, with regards to the uses that occur simultaneously, indicate that the most intense use occurs during church services. The only other use that occurs in conjunction with those services is Sunday School. Sunday School is for the children of the adults attending the church services and, therefore, does not add to the total of parking required. Therefore, the total maximum amount of parking required would be during church services, or 375 spaces. The Project as configured provides for 395 parking spaces.

Of the parking spaces provided, a total of 275 spaces are provided on the parcel the church is situated on. The balance of the parking will come from the parcel on the east side of Desert Hope Drive. The pedestrians will cross over to the church via a cross walk at the intersection of Cliff Shadows Parkway and Desert Hope Drive.

A Disposition and Development Agreement was entered into between the City of Las Vegas and the International Church of Las Vegas on January 9, 2008. Pursuant to this agreement, the City grants ICLV the right to use these parcels for overflow parking and recreational purposes associated with their organization.

Title 19.06.170(D)(4)(b) of the Hillside Development Standards and Guidelines requires preservation of prominent skyline ridges. This plan complies with that requirement as can be shown on the "Line of Site Cross Section" plan. The building, including the 5-story tower, is

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well below the prominent ridge line as viewed by a pedestrian from the intersection of Cliff Shadow and Desert Hope Drive.

#### **VARIANCES**

Title 19.06.170(C)(1)(c) and (d) of the Hillside Development Standards and Guidelines restricts us to a maximum site disturbance based on the existing natural slope of the land. The total area of disturbance allowed as shown on the "Slope Analysis" plan provided is 3.56 acres. The disturbance as a result of this development amounts to 3.78 ac.

This development exceeds the allowable site disturbance area by 0.22 acres or approximately 6% over the maximum allowed. We are requesting that a variance be granted to this project. We believe this is a reasonable request due to its proximity to the Beltway and the deviation is less than 10%.

Title 19.06.170(C)(4)(e) of the Hillside Development Standards and Guidelines restricts the height of the structure to no more than 35'. In addition, a minimum of 20' of the structure must be lower than the elevation of the primary ridge line.

The main building and tower are considerably below the primary ridge line and no variance will be required for that portion of the ordinance. However, the main building is 36' in height and the tower is 85' in height. We are requesting that a variance be granted to this portion of the ordinance. We believe this is a reasonable request given the minimal amount of deviation of only 1' for the main building. Despite the tower's height being much greater than allowed, we believe this variance is reasonable because the tower comprises only 60' of a 400' wide building, or only 15% of the total width. The intent of the hillside ordinance is maintained because not only the main building is below the primary ridge line but the tower is as well.

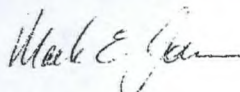
Title 19.12.075 allows for a maximum retaining wall height of 6 feet. Due to the steep terrain of this project, we are requesting a variance to allow a maximum retaining wall height of 16 feet. We believe this is a reasonable request because these walls will be located behind the building and obscured from view in keeping with the intent of the Hillside ordinance.

#### **VACATIONS**

We are requesting that the patent easements surrounding parcels 137-12-401-003 and -011 be vacated. These patents will no longer be needed as we will be dedicating access, drainage, and utility easements as necessary with the development of this project.

Sincerely,

**SOUTHWEST ENGINEERING**



Mark E. Jones, P.E.  
President

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