



September 21, 2009

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Justification Letter – Unity Baptist Church Expansion

Dear Planning Dept.,

We are requesting a Site Development Plan Review for the expansion of an existing religious facility located at 545 Marion Drive. The site is currently zoned RE. The site will require a Site Development Review, a Special Use Permit and a Waiver of Standards.

The expansion of the existing 250 seat sanctuary includes a new 600 seat sanctuary, fellowship hall, classrooms (religious education only) and administrative space. This use is permitted in a residential zone with an approved special use permit. This project is designed within the parameters set forth by Title 19.

- A Waiver of Perimeter Landscape and Buffer Standards to allow a 10 foot buffer along portions of the West buffer where 15 feet is required.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Lopeman', with a large, stylized flourish.

John Lopeman, AIA

RECEIVED

OCT 07 2009

SUP-36136

SDR-36124

11/05/09 PC - REVISED