Tuesday, September 08, 2009

VIA HAND DELIVER

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

Re: Justification Letter – River of Living Water Ministry
Place of Worship
SDR & Use Permit
APN 139-28-607-009

To Whom It May Concern:

Please be advised that this office represents River of Living Water Ministry (the "Applicant") in the above referenced matter.

The Applicant is proposing a site development review for a place of worship located at 1230 Adams Avenue (the "Site"). In conjunction with the SDR, the Applicant is proposing a use permit to allow a place of worship in a residential zone.

Previously, the Applicant filed similar applications, SDR 11103 & SUP 11104. Both applications were denied at the City Council Meeting held on May 3, 2006. It appears the denial was predicated on traffic, oversaturation of use and means of establishments.

Traffic
A traffic capacity document, prepared by the City Traffic Engineering Department, was discovered and is attached as Exhibit 1. This document determined that the proposed Site development would generate less than a one percent (< 1%) increase in traffic burden on the surrounding streets. Attached as Exhibit 2 is an email from the same department validating Exhibit 1's present accuracy for this application.

Oversaturation of Use
The West Las Vegas Bible Belt is one of the most recognizable and greatest oversaturations of use in Las Vegas. This particular community embraces religious and spiritual activities and has since its beginning. The ceremonious structure appeals to the constituents which are evidenced by the community's historic trend. For example, there are an additional twenty churches located within 2500 feet of the Site. Even more interesting is that the neighboring sites are both churches as well.

Without objection, the West Las Vegas Community has trended toward a beautiful oversaturation of religious use. And they have done so collectively, and with overwhelming support; just as this Applicant is doing now. Under the previous applications, over 100 people signed a petition for the proposed development; of which most were comprised of surrounding neighbors. Later, City of Las Vegas representatives re-canvassed the surrounding neighborhood and determined similar results.

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Means of Establishments
Originally, the building renovations were performed under a residential permit application. This was an error and the Applicant assumes full responsible charge and desires to move forward with this application.

Landscape
The existing building location imposes development challenges that may warrant relief from Title 19 of the Las Vegas Municipal Code. Specifically, parking spaces were angled and landscape buffers were adjusted in order to maintain appropriate drive isle widths. Based on the conceptual design submitted the following landscape waivers are being requested:

1. Reduction of east landscape buffer width to 5.5'.
2. Reduction of west landscape buffer width to 2.5'.

In addition, the following exceptions are being requested:

1. Omit all 24" box trees along west landscape buffer and landscape parking islands.
2. Omit all shrubs for all landscape buffers and landscape islands.
3. Omit all onsite curbing.
4. Omit 3 – 24" trees along the rear landscape buffer

Trash Enclosure
The capacity of waste accumulation during a given week is less than 30 gallons and is residential in nature. We are requesting omission of a trash enclosure structure and include an acknowledgment email from Republic Services as Exhibit 3, the waste management charter for this property, supporting this request.

Perimeter Fencing
There is an existing 6' high block wall along the rear property line and 5' high chain link fences along the west and east property lines. The block wall will remain as it was constructed recently at the request of Councilman Barlow, while the chain link fences shall be removed.

Driveways
Currently, this property accesses Adams Avenue by three residential driveways. The Applicant proposes eliminating two driveways and constructing a new residential driveway near the westerly property line. This reduction will ease pedestrian travel along the sidewalk and allow simple traffic flow into and out of the site without compounded navigation due to the existing building's location.

We thank you in advance for your consideration.

Sincerely,

Joey DeBlanco

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EXHIBIT 1

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SDR 11103				
Fouston Jordan				
1230 W Adams				
Proposed 2.871 thousand square foot conversion of a residence into a church.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.871	9.11	**26**
AM Peak Hour			0.72	**2**
PM Peak Hour			0.66	**2**
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	**10**
AM Peak Hour			0.75	**1**
PM Peak Hour			1.01	**1**
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.871		**16**
AM Peak Hour				**1**
PM Peak Hour				**1**
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Adams, Jefferson or M				
J Street				
Average Daily Traffic (ADT)	1,736			
PM Peak Hour	139			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT Capacity			
Adams Avenue	3000			
Jefferson Avenue	3000			
M Street	3000			
J Street	3000			

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EXHIBIT 1

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This project will add approximately 16 trips per day on Adams, Jefferson, M and J. This			
will increase expected volumes by about 1 percent on J Street. J Street is at about 58			
percent of capacity. Counts are not available for Adams, Jefferson or M Street, but they			
are believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 1 additional			
car into the area; which works out to one every hour.			
Note that this report assumes all traffic from this development uses all named streets.			

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EXHIBIT 2

From: Rick Schroder [rschroder@LasVegasNevada.GOV]
Sent: Wednesday, July 15, 2009 3:36 PM
To: Joey DeBlanco
Cc: Diane Phomninh; Jonathan Groppenbacher; Victor Bolanos
Subject: RE: New SUP Application
The information submitted by City staff for SDR 11103 (as attached in your original email) should still be essentially valid for subsequent applications that comply with that SDR. Please let me know if you need any further information.

From: Joey DeBlanco [mailto:joey@lvce.net]
Sent: Wednesday, July 15, 2009 3:04 PM
To: Rick Schroder
Subject: New SUP Application

Good Morning Gentlemen,

Attached is a document produced by your office. I would like to use it for a new application. Is the information shown on the attached document still accurate?

Joey DeBlanco
Las Vegas Civil Engineering
2251 N. Rampart Blvd., No. 418
Las Vegas, Nevada 89128
P:702-515-6741 F:702-515-6771
E: joey@lvce.net

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EXHIBIT 3

From: Andrews, Holly [HAndrews@republicservices.com]
Sent: Monday, August 31, 2009 12:50 PM
To: 'Joey DeBlanco'
Subject: RE: 1230 Adams Avenue
Mr. DeBlanco,

Republic Services Corp. will continue to pick up the waste at this address curbside; you are currently set for 1 Can 2x a week.

We require no trash enclosure.

Holly Andrews
Republic Services
Commercial Sales Rep.
770 E. Sahara Ave.
Las Vegas, NV
89104
C: 702-280-0006
F: 702-599-5581

From: Joey DeBlanco [mailto:joey@lvce.net]
Sent: Monday, August 31, 2009 12:21 PM
To: Andrews, Holly
Subject: 1230 Adams Avenue

Holly,
Please provide a letter stating you will still pick up trash with out an enclosure for 1230 Adams Avenue (River of Living Water Ministry). Thank you.

Joey DeBlanco
Las Vegas Civil Engineering
2251 N. Rampart Blvd., No. 418
Las Vegas, Nevada 89128
P:702-515-6741 F:702-515-6771
E: joey@lvce.net

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