



AeCP Architecture Inc.
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design
planning
engineering
project management
landscape architecture

September 11th, 2009

Planning and Development Department
Development Services
731 South 4th Street
Las Vegas NV

Re: Justification Letter for APN 139-215-100-07, 139-215-100-073 and 074, for General Plan Amendment, Rezoning and Site Development Plan Submittal

AeCP Architecture, Inc. acting as authorized agent for the applicant/property owner is submitting this justification letter in support for Site Development Plan submittals for the above referenced project.

This project was previously submitted as GPA-17129, ZON-16632 and SDR-15034 which expired and the applicant seeks to restore new approvals without any changes to the previously approved site plans and building noting that the site now conforms to the general Plan and Zoning.

The proposed project consists of a single-storey, 7423 sq ft church, fully described in the architectural exhibits that are part of the Site Development Review. Church hours are typical for a Sunday operation and with occasional worship use during the week. All teaching is ancillary to the worship use.

The proposed church will be compatible with the surrounding area. The main building entrance will be located adjacent to Lexington Street. Landscaping compliments the building façade. Additional intense landscaping will be added to screen the proposed parking lot. The proposed development shall be consistent with the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adoptive city plans, policies and standards expect for the waivers and exception requested as follows.

Waiver

- Landscape buffers

Allow a reduction from 15ft to 8ft for exterior property line facing Miller Avenue

Allow a reduction from 15ft to 12ft for exterior property line facing Lexington

Allow a reduction from 15ft to 8ft and 5ft for exterior property line facing Carey Avenue

Construct landscaping with increased density where buffer width is reduced

Allow a reduction from 8ft to 2ft for interior East-West property line adjacent parking

Allow a reduction from 8ft to 4ft for interior North-South property line adjacent building on West side

Construct an 8ft CMU wall per standards along interior lot line in lieu of reduced landscape buffer widths

SDR-35912

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- Building Placement

Provide a waiver for building placement at corner which is restricted by existing construction

Exception

Parking Finger

Allow an exception for the requirement for parking finger with one tree and landscaping every 6 spaces. The building/parking occupancy is restrictive and providing fingers will reduce the parking count. Landscaping density shall be increased to compensate.

Landscaping

Increase interior tree spacing to 20' o.c to compensate for reduced buffer widths and loss of 'fingers'

The site access is centered on Lexington Street between Carey Ave and Miller and therefore will not adversely impact intersections.

If you have any questions or comments regarding this matter, please feel free to contact my office.

A handwritten signature in black ink, appearing to read 'Michael Livingston', with a long horizontal flourish extending to the right.

Michael Livingston, AIA
Principal
AeCP Architecture Inc.

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