



Catalyst Consulting Company

From concept to keys.

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RE: Justification Letter for

Aguilas Centro Familiar Cristiano
Land Located at 5355 Madre Mesa Dr

Nov 25, 2009

To whom it may concern,

We are attempting to construct a new 106,500 square foot church at the corner of Micheal way and Madre Mesa in the city of Las Vegas. We do have a prior conditional approval from the Planning Commission dated 7/24/2008, due to some changes we have been requested to submit a modification. The changes included a phased construction approach and a different design. We intend to use the land located at this intersection for the same use as our prior application, we also intend to adhere to all of the conditions set forth in the prior approval. This site will be the new location of the Aguilas Centro Familiar Cristiano and its related functions. Which include in phase one, a day care, cafe, book exchange, sanctuary, meeting rooms, and office space. Future phases may include a elementary school, additional meeting rooms, and a larger sanctuary. Phase one will total an estimated 44,000 square feet and the additional phases will bring it to a total of 106,500 square feet.

Phase one will provide the church will the space needed to open a day care for about 100 children which should employ 25 to 30 people. The day care will be open the hours needed to provide service typically from 7 to 7 five days a week. The church does not currently have a day care but has already begun the training and licensing for such a facility. The day care is needed for this area and will provide a convenient amenity to the surrounding residents. The cafe and book exchange will not market to the general public and will serve to support the church and its members only, as such it will only employee a few people at most. The cafe will be used for food preparation for the members after service and also for the day care children. . The church does not currently have a cafe due to the limits of their current location. They will acquire all of the needed permits for such an operation. The cafe will be open for breakfast lunch and afternoon snacks. The current book exchange located at the church now utilizes a volunteer for its operations and provides a place for books and seasonal crafts. The church itself will operate like it does now with a couple of services on Sunday and additional meetings or services on certain week nights. Their current seating is 650 with a few services on Sunday, the new church will provide for 1300 seats and meeting rooms instead of shared space. These activities occur at off peak times and pose no risk or increase to the public road ways. The church itself employees about 25 people currently, from pastors to accounting staff. They will continue with their normal duties and do not expect a major increase in church staff for the first phase. As additional phases become needed the staff will grow accordingly.

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As it is hard to guess at the future, the phases are labeled future phases, the sanctuary may grow or the class room addition could come on line first. With the growth of the sanctuary it is safe to assume the church staff will grow also. At the same time this growth would be to alleviate the church services operating at capacity or reduce the amount of services being held. So as the church grows and the planned services are close to full, or additional Sunday services have been added, the needed growth would occur. As a result bringing capacity down to normal levels again. The classroom addition could introduce the elementary school, this is currently in the churches vision so it is included in this plan. This addition as far as staff would be hard to gauge at this point but we would expect staff to grow by at least 20 once full. This may or may not ever happen due to many circumstances beyond our control. They might not pursue the elementary school and use the space for additional meeting space or for youth activities. We thought it would be better to make the City aware of all of our plans at this point to avoid unnecessary challenges in the future. If it goes forward as either meeting or youth space the growth in staff and traffic would be far less than that of a school. We feel that the elementary school would be a worst case scenario as far as traffic and building use so have it listed as a school. What ever the outcome is we will go through the normal procedure to acquire permits and approval for specific use.

This project meets and supports all city efforts for the area as noted in the prior conditional approval. We intend on meeting these by following the items listed on the conditional approval, and working closely with city officials throughout the process of permitting and construction. This will insure that we are a good neighbor in the community and provide a corner stone to the area. We feel that we have taken additional steps in the design of the building and landscape to exceed these requirements. We have also spent additional time revising the traffic flow to ease traffic at peak times, along with accommodate visitors with an easy in out without sacrificing the current road ways. We have provided turn lanes on site to further reduce congestion on the public road ways. These steps will make the new church's impact minimal to the existing community. As a result we believe that once complete this will be a nice addition to the area and provide work through the construction and ongoing operation of the church.

Sincerely,

Matt Cady &
The Catalyst Consulting Team!

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