



• LAND PLANING • MAPPING • DEVELOPMENT

May 3, 2010

City of Las Vegas
Comprehensive Planning

RECEIVED
MAY 04 2010

Re: Justification Letter for Waiver at ICLV PRAYER MOUNTAIN VAR-37943 and SDR-37942

Dear Mr. Gebeke,

We are requesting a waiver of landscaping requirements be granted for the referenced project. This project consists of two separate 5 acre parcels, one owned by the church and one owned by the BLM. The parcel owned by the BLM is under lease to the church and will be built as a park, parking and landscape for the Prayer Mountain project.

Buffer Trees (West Parcel)

The BLM parcel is to the east of the church parcel and is bisected by the future Desert Hope Dr. Because of the location of Desert Hope Dr. to the proximity of the church's property line, all of the frontage landscaping required for the church parcel is located on the BLM parcel. As a result, we are requesting a waiver of landscaping for the east perimeter of the church parcel be granted to allow for the orderly development of both parcels.

The buffer trees on the south and west property lines have been relocated away from the perimeter of the parcel and located adjacent to the building. The buffer trees required on the north property line have been relocated to the Multi-Use Transportation Trail round-about and frontage.

Due to steep topography of the area, the parking area trees have been reduced to maintain the minimum required parking and the perimeter planter widths adjacent to the property lines have been reduced to zero and relocated adjacent to the building.

SDR-37942
REVISED

Buffer Trees (East Parcel)

The buffer trees for the east parcel will be provided as required.

The tabulation below outlines the landscaping provided for both parcels.

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees (West):				
· North	1 Tree / 20 Linear Feet	21 Trees	8 Trees	N
· South	1 Tree / 30 Linear Feet	13 Trees	Zero Trees	N
· East	1 Tree / 20 Linear Feet	26 Trees	17 Trees	N
· West	1 Tree / 30 Linear Feet	23 Trees	5 Tree	N
Buffer Trees (East):				
· North	1 Tree / 20 Linear Feet	8 Trees	11 Trees	Y
· South	1 Tree / 30 Linear Feet	3 Trees	6 Trees	Y
· East	1 Tree / 30 Linear Feet	25 Trees	25 Trees	Y
· West	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
TOTAL PERIMETER TREES		135 Trees	88 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	87 Trees	75 Trees	N
LANDSCAPE PLANTER WIDTHS				
Min. Zone Width				
· North	Per the 2020 Master Plan Transportation Trails Element (Multi-Use Transportation Trail)		Zero Feet	By Condition
· South			Zero Feet	N
· East			Zero Feet	N
· West			Zero Feet	N

Sincerely,

Mark E. Jones, P.E.
President



8100 Westcliff Drive, Las Vegas, NV 89145

To: Mr. Doug Rankin, Planning Manager
City of Las Vegas

March 22, 2010

From: Janet Kennedy, Administrator
International Church of Las Vegas

Re: Application # ZON-31062/MOD-30617/SDR-30614

Dear Mr. Rankin,

As you know, ICLV has been processing our site plan, architectural drawings, and elevations through a very lengthy process going back to October of 2008. We have had many meetings with staff and the neighbors, as well as Planning Commission hearings and meeting with individual Council members.

We have heard the concerns of our neighbors, staff, and council members and are re-submitting plans which have reduced the project to two (2) similarly sized buildings of 2 floors above grade totaling approximately 52,140 square feet, and a basement in one building with a square footage of 14,052 square feet for a total of 66,192 square feet for both buildings. You will note that what was once an 89,000 square foot building design with an 85-foot tower now has a substantially smaller size square footage with a maximum height of 35 feet which is within the guidelines of the Hillside Ordinance and the Lone Mountain West Master Plan.

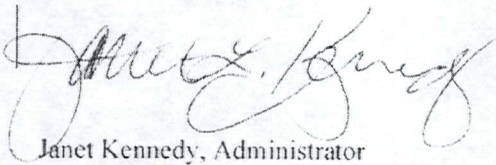
In addition, what was an application requiring a number of variances is now lessened to requiring only two variances for additional off-site parking and for wall height. Previously we had requested variances for building height and site disturbance, but those requests are now being withdrawn as they are no longer necessary.

We feel that we have made considerable changes to demonstrate to the surrounding residents our willingness to become good neighbors and support the community. We would request officially that we be able to proceed to Council for final review. This of course requires meetings with staff as is necessary and we look forward to scheduling neighborhood meetings as well.

VAR-37943
SDR-37942

We are working with our representative Mr. Robert Gronauer in processing our application to the city. If you have any questions or need any additional information, please call Mr. Gronauer and we will be happy assist in any way we can. If you need to speak with me directly, please call 702-242-2273.

Thank You.

A handwritten signature in cursive script, appearing to read "Janet Kennedy".

Janet Kennedy, Administrator

The International Church of Las Vegas

Cc: Bob Gronauer

Paul Goulet

Ron Portaro

VAR-37943
SDR-37942