

October 24, 2013

City of Las Vegas
Department of Planning
333 N. Rancho Dr.
Las Vegas, Nevada 89106

Re: **Justification Letter** for Application # PRJ51204
Church of God (Seventh Day) –Site Address: 3523 N. Jones, Las Vegas, NV
APN: 138-11-704-009

Dear Mr. Kagafas:

This letter is submitted as Justification for the applications for a Special Use Permit and Site Development Plan Review. We purchased this property with the ultimate goal to use this land to build a larger building for our weekly worship services and bible studies. We have a small congregation of approximately 60 people, of which almost half are young people and young adults. Thus, due to financial constrains, we want to develop this land in two phases. These applications will only affect Phase 1.

PHASE 1:

As part of Phase 1, we will be remodeling the existing house to create 4 classrooms, a men's restroom with three or four stalls, an office, and repair the existing kitchen for coffee and snacks during the breaks. We will demolish the existing garage and replace it with a new building to be used as our main meeting room for our worship services. We will also build a new restroom for the ladies, which will have four stalls.

Waivers Requested - As with many conversions of this type, legally changing the use of an existing structure from residential to a church includes dealing with a number of development code challenges such as landscaping and parking. The proposed site plan indicates the locations where the landscaping will be added adjacent to the property lines. However, the application is requesting a waiver of the development standards to allow for no landscaping around the perimeter covering the back 2/3 of the South boundary, all of the West boundary, and the back 2/3 of the North boundary, where 8 feet of landscaping is required. The back 2/3 of the property will be cleared of all debris, but will remain undeveloped until the second phase.

This application is also requesting a waiver of the landscaping required in the parking lot. The parking lot is relatively small in size and there will be enough landscaping around the parking lot so that the whole property will still be aesthetically appealing.

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Hours of Operation – Our hours of operation are primarily on Friday nights from 6:00pm to 9:00pm; then on Saturdays from 10:00am to 5:00pm. There may also be services on Sunday in the last half of the morning and in the afternoon. The remainder of the week the place will be closed unless we need to have some special meeting in the middle of the week.

Existing Similar Uses – Our group has been meeting at a location on Losee and Craig in North Las Vegas for the past 3 years and prior to that on Durango near Charleston.


Required State Licenses – There are no state licenses required for our use.

of Employees/Residents – There will not be any employees or residents.

Determination For Approval - The proposed use will be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The Subject site is physically suitable for the type and intensity of land use being proposed. Jones Boulevard and the surrounding streets are more than adequate in size to meet the requirements of the propose use. The Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

I hope this answers all your questions and that you can approve our request for the Special Use Permit and Site Development Plan Review.

Sincerely,
Church of God (Seventh Day) - English


Jose Hernandez
Representative

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