

Applicant Letter



Separator Sheet



May 29, 2009

Mr. Martin Walrath
Boca Park Market Place LV, LLC
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-33773 - SITE DEVELOPMENT PLAN REVIEW

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

Dear Mr. Walrath:

Your request for a Major Amendment to an approved Site Development Plan Review [Z-0030-92(7)] FOR A PROPOSED 2,880 SQUARE-FOOT TEMPORARY PRIVATE SCHOOL, PRIMARY AND A 480 SQUARE-FOOT TEMPORARY OFFICE/CLASSROOM on a portion of a 4.15 acre site approximately 1,080 feet north of Charleston Boulevard and approximately 1,600 feet east of Rampart Boulevard (APN 138-32-818-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on May 28, 2009.

ELIZABETH N. FRETWELL
CITY MANAGER

The Planning Commission accepted the applicant's request to **WITHDRAW WITHOUT PREJUDICE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **May 29, 2009**.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Zev Goldman
Yeshiva Day School
9420 West Sahara Avenue, Suite #202
Las Vegas, Nevada 89117

Mr. James Grindstaff
Boca Park Market Place LV, LLC
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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ELIZABETH N. FRETWELL
CITY MANAGER

May 15, 2009

Mr. Martin Walrath
Boca Park Market Place LV, LLC
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-33773 - SITE DEVELOPMENT PLAN REVIEW

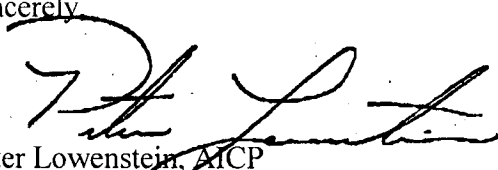
Dear Mr. Walrath:

Please be advised the City Planning Commission at its regular meeting on *May 28, 2009* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will available on-line on *Friday, May 22, 2009* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely


Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Zev Goldman
Yeshiva Day School
9420 West Sahara Avenue, Suite #202
Las Vegas, Nevada 89117

Mr. James Grindstaff
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April 24, 2009

Mr. Martin Walrath
Boca Park Market Place LV, LLC
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

RE: SDR-33773 - SITE DEVELOPMENT PLAN REVIEW

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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CITY MANAGER

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The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **May 28, 2009** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Zev Goldman
Yeshiva Day School
9420 West Sahara Avenue, Suite #202
Las Vegas, Nevada 89117

Mr. James Grindstaff
Boca Park Market place LV, LLC
9440 West Sahara Avenue, Suite #240
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400 STEWART AVENUE
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April 10, 2009

Mr. Martin Walrath
Boca Park Market Place LV, LLC
9440 West Sahara Avenue, Suite #240
Las Vegas, Nevada 89117

RE: SDR-33773 - SITE DEVELOPMENT PLAN REVIEW

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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ELIZABETH N. FRETWELL
CITY MANAGER

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A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, April 17, 2009* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Zev Goldman
Yeshiva Day School
9420 West Sahara Avenue, Suite #202
Las Vegas, Nevada 89117

Mr. James Grindstaff
Boca Park Market place LV, LLC
9440 West Sahara Avenue, Suite #240
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Public Hearing Notice



Separator Sheet

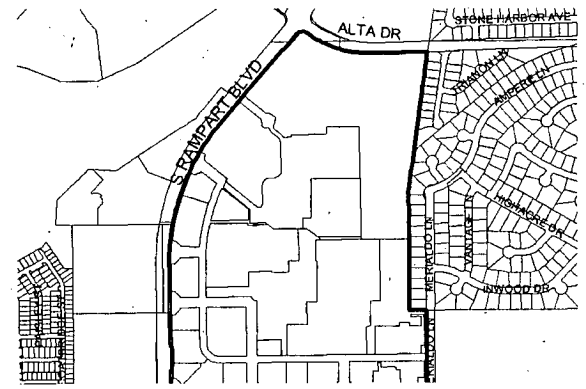
Application Information

SUP-33770 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YESHIVA DAY SCHOOL - OWNER: BOCA PARK MARKET PLACE LV, LLC - Request for a Special Use Permit FOR A PROPOSED PRIVATE SCHOOL, PRIMARY approximately 1,080 feet north of Charleston Boulevard and approximately 1,600 feet east of Rampart Boulevard (APN 138-32-818-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SDR-33773 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-33770 - PUBLIC HEARING - APPLICANT: YESHIVA DAY SCHOOL - OWNER: BOCA PARK MARKET PLACE LV, LLC - Request for a Major Amendment to an approved Site Development Plan Review [Z-0030-92(7)] FOR A PROPOSED 2,880 SQUARE-FOOT TEMPORARY PRIVATE SCHOOL, PRIMARY AND A 480 SQUARE-FOOT TEMPORARY OFFICE/CLASSROOM on a portion of a 4.15 acre site approximately 1,080 feet north of Charleston Boulevard and approximately 1,600 feet east of Rampart Boulevard (APN 138-32-818-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: April 23, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

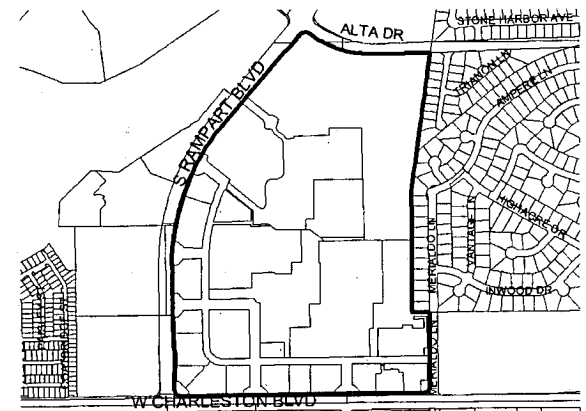
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Application Location



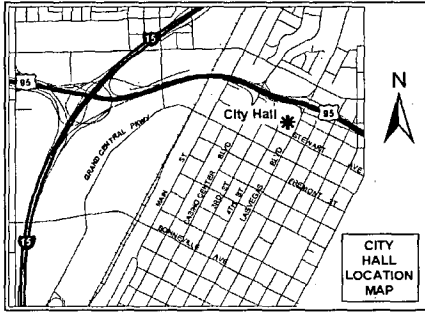
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: April 23, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request; check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

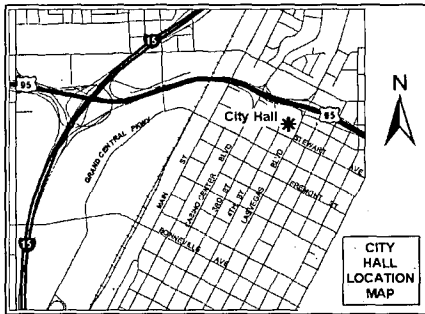
Please use available blank space on card for your comments.

SUP-33770 & SDR-33773

Planning Commission Meeting of 4/23/2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

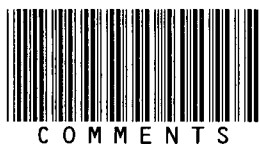
I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-33770 & SDR-33773

Planning Commission Meeting of 4/23/2009

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkii, Survey (FM, PM, & A's only)
Date: March 31, 2009
Re: **SDR-33773** Yeshiva Day School N of Charleston Boulevard, E of Rampart Boulevard
Request for a Site Development Plan Review for a school

CONDITIONS OF APPROVAL:

1. All temporary improvements, if any, installed with this project shall be removed and replaced with permanent improvements meeting current City Standards upon the removal of the temporary use or conversion to a permanent use, whichever may occur first.
2. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
3. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. We note that the proposed site plan is in conflict with the existing storm drain pipe and storm drain manholes. The proposed structure shall be relocated per the requirements of the Flood Control Engineer.
5. Site development to comply with all applicable conditions of approval for the Peccole Ranch Town Center aka Boca Park (Commercial Subdivision) and all other subsequent site-related actions.



TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

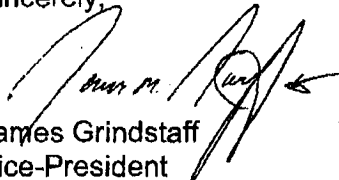
Steve Gebeke
City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Special Use Permit for Parochial School (SUP-33770 & SDR- 33773)

On behalf of Yeshiva Triple Five Development and Boca Park Market Place, we respectfully request a 30 day hold for this above item in order to address some outstanding issues between the Yeshiva Day School and Boca Park Market Place.

Thank you for your time and effort in reviewing our project.

Sincerely,


James Grindstaff
Vice-President

RECEIVED
APR 23 2009

9440 W. Sahara Avenue Suite 240
Las Vegas, Nevada 89117
702.430.5800 Phone - 702.430.5831 Fax



TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

Ben Sticka
Planning and Development
731 South 4th Street
Las Vegas, Nevada 89101

March 12, 2009

RE: SDR-33773 - Yeshiva Day School

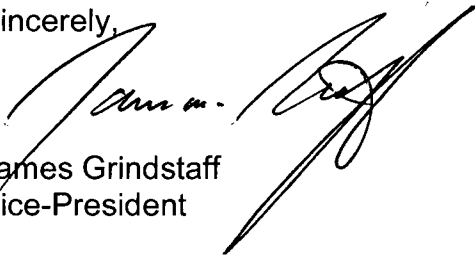
As part of a routine SDR submittal package a landscaping plan is required. We have not submitted a landscape plan as part of this particular application due to the fact that the landscape plan for Boca Market place exceed the requirements per title 19. This is a temporary use and the existence of an intense landscape buffer to the east.

Additionally, Mrs. Tara Lynn from the Boca Park Architectural Review Committee has waived the requirement for additional landscaping per the Boca Park Architectural guidelines based on the above facts.

I have included the rest of the requested material. Additionally, I have included 25copies of the Site Plan to show the trash enclosure that was omitted from the original plan.

Thank you for your time and effort in reviewing our project.

Sincerely,



James Grindstaff
Vice-President

RECEIVED

9510 W. Sahara Avenue Suite 200
Las Vegas, Nevada 89117
702.242.6937 Phone - 702.360.9128 Fax

MAR 10 2009
SDR-33773
SUP-33770
04/23/09 PC

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-33773 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-33770 - PUBLIC HEARING -
APPLICANT: YESHIVA DAY SCHOOL - OWNER: BOCA PARK MARKET PLACE LV, LLC - Request for
a Site Development Plan Review FOR A PROPOSED 3,360 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY
on 4.15 acres approximately 1,080 feet north of Charleston Boulevard and approximately 1,600 square feet east
of Rampart Boulevard (APN 138-32-818-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

PLANNING COMMISSION: *APRIL 23, 2009*
CITY COUNCIL: *MAY 20, 2009*

PLANNING SUPERVISOR: *PETER LOWENSTEIN*



PUBLIC HEARING

Comments Due: *MARCH 24, 2009*

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

AM 8/12/09

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-33773

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
03/10/2009



TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

RE: Special Use Permit for Parochial School (SDR-33773)

March 27, 2009

On behalf of Yeshiva Day School please accept our application for a parochial Day school that will serve from grades K-8, generally located at the southeast corner of Rampart and Charleston. The school is 60 feet by 48 feet for an approximately 2,880 square foot building, plus an auxiliary office building of 480 square feet for a total of 3,360 square feet.

This school is located in the back of the Boca Park Market Place on a small section (approximately .38 acres) of a larger 4.15 acre parcel and is zoned C-1. A special use permit is required to operate a school in the C-1 zoning district.

This location will replace the location that was approved in 2008 at the Village Square shopping Center at Sahara and Fort Apache. This location would have required an upgrade of the fire alarm system to the entire building at a cost exceeding \$50,000 and the school could not cover the cost.

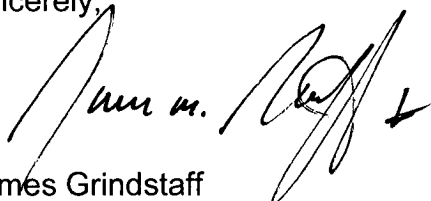
This new location is a temporary location for the school during the fund raising phase for a permanent structure. It will be located at the edge of the current asphalt and will require only restriping to add the required parking spaces.

Due to the temporary nature of the use and the fact that this building will be adjacent to an existing intense landscaping buffer, (triple row) we are requesting a waiver of all landscaping requirements for the school. All ADA access is noted on the site plan and meets current code. Additionally, no parking spaces will be eliminated to accommodate the school. It is being place is an area with existing paving but no striped parking spaces. The school will actually be adding 6 loading and 2 handicapped spaces to the overall center count with the additional 7 required spaces coming from the existing spaces on the site. We will add a small trash enclosure that will meet the requirements of Republic Services.

The play area is approximately 3,700 square feet and will include basketball court and playground equipment.

Thank you for your time and effort in reviewing our project.

Sincerely,



James Grindstaff
Vice-President

9440 W. Sahara Avenue Suite 240
Las Vegas, Nevada 89117
702.430.5800 Phone - 702.430.5831 Fax

SUP-33770 SDR-33773
REVISED 04/23/09 PC

RECEIVED

MAR 27 2009

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-33773

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
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LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

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SDPR
03/10/2009

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax.

SDR-33773 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-33770 - PUBLIC HEARING -
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PLANNING COMMISSION: *APRIL 23, 2009*

CITY COUNCIL: *MAY 20, 2009*

PLANNING SUPERVISOR: *PETER LOWENSTEIN*



PUBLIC HEARING

Comments Due: *MARCH 24, 2009*

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 23, 2009

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-33773

Angel Park Ranch Architectural Committee

Canyon Gate Master Association

Diamond Springs Estates HOA

Elan Owners Association

Fairway Pointe HOA

Lakeside Village HOA

Neighborhood Alliance NCG

Peccole Ranch Community Association

Queensridge Owners Association

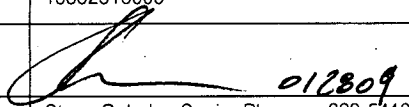
Sycamore Estates HOA

Tuscany Hills North HOA

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST					
Item Required							
YES	NO						
APPLICATION PACKET							
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the City's website for blank application, SOFI, and DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")			
☒	☐	Grant deed and legal description					
☒	☐	Detailed justification letter					
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations					
☒	☐	Full size, rolled, color copy of all plans and elevations					
☒	☐	Correct fee(s): \$ 500.00 + \$ 500.00 + \$ 30.00 = \$ 1030.00 Total					
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)					
☒	☐	Assessor's Parcel Map					
☐	☒	Development Impact Notice and Assessment (DINA)					
☐	☒	Project of Regional Significance					
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements					
☐	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)					
SITE PLAN							
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	19		
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1		
☒	☐	All property lines and present dimensions labeled		NOTES:			
☒	☐	All building setbacks labeled					
☒	☐	All adjacent existing land uses and street names labeled					
☒	☐	All points of ingress and egress shown					
☒	☐	ADA accessibility requirements shown/labeled					
☒	☐	Parking standard(s) utilized: 3 Spaces / Classroom					
☒	☐	Parking space count and typical dimensions labeled					
☒	☐	14 # regular + _____ # compact + 1 # handicap = 15 Total					
☒	☐	All free-standing sign locations shown and heights and sizes noted					
LANDSCAPE PLAN							
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	3		
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1		
☒	☐	All property lines and present dimensions labeled		NOTES:			
☒	☐	All required perimeter landscape planters shown					
☒	☐	All required parking lot fingers/islands shown					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover					
BUILDING ELEVATIONS							
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	2		
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1		
☒	☐	North, south, east, and west elevations of all buildings		NOTES:			
☒	☐	All building materials and colors noted					
☒	☐	8" x 10" photo of original color and material board					
☒	☐	All wall sign locations shown and sizes noted					
FLOOR PLANS							
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1		
☒	☐	Scale and building dimensions labeled		Rolled Plans:	1		
☒	☐	All building entrances/exits shown		NOTES:			
☒	☐	Use of all rooms noted/labeled					
☒	☐	Maximum Occupancy (per I.B.C.)					
☒	☐	Seating Capacity (where applicable)					
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.							
Owner / Applicant:		Triple Five Development		Application Type:		Site Development Plan Review	
Representative:		James Grindstaff		Application Purpose:		Private School, Primary	
APN:		13832818005		Site Location:		Approximately 1,080 feet north of Charleston, and approx 1,600 feet east of Rampart	
Planner's Signature:				Pre-App. Meeting Date:		01/28/09	
Planner:		Steve Gebeke, Senior Planner - 229-5410		Earliest Submittal Deadline:		02/10/09	
				Earliest PC / CC Meeting Dates:		03/26/09 PC 05/06/09 CC	

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/11/2009 04:01 PM**Submitted By**

Page 1

A/P # 33773 **SITE DEVELOPMENT PLAN REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	03/10/2009 15:29	985156	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-33773 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-33770 - PUBLIC HEARING - APPLICANT: YESHIVA DAY SCHOOL - OWNER: BOCA PARK MARKET PLACE LV, LLC - Request for a Site Development Plan Review FOR A PROPOSED 3,360 SQAURE-FOOT PRIVATE SCHOOL, PRIMARY AND 1,500 SQUARE-FOOT BASKETBALL COURT AND PLAYGROUND WITH A WAIVER OF ALL LANDSCAPING REQUIREMENTS on 4.15 acres at 8740 West Charleston Boulevard (APN 138-32-818-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

Parent A/P #

Project #	33773	Project/Phase Name	YESHIVA DAY SCHOOL	Phase #	
Size/Area	1.50 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 13832818005**Location****Owner/Tenant**

Contact ID AC1195266	Name	BOCA PARK MARKETPLACE L V L L C		
Mailing Address 9440 W SAHARA AVE #240	Organization			
City LAS VEGAS	State/Province NV			
ZIP/PC 89117-8821	Country	☐ Foreign		
Day Phone (702)430-5800 x	Evening Phone			
Fax (702)430-5834	Mobile #			

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses8740 W CHARLESTON BLVD 1
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 2
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 3
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 4
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 5
LAS VEGAS, 89145-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/11/2009 04:01 PM**Submitted By**

Page 2

Address**Parcel Link****A/P Link**8740 W CHARLESTON BLVD 6
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 7
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 8
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 9
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 10
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 11
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 12
LAS VEGAS, 89145-8740 W CHARLESTON BLVD 201
LAS VEGAS, 89145-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels

13832818005

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1195266	☐ Foreign
Effective		Expire				
Name	BOCA PARK MARKETPLACE L V L L C					
Day Phone	(702)430-5800 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)430-5834	Mobile		Profession		
E-Mail						
Address	9440 W SAHARA AVE #240 LAS VEGAS, NV 89117-8821					
Seasonal Addr						
Valid From		To				
Comments	martin Walrath					

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 03/11/2009 04:01 PM**Submitted By**

Page 3

Applicants/Contacts

Primary N **Capacity** OTHER **Other** REP **Contact ID** AC1195266 ☐ **Foreign**
Effective **Expire**
Name BOCA PARK MARKETPLACE L V L L C
Day Phone (702)430-5800 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)430-5834 **Mobile** **Profession**
E-Mail
Address 9440 W SAHARA AVE #240
LAS VEGAS, NV 89117-8821
Seasonal Addr

Valid From **To**
Comments
James Grindstaff

Primary Y **Capacity** APPL **Contact ID** AC1581970 ☐ **Foreign**
Effective **Expire**
Name YESHIVA DAY SCHOOL OF LAS VEGAS
Day Phone (702)838-8003 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)271-9225 **Mobile** **Profession**
E-Mail
Address 9420 W SAHARA AVE
SUITE #202
LAS VEGAS, NV 89117
Seasonal Addr

Valid From **To**
Comments
Zev Goldman

Contractors

No Contractors

Item Description **Item Status**

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
328800 B&S PLAN (BUILDING&SAFETY PLAN REVIEW)	Incomplete
328798 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
328809 FIRE ENG (FIRE PROTECTION ENGINEERING)	Incomplete
328801 FLOOD (FLOOD CONTROL)	Incomplete
328808 LAND DEV (LAND DEVELOPMENT)	Incomplete
328799 NEIGH P&S (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
328802 ROW (RIGHT-OF-WAY)	Incomplete
328807 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
328806 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
328805 SURVEY (SURVEY)	Incomplete
328804 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
328803 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 03/11/2009 04:01 PM

Submitted By

Page 4

Item Description Item Status

(STAFF RECOMMENDATION)
(PT-ENTER THE # OF LABELS)
(ASSIGN CASE TO A PLANNER)
(AT-COMplete DRT PROCESS)
(PT-NOTIFICATION MAP DATE)
(AT-ROUTE PLANS FOR REVIEW)
(AT-SEND PUB HEARING NOTICE)
(AT-SEND TO REVIEW JOURNAL)
(PT-SIZE OF NOTIFICATION AREA)

Not Checked
Children Successful

1

Check Licenses

Check Children Status

Check Open Cases

Case # 72084

Fees Status Paid Date Amount

NOTIFICATION & ADVERTISING FEE	P	03/10/2009 15:33	500.00
PROCESSING FEE	P	03/10/2009 15:33	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	03/10/2009 15:33	30.00

Total Unpaid 0.00 Total Paid 1030.00

Inspections

There are no inspections for this Report

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

328800	B&S PLAN	0	N	03/11/2009 16:01			
328798	DEVCO	0	N	03/11/2009 16:01			
328809	FIRE ENG	0	N	03/11/2009 16:01			
328801	FLOOD	0	N	03/11/2009 16:01			
328808	LAND DEV	0	N	03/11/2009 16:01			
328799	NEIGH P&S	0	N	03/11/2009 16:01			
328802	ROW	0	N	03/11/2009 16:01			
328807	SEWER	0	N	03/11/2009 16:01			
328806	SID	0	N	03/11/2009 16:01			

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 03/11/2009 04:01 PM

Submitted By

Page 5

Review Activities Act # Comp By	Act Type Comments	Status	Waived	Issued	Started	Completed
328805	SURVEY	0	N	03/11/2009 16:01		
328804	TEFO	0	N	03/11/2009 16:01		
328803	TRAFFIC	0	N	03/11/2009 16:01		

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By AOBODAI

Modified Date/Time 03/10/2009 15:28

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

N Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N				985156	03/10/2009 15:29	

Project #	A/P Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

Report Date 03/11/2009 04:02 PM

Submitted By

Page 6

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Final City Council letter received

N Parent Project link required?

Annotated minutes recieved

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin? PUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/23/2009	PC	SCHEDULED	0	0	0
AOBODAI	03/10/2009				

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# Shops at Boca Park Phase II ck 5282 / 430-5831 / James	983657	03/10/2009 15:34		0.00

Model Home Details

No Model Home Details

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 8740 W. Charleston Ave. Las Vegas Nevada 89117
 Project Name Yeshiva Day School Proposed Use Parochial School
 Assessor's Parcel #(s) 138-32-818-005 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing PD proposed PD
 Commercial Square Footage 3,360 Floor Area Ratio _____
 Gross Acres 1.5 Lots/Units _____ Density _____
 Additional Information Temporary location for school during fund raising for permanent building
Located in the parking area behind the commercial shopping center

PROPERTY OWNER Boca Park Market Place LV, LLC Contact Martin Walrath
 Address 9440 W. Sahara Ave Suite 240 Phone: (702) 430-5800 Fax: _____
 City Las Vegas State Nevada Zip 89117
 E-mail Address martin.walrath@triplefive.com

APPLICANT Yeshiva Day School Contact Zev Goldman
 Address 9420 W. Sahara Ave Suite 202 Phone: (702) 838-8003 Fax: (702) 271-9225
 City Las Vegas State Nevada Zip 89117
 E-mail Address zevtouro@yahoo.com

REPRESENTATIVE Boca Park Market Place LV, LLC Contact James Grindstaff
 Address 9440 W. Sahara Ave Suite 240 Phone: (702) 430-5800 Fax: (702) 430-5834
 City Las Vegas State Nevada Zip 89117
 E-mail Address james.grindstaff@triplefive.com

Property Owner Signature*

Martin Walrath

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

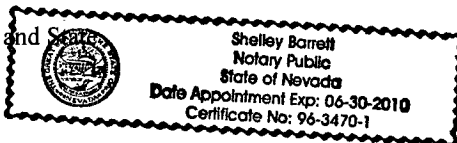
Print Name Martin Walrath

Subscribed and sworn before me

This 10th day of March, 2009.

Shelley Barrett

Notary Public in and for said County and State



Revised 10/27/08

MAR 10 2009

FOR DEPARTMENT USE ONLY

Case#	<u>SDR-33773</u>
Meeting Date:	<u>4/23/09</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>3/10/09</u>
Received By:	<i>[Signature]</i>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Justification Letter



Separator Sheet



TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

RE: Special Use Permit for Parochial School

On behalf of Yeshiva Day School please accept our application for a parochial Day school that will serve from grades K-8, generally located at the southeast corner of Rampart and Charleston. The school is 60 feet by 48 feet for an approximately 2,880 square foot building. Plus an auxiliary office building of 480 square feet for a total of 3,360 square feet.

This school is located in the back of the Boca Park Market Place on a small section (approximately .38 acres) of a larger 4.15 acre parcel and is zoned C-1. A special use permit is required to operate a school in the C-1 zoning district.

This location will replace the location that was approved in 2008 at the Village Square shopping Center at Sahara and Fort Apache. This location would have required an upgrade of the fire alarm system to the entire building at a cost exceeding \$50,000 and the school could not cover the cost.

This new location is a temporary location for the school during the fund raising phase for a permanent structure. It will be located at the edge of the current asphalt and will require only restriping to add the required parking spaces.

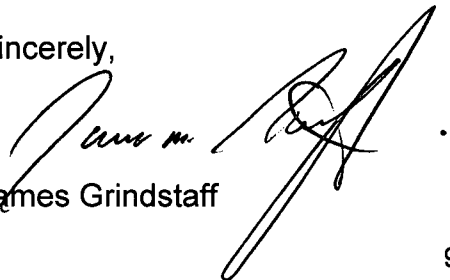
Due to the temporary nature of the use and the fact that this building will be adjacent to an existing intense landscaping buffer we are requesting a waiver of all landscaping requirements for the school. All ADA access is noted on the site plan and meets current code.

We will add a small trash enclosure that will meet the requirements of Republic Services.

The play area is approximately 1,500 square feet and will include basketball court and playground equipment.

Thank you for your time and effort in reviewing our project.

Sincerely,



James Grindstaff

RECEIVED
MAR 10 2009

9440 W. Sahara Avenue Suite 240
Las Vegas, Nevada 89117
702.430.5800 Phone - 702.430.5831 Fax

SDR-33773
04/23/09 PC

BOCA PARK MARKET PLACE

Architectural Review Committee

RE: Special Use Permit and Design review for the yeshiva Day School

The Boca Park Architectural review Committee has reviewed the application for the Yeshiva Day school at Boca Park and are in support of the project. We believe this will not negatively impact the existing tenants in the center.

The school will be located on this site on a temporary basis during the fundraising period for a permanent structure (to be located else where). Boca Park Market Place landscaping exceeds the City of Las Vegas standards. With the existence of the burn with intense landscaping to the east, we are in support of the waiver of the landscaping required by the Boca Park Market Place Master Development Plan and Development Standards dated January 10, 2000.

Sincerely,



Tara Lynn
Manager

RECEIVED
MAR 10 2009

9440 W. Sahara Avenue Suite 240
Las Vegas, Nevada 89117
702.430.5800 Phone - 702.430.5831 Fax

SDR-33773
04/23/09 PC

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33773** APN: 138-32-818-005

Name of Property Owner: Boca Park Market Place LV, LLC

Name of Applicant: Yeshiva Day School

Name of Representative: James Grindstaff

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s):

APN:

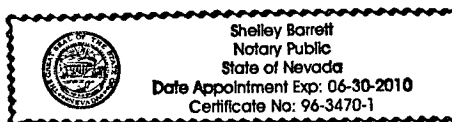
Signature of Property Owner: Hunter Walcott

Print Name: Martin Walrath

Subscribed and sworn before me

This 10th day of March, 20 09

Shelley Barrett
Notary Public in and for said County and State



RECEIVED

MAR 10 2009

Deed



Separator Sheet



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

27 May 2009

TO: CLV Planning Commissioners Chair TROWBRIDGE, Vice Chair
TRUEDELL, GOYNES, EVANS, QUINN, ELLSWORTH, and BUCKLEY.
FROM: CNP

RE: Selected May 28 Planning Agenda items of special concern.

We understand that all LV Planning Commission actions may set a precedent for any and all actions within our City of Las Vegas, NV boundaries, therefore imposing a direct impact upon all wards.

#18. & 19. We noted that this item is TEMPORARY. While such a facility is an asset to a neighborhood, a shopping center may not be most healthy or safe for the children.

#24. YES, such a service is important to our city.

#31. NO, sounds as though the 'downtown development area' standards are now being requested elsewhere!

Absolutely NO ZERO ft. distance separation from a similar use.

Adhere precisely to NO LESS than a 1,500 ft separation from a city (any) park.

#32. NO, wherever they relocate possibly chauffer service would be the answer?

#33. YES, we are concerned about possible harassing which is used by our council for certain applicants. The reception various applications receive from commissioners sometimes brings out your dramatic side (*added here because similar and smaller applicants seem to receive less than welcome attitudes*).

#34. Yes, and thank you for compliance with some of the latest findings regarding current wind systems for energy production. We may have missed any reference to turning off the blades when not needed, but that is a factor we had recently read.

Looking Forward to Hellsdorado!

June Ingram
President CNP

RECEIVED
MAY 28 2009

June Ingram and Board of CHARLESTON NEIGHBORHOOD PRESERVATION

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Braton-Juanita Clark-Miriam Een-Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-Gene&Pearl Lonardo-Joan Lynch-Dorothy Orr-Pamela Stancilillo-Marcus Gobel-Layne Rushforth-Jeanine Sweany-Jean Withers-Others

19C

BOCA PARK MARKETPLACE LV, LLC

Business Entity Information

Status:	Active	File Date:	6/15/2005 12:59:44 PM
Type:	Domestic Limited-Liability Company	Corp Number:	E0378722005-0
Qualifying State:	NV	List of Officers Due:	6/30/2009
Managed By:	Managers	Expiration Date:	

Registered Agent Information

Name:	TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION, ATTN: CORPORATE COUNSEL	Address 1:	9440 W SAHARA AVE STE 240
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Manager - BOCA PARK MARKETPLACE LV-MM INC			
Address 1:	9440 W SAHARA AVE #240	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20050233595-34	# of Pages:	3
File Date:	06/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050252777-37	# of Pages:	1
File Date:	06/27/2005	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20060474226-93	# of Pages:	1
File Date:	07/24/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060474228-15	# of Pages:	1
File Date:	07/24/2006	Effective Date:	
(No notes for this action)			

BOCA PARK MARKETPLACE LV MM, INC.

Business Entity Information			
Status:	Active	File Date:	6/15/2005 11:38:57 AM
Type:	Domestic Corporation	Corp Number:	E0378302005-0
Qualifying State:	NV	List of Officers Due:	6/30/2009
Managed By:		Expiration Date:	

Registered Agent Information			
Name:	TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION, ATTN: CORPORATE COUNSEL	Address 1:	9440 W SAHARA AVE STE 240
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	25,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☒ Include Inactive Officers
President - DAVID GHERMEZIAN				
Address 1:	9440 W SAHARA AVE #240	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:		
Status:	Active	Email:		
Director - ESKANDAR GHERMEZIAN				
Address 1:	9440 W SAHARA AVE #240	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:		
Status:	Active	Email:		
Secretary - MARTIN H WALRATH IV				
Address 1:	9440 W SAHARA AVE #240	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:		
Status:	Active	Email:		
Treasurer - MARTIN H WALRATH IV				
Address 1:	9440 W SAHARA AVE #240	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89117	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	20050233282-57	# of Pages:	7

9
A.P.N.: 138-32-412-028, 138-32-412-018, and 138-32-818-005, 138-32-818-010 and 138-32-412-029 and 138-32-412-027
File No: NCS-162792-PVL (mb)
R.P.T.T.: Exemption 8

When Recorded Mail To: Mail Tax Statements To:
Boca Park Marketplace LV, LLC
9510 W. Sahara Ave., #200
Las Vegas, NV 89117

20050707-0005217

Fee: \$22.00 RPTT: EX#001

N/A Fee: \$0.00

07/07/2005

15:01:01

T20050123264

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVAD

Frances Deane

JYB

Clark County Recorder

Pgs: 9

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charleston Associates LLC, a Delaware Limited Liability Company; Boca Park Marketplace LLC, a Nevada Limited Liability Company and Boca Park Parcels, LLC, a Nevada Limited Liability Company

do(es) hereby **GRANT, BARGAIN and SELL** to

Boca Park Marketplace LV, LLC, a Nevada Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

Parcel 1:

Being a portion of Lot 1, Block 1 of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats at Page 23, located within the South Half (S 1/2) of Section 32, Township 20 South, Range 60 East, M.D.B. & M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

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SDR-33773
04/23/09 PC

Beginning at the most Easterly Northeast corner of Pad 1, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 103 of Surveys, at Page 06; thence North 89°26'21" East, 62.59 feet; thence South 50°44'54" East 135.86 feet to the boundary line of Pad 9, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 98 of Surveys, at Page 37; thence along the boundary line of said Pad 9 through its various courses as follows: South 89°26'21" West 41.35 feet; thence South 00°33'39" East, 157.83 feet; thence North 89°26'21" East, 10.00 feet; thence South 00°33'39" West, 301.50 feet; thence South 89°26'21" West 80.43 feet; thence South 00°33'39" East, 168.22 feet; thence South 89°26'21" West 149.00 feet; thence South 00°33'39" East, 224.60 feet; thence South 89°26'21" West, departing the boundary of said Pad 9, a distance of 42.00 feet to the Easterly boundary line of Pad 0, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 107 of Surveys, at Page 15; thence along the boundary of said Pad 0 through its various courses as follows: North 00°33'39" West, 113.98 feet; thence South 89°26'21" West 177.22 feet; thence North 00°33'39" West, departing the boundary of said Pad 0, a distance of 294.34 feet; thence South 89°26'21" West, 4.97 feet to the beginning of a curve concave Northeasterly having a radius of 34.50 feet; thence Northwesterly, 46.53 feet along said curve through a central angle of 77°16'53"; thence South 89°26'21" West, 136.03 feet; thence North 00°33'39" West, 75.17 feet to the boundary line of said Pad 1; thence along the boundary line of said Pad 1 through its various curves and courses as follows: North 89°26'21" East, 317.50 feet; thence North 00°33'39" West, 113.50 feet; thence North 89°26'21" East, 172.72 feet; thence South 00°33'39" East, 10.00 feet; thence North 89°26'21" East, 121.64 feet; thence North 00°33'39" West, 83.25 feet; thence North 89°26'21" East, 75.84 feet; thence North 00°33'39" West, 242.00 feet to the Point of Beginning.

Parcel II:

Being a portion of Lot 1, Block 1 of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats at Page 23, located within the South Half (S 1/2) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of Pad 9, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 98 of Surveys, at Page 37; thence North 89°26'21" East, 216.66 feet to the Easterly boundary line of said Lot 1, Block 1; thence along said Easterly boundary line through its various courses as follows: South 00°19'57" East, 530.10 feet; thence North 89°40'03" East, 125.00 feet; thence South 00°19'57" East, 323.33 feet; thence South 89°41'05" West, departing said Easterly boundary line, 42.61 feet to the boundary line of Pad 17, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 102 of Surveys, at Page 42; thence along the boundary line of said Pad 17 through its various courses as follows: North 00°33'39" West, 64.04 feet; thence North 89°27'23" East, 22.02 feet; thence North 00°18'55" West, 229.68 feet; thence South 89°26'21" West, 95.80 feet; thence South 00°33'39" East, 19.00 feet; North 89°26'21" East, 72.00 feet; thence South 00°33'39" East, 66.45 feet; thence South 89°26'21" West, 82.67 feet; thence North 00°33'39" West, 24.00 feet; thence South 89°26'21" West, 76.00 feet; thence South 00°33'39" East, 24.00 feet; thence South 89°26'21" West, 181.33 feet; thence South 00°33'39" East, 206.80 feet; thence South 89°29'33" West, departing the boundary of said Pad 17 a distance of 62.00 feet

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Mar 10 2009

to the Easterly boundary line of said Pad 9; thence along said Easterly boundary line through its various courses as follows: North 00°33'39" West, 286.67 feet; thence North 89°26'21" East, 31.00 feet; thence North 00°33'39" West, 186.22 feet; thence North 89°26'21" East, 75.35 feet; thence North 00°33'39" West, 459.33 feet to the Point of Beginning.

Parcel III:

A portion of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, at Page 23, located in the South Half (S 1/2) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the most Westerly, Southeast corner of said "Peccole Ranch Town Center" Subdivision; thence North 89°40'03" East, along the boundary line of said subdivision, 125.00 feet to the Westerly right-of-way of Merialdo Lane; thence South 00°19'57" East, along said Westerly right-of-way, 323.40 feet to the Point of Beginning; thence continuing South 00°19'57" East, along said Westerly right-of-way, 51.00 feet to a point hereinafter referred to as Point "A"; thence continuing South 00°19'57" East, along said right-of-way, 166.60 feet to the beginning of a curve concave Northwesterly having a radius of 54.00 feet; thence Southwesterly 84.82 feet, along said curve through a central angle of 90°00'00" to the Northerly right-of-way of Charleston Boulevard; thence along said Northerly right-of-way of Charleston Boulevard; thence along said Northerly right-of-way as follows: South 89°40'03" West, 559.98 feet; thence South 89°26'21" West, 89.77 feet to a point hereinafter referred to as Point "B"; thence continuing South 89°26'21" West, 673.92 feet to a point hereinafter referred to as Point "C"; thence continuing South 89°26'21" West, 451.73 feet to the beginning of a curve concave Northeasterly having a radius of 54.00 feet; thence Northwesterly 84.82 feet, along said curve through a central angle of 90°00'00" to the Easterly right-of-way of Rampart Boulevard; thence along said Easterly right-of-way as follows: North 00°33'39" West, 124.06 feet; thence North 07°45'20" East, 60.83 feet; thence North 01°42'24" West, 81.44 feet; thence North 15°44'35" West, 41.23 feet; thence North 01°42'24" West, 118.57 feet; thence North 00°33'39" West, 276.21 feet to a point hereinafter referred to as Point "D"; thence continuing North 00°33'39" West, 180.84 feet to the beginning of a curve concave Southeasterly having a radius of 1650.00 feet; thence Northeasterly 546.29 feet, along said curve through a central angle of 18°58'11"; thence South 71°35'28" East, departing said Easterly right-of-way and along a radial line 15.00 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1635.00 feet; thence Southwesterly, 344.61 feet along said curve through a central angle of 12°04'35"; Thence South 88°46'05" East, 20.56 feet; thence South 43°46'05" East, 55.00 feet; Thence South 01°13'55" West, 5.00 feet; Thence South 88°46'05" East, 137.66 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1435.00 feet, a radial line to said beginning bears North 84°42'49" West; thence Northeasterly 492.48 feet along said curve through a central angle of 19°39'49"; thence South 50°55'34" East, 52.65 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1384.00 feet, a radial line to said beginning bears North 65°34'55" West; thence Southwesterly, 603.37 feet along said curve through a central angle of 24°58'44"; thence South 00°33'39" East, 228.84 feet to a point hereinafter referred to as Point "E"; thence North 89°26'21" East, 336.03 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 34.50 feet, a radial line to said beginning bears

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South 76°43'14" West; thence Southeasterly, 46.53 feet along said curve through a central angle of 77°16'53"; thence North 89°26'21" East, 4.97 feet; thence South 00°33'39" East, 408.31 feet; thence North 89°26'21" East, 219.22 feet; thence North 00°33'39" West, 3.93 feet; thence North 89°26'21" East, 586.00 feet; thence South 00°33'39" East, 4.01 feet; thence North 89°40'03" East, 444.61 feet to the Point of Beginning.

Excepting therefrom the following five (5) parcels:

Parcel A:

Commencing at the aforementioned Point "A"; thence South 89°40'03" West, 20.00 feet to the Point of Beginning for Parcel A; thence South 00°19'57" East, 125.60 feet; thence South 89°40'03" West, 50.00 feet; thence South 00°19'57" East, 80.00 feet; thence South 89°40'03" West, 453.23 feet; thence North 00°42'03" East, 10.22 feet; thence North 45°47'21" West, 53.10 feet; thence North 89°17'57" West, 12.68 feet; thence North 00°32'29" West, 157.91 feet; thence North 89°40'03" East, 554.14 feet to the Point of Beginning.

Parcel B:

Commencing at the aforementioned Point "B"; thence North 00°33'39" West, 15.00 feet to the Point of Beginning for Parcel B; thence South 89°26'21" West, 494.88 feet; thence North 00°42'03" East, 9.97 feet; thence North 45°47'21" West, 53.10 feet; thence North 89°17'57" West, 12.64 feet; thence North 00°33'39" West, 157.35 feet; thence North 89°26'21" East, 596.49 feet; thence South 00°33'39" East, 155.73 feet; thence North 89°17'57" West, 10.22 feet; thence South 45°42'03" West, 56.81 feet; thence South 00°42'03" West, 10.22 feet to the Point of Beginning.

Parcel C:

Commencing at the aforementioned Point "C"; thence North 00°33'39" West, 15.00 feet to the Point of Beginning for Parcel C; thence South 89°26'21" West, 400.73 feet; thence North 00°33'39" West, 20.86 feet; thence North 45°33'39" West, 104.85 feet; thence South 89°26'21" West, 15.86 feet; thence North 00°33'39" West, 66.97 feet; thence North 07°45'20" East, 60.98 feet; thence North 01°42'24" West, 84.53 feet; thence North 15°44'35" West, 41.23 feet; thence North 01°42'24" West, 116.58 feet; thence North 00°33'39" West, 101.91 feet; thence North 89°21'07" East, 24.20 feet; thence North 44°21'07" East, 56.57 feet; thence North 00°38'53" West, 10.05 feet; thence North 89°26'21" East, 135.88 feet; thence South 00°33'39" East, 150.06 feet; thence South 01°42'24" East, 113.18 feet to the beginning of a curve concave Northeasterly having a radius of 150.00 feet; thence Southeasterly, 232.62 feet, along said curve through a central angle of 88°51'15"; thence North 89°26'21" East, 194.42 feet; thence South 00°33'39" East, 160.00 feet; thence South 89°26'21" West, 15.00 feet; thence South 48°46'28" West, 46.04 feet; thence South 00°33'39" East, 15.00 feet to the Point of Beginning.

Parcel D:

Commencing at the aforementioned Point "D"; thence North 89°26'21" East, 15.00 feet to the Point of Beginning for Parcel D; thence North 00°33'39" West, 180.84 feet to the beginning of a curve concave Easterly having a radius of 1635.00 feet; thence Northerly, 24.16 feet, along said curve through a central angle of 00°50'48"; thence

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MAR 10 2008

North 89°26'21" East, 23.82 feet; thence North 44°26'21" East, 56.57 feet; thence North 00°33'39" West, 5.00 feet; thence North 89°26'21" East, 137.87 feet to the beginning of a non-tangent curve concave Easterly having a radius of 1435.00 feet, a radial line to said beginning bears North 87°47'54" West; thence Southerly, 69.19 feet, along said curve through a central angle of 02°45'45"; thence South 00°33'39" East, 225.84 feet; thence South 89°26'21" West, 136.00 feet; thence North 00°33'39" West, 5.00 feet; thence North 45°33'39" West, 56.57 feet; thence South 89°26'21" West, 24.00 feet to the Point of Beginning.

Parcel E:

Commencing at the aforementioned Point "E"; thence South 00°33'39" East, 76.00 feet to the Point of Beginning for Parcel E; thence North 89°26'21" East, 295.65 feet; thence South 00°33'39" East, 359.22 feet; thence South 89°26'21" West, 194.42 feet to the beginning of a curve concave Northeasterly having a radius of 99.00 feet; thence Northwesterly, 153.53 feet, along said curve through a central angle of 88°51'15"; thence North 01°42'24" West, 112.67 feet; thence North 00°33'39" West, 149.55 feet to the Point of Beginning.

Parcel IV :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at that West Sixteenth section corner of said Section 32, being on the centerline intersection of Charleston Boulevard and Rampart Boulevard; thence North 00°33'39" West, along the centerline of said Rampart Boulevard, 695.22 feet; thence North 89°26'21" East, departing said centerline 316.00 feet to the point of beginning; thence continuing North 89°26'21" East 295.66 feet; thence South 00°33'39" East 359.22 feet; thence South 89°26'21" West, 194.42 feet to the beginning of a curve concave Northeasterly having a radius of 99.00 feet; thence Northwesterly 153.53 feet along said curve through a central angle of 88°51'16"; thence North 01°42'23" West, 112.72 feet; thence North 00°33'39" West, 149.50 feet to the point of beginning.

Said metes and bounds description appeared in deed recorded November 30, 2001 in Book 20011130 as Document No. 02065.

Parcel V :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at the South Quarter Corner (S ¼ Cor.) of said Section 32, being on the centerline of Charleston Boulevard, thence South 89°26'21" West, along the South line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Said Section 32, coincident with the centerline of said Charleston Boulevard 268.15 feet;

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MAY 10 2009

thence North 00°33'39" West, departing said South line and said centerline, 80.00 feet to the Southwest Corner (SW Cor.) of Pad "K" of that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in file 107 of Surveys, page 66, same being the point of beginning; thence South 89°26'21" West, along the line lying 15 feet north of and running parallel with the Northernly right-of-way of said Charleston Boulevard, 153.97 feet to the Southeast Corner (SE Cor.) of Pad "I" of that record of Survey on file in File 111 of Surveys, page 80; thence North 00°33'39" West, departing said parallel line and along the Easterly boundary of said Pad "I", a distance of 205.00 feet to the Northeast Corner (NE cor.) of said Pad "I"; thence North 89°26'21" East, 153.97 feet to the Northwest Corner (NW cor.) of said Pad "K" thence South 00°33'39" East, along the Westerly boundary line of said Pad "K", a distance of 205.00 feet to the point of beginning.

(also known as Pad "J" of Record of Survey on file in File 117 of Surveys, page 74, Official Records.)

Parcel VI :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at the South Quarter Corner (S ¼ Cor.) of said Section 32, being on the centerline of Charleston Boulevard, thence North 89°40'03" East, along the South line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Said Section 32, coincident with the centerline of said Charleston Boulevard 417.51 feet; thence North 00°19'57" West, departing said South line and said centerline, 80.00 feet to the point of beginning; thence North 00°19'57" West 140.00 feet; thence South 89°40'03" West, 33.13 feet; thence North 00°19'57" West, 19.10 feet; thence South 89°40'03" West, 9.62 feet; thence North 00°19'57" West 3.50 feet; thence South 89°40'03" West, 99.75 feet; thence North 00°19'57" West, 25.73 feet; thence South 89°40'03" West, 19.00 feet; thence North 00°19'57" West, 9.67 feet; thence North 89°40'03" East 19.00 feet; thence North 00°19'57" West, 7.60 feet; thence North 89°40'03" East, 318.84 feet; thence South 00°19'57" East, 125.60 feet; thence South 89°40'03" West, 50.00 feet; thence South 00°19'57" East, 80.00 feet; thence South 89°40'03" West, along a line running parallel with and 15.00 feet North of the Northernly right of way line of said Charleston Boulevard, 126.34 feet to the point of beginning..

Excepting therefrom all that real property as conveyed to MDJLS Properties, LLC by deed recorded October 16, 2003 in Book 20031016 as Document No. 04029 and Rerecorded February 11, 2004 in Book 20040211 as Document No. 02495.

Together with all that real property conveyed to Boca Park Parcels, LLC, by deed recorded October 16, 2003 in Book 20031016 as Document No. 04028 and Rerecorded November 20, 2003 in Book 20031120 as Document No. 03729.

Parcel VII:

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MAR 10 2009

A non-exclusive easement for ingress, egress, parking and utilities, as more particularly set forth in that certain Declaration of Restrictions and Operation and Easement Agreement, recorded October 22, 1998 in Book 981022 as Document No. 01589, Official Records and as set forth in those certain Grant of Reciprocal Easements and Declaration of Covenants, recorded June 20, 2000 in Book 20000620 as Document No. 01343, and recorded February 12, 2001 in Book 20010212 as Document No. 01340, Official Records, Clark County, Nevada.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/22/2005

ASSESSOR

FILED

JUN 23 2009

Charleston Associates LLC, a Delaware Limited Liability Company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

Boca Park Marketplace LLC, a Nevada Limited Liability Company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

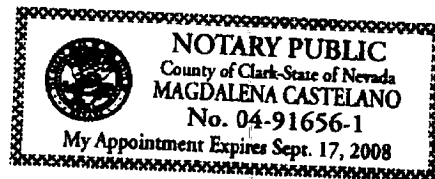
Boca Park Parcels LLC, a Nevada Limited Liability Company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

STATE OF **NEVADA**)
COUNTY OF **CLARK**) :ss.

This instrument was acknowledged before me on 6-23-05 by MARTIN H. WALRATH, IV,
MANAGER

Magdalena Castellano
Notary Public
(My commission expires: 9-17-05)



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JUN 10 2009

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-32-412-028
b) 138-32-412-018
c) 138-32-818-005
d) 138-32-818-010

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____
Book _____ Page: M
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due

\$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: 1

b. Explain reason for exemption: GRANTOR AND GRANTEE HAVE SAME COMMON OWNERSHIP

5. Partial Interest Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Martin H. Walcott

Capacity: Manager of each Grantor

Signature: Martin H. Walcott

Capacity: Manager

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Charleston Associates LLC, et al

Print Name: Boca Park Marketplace LV, LLC

Address: 9510 W. Sahara Ave., Ste. 200

Address: 9510 W. Sahara Ave., Ste. 200

City: Las Vegas

City: Las Vegas

State: NV Zip: 89117

State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance Company

Print Name: National Commercial Services

File Number: NCS-162792-PVL mb/mb

Address: 900 S. Pavilion Center Drive, S-160

City: Las Vegas

State: NV Zip: 89144

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Reproduced by First American Title Insurance Rev10/2001

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EXR 102539

5217

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

NOTES

MAP LEGEND

AVERAGE
QA VALUE
35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

_____ PARCEL BOUNDARY
 _____ SUBD BOUNDARY
 - - - - - ROAD EASEMENT
 _____ PM/LD BOUNDARY
 - - - - - NON-PARCEL LOT LINE
 _____ WATCH LINE / LEADER LINE
 001 ROAD ID NUMBER

001	PARCEL NUMBER
1.00	ACREAGE
202	PARCEL SUB/SEQ NUMBER
PE 23-45	PLAT RECORDING NUMBER
5	BLOCK NUMBER
5	LOT NUMBER
GL5	GOV. LOT NUMBER

T20S R60E

32

MAP	S 2 SE 4
-----	----------

138-32-8



Scale: 1"=200'

Rev:06/29/05



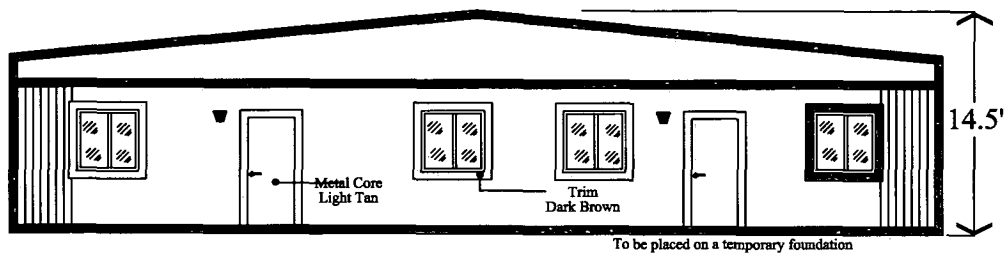
MAR 10 2009

Plans (PMT)

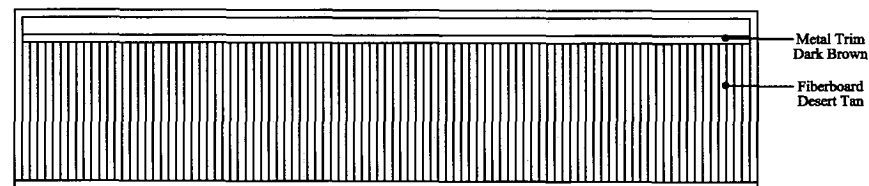


P L A N S - P M T

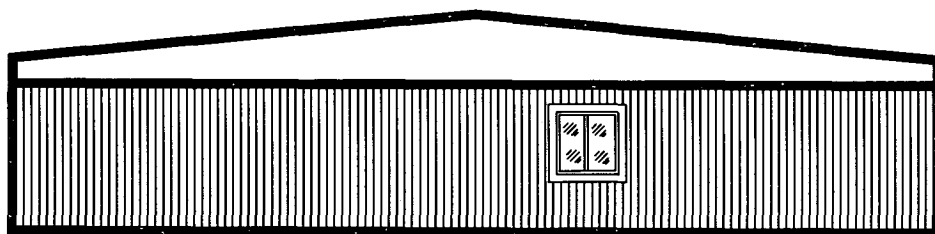
Separator Sheet



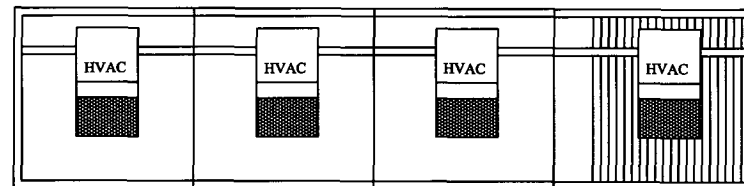
Classroom



Classroom



Classroom



Classroom

Yeshiva Day School

Boca Park Market Place

Floor Plan & Elevations

School elevations

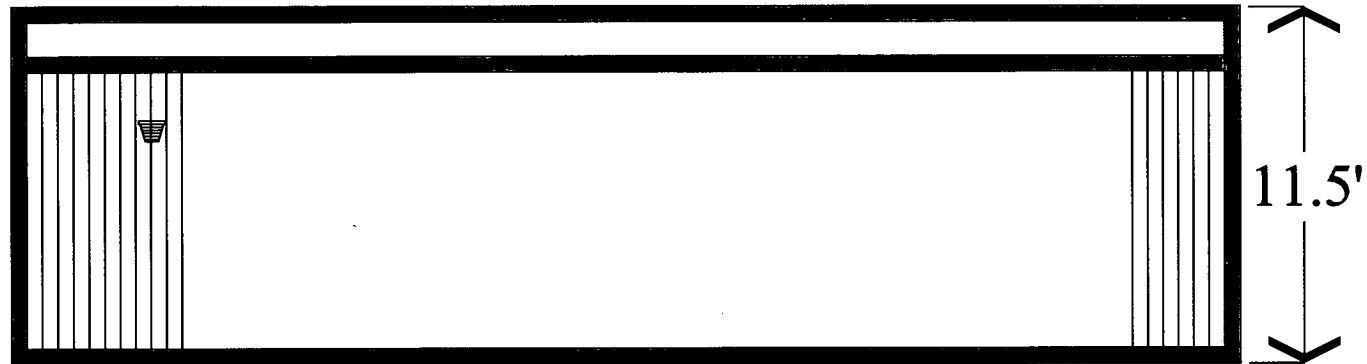
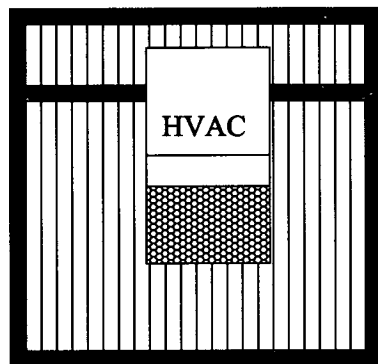
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Date: March 10, 2009
Project Number: 100100

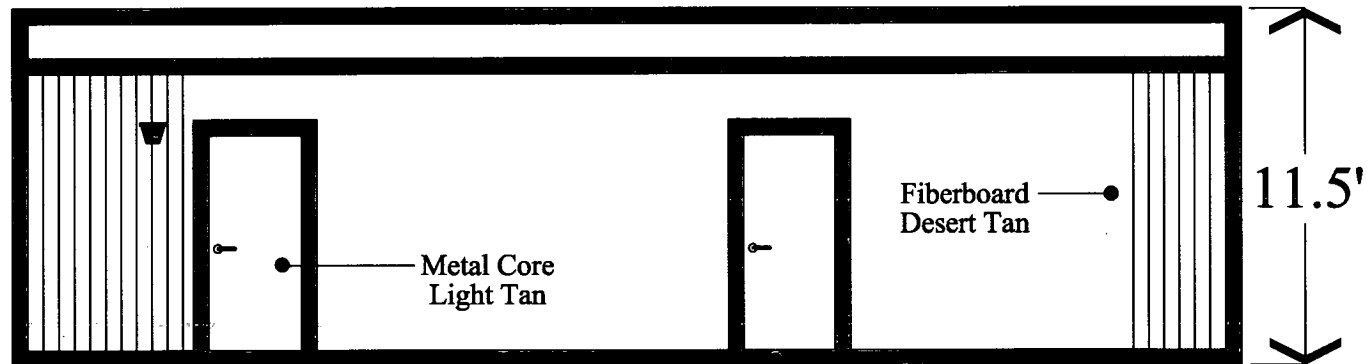
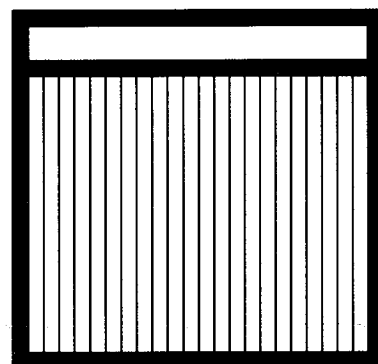
SDR-33773
REVISED
04/23/09 PC

RECEIVED

MAR 27 2009



To be placed on a temporary foundation



Fiberboard
Desert Tan

Metal Core
Light Tan

Metal Trim
Dark Brown

Yeshiva Day School

Scale: 1/4"=1"

Boca Park Market Place

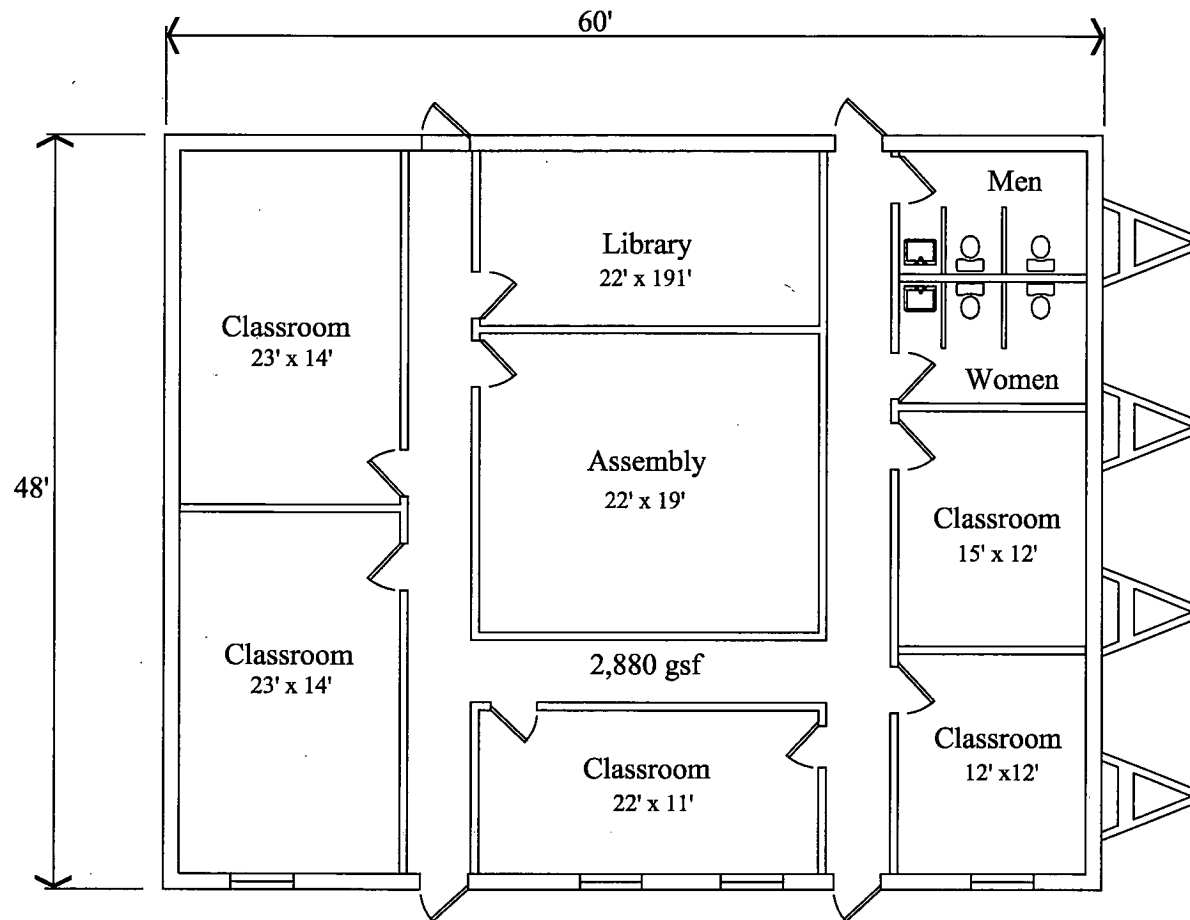
Building Elevations

Date: March 10, 2009
Project Number: 100100

SDR-33773
REVISED
04/23/09 PC

RECEIVED

MAR 27 2009



Yeshiva Day School

Boca Park Market Place

Floor Plan

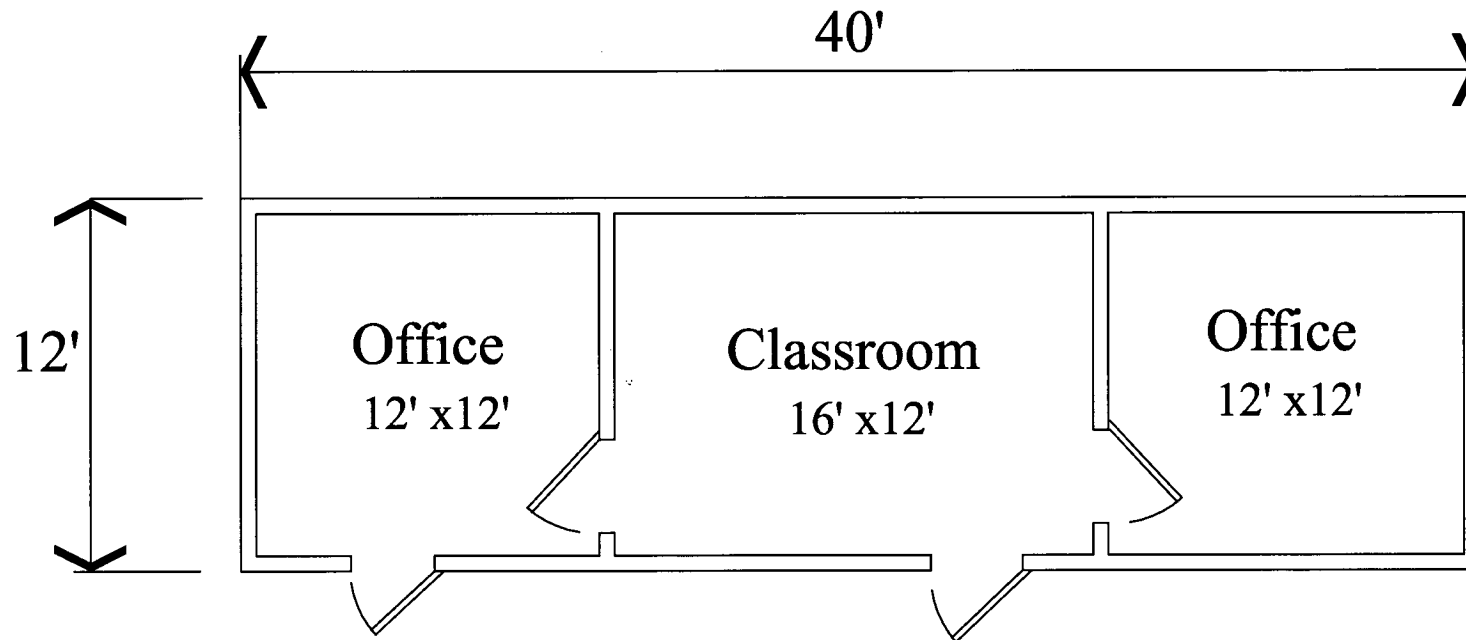
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Date: March 10, 2009
Project Number: 100100

SDR-33773
04/23/09 PC

RECEIVED

MAR 10 2009



Yeshiva Day School

Scale: 1/4" = 1'

Boca Park Market Place

Floor Plan

Date: March 10, 2009
Project Number: 100100

RECEIVED

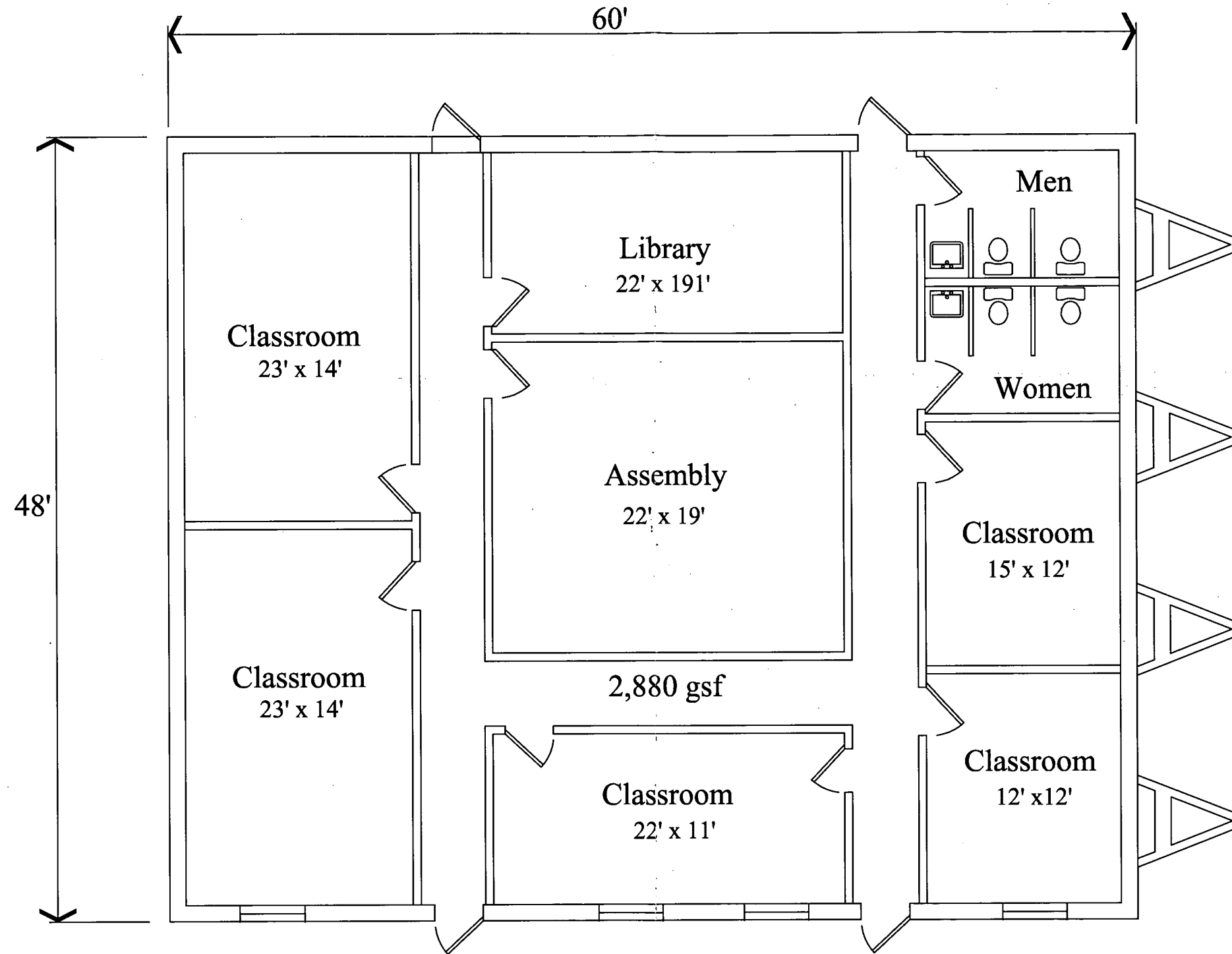
SDR-33773
04/23/09 PC

MAR 10 2009

Plans (Floor Plans)



Separator Sheet



Yeshiva Day School

Boca Park Market Place

Floor Plan

SDR-33773
04/23/09 PC

RECEIVED

MAR 10 2009

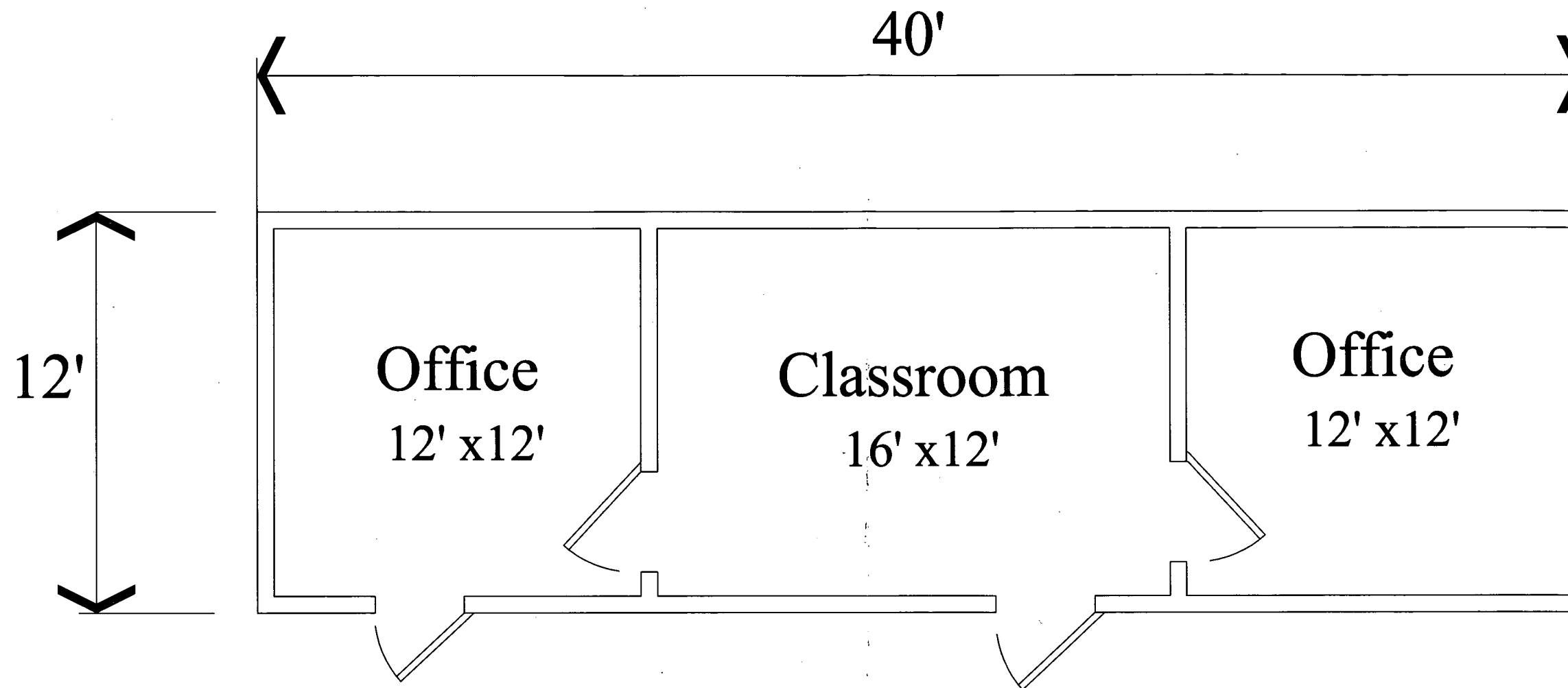
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Date: March 10, 2009
Project Number: 100100

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1-10-06

208-32442 (b) (6) 214MBED 3-10-06



Yeshiva Day School

Boca Park Market Place

Floor Plan

SDR-33773
04/23/09 PC

RECEIVED
MAR 10 2009

Scale: 1/4" = 1'

Date: March 10, 2009
Project Number: 100100

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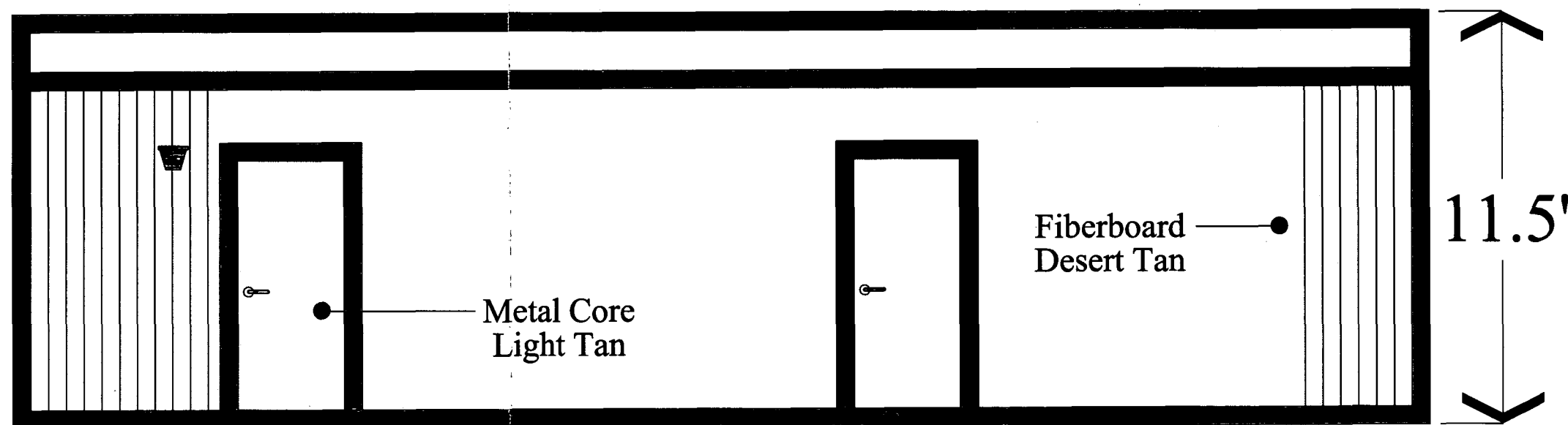
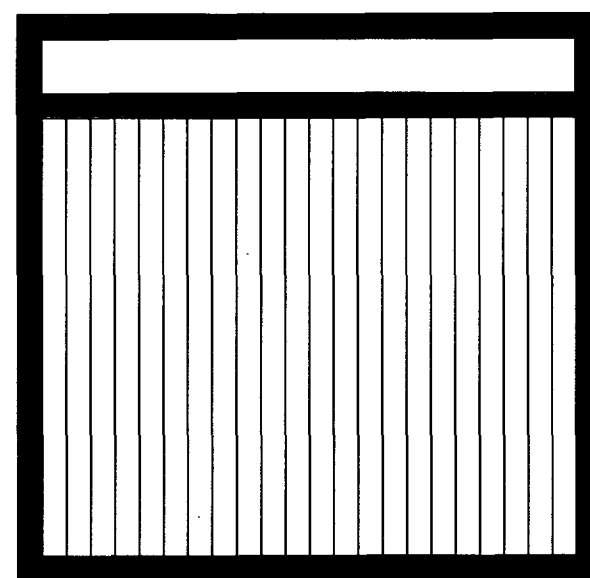
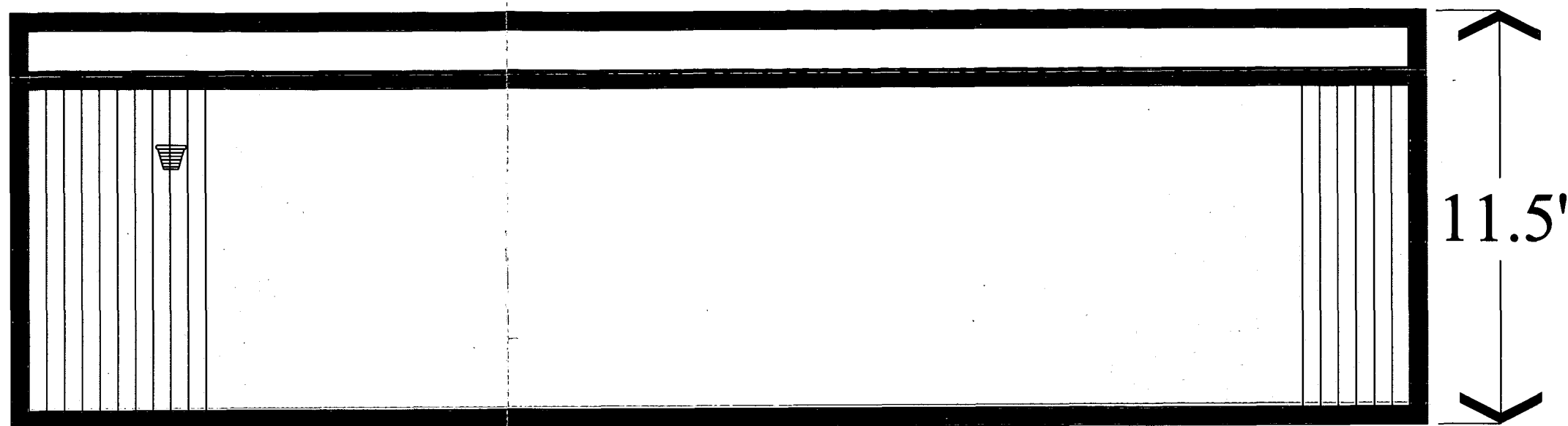
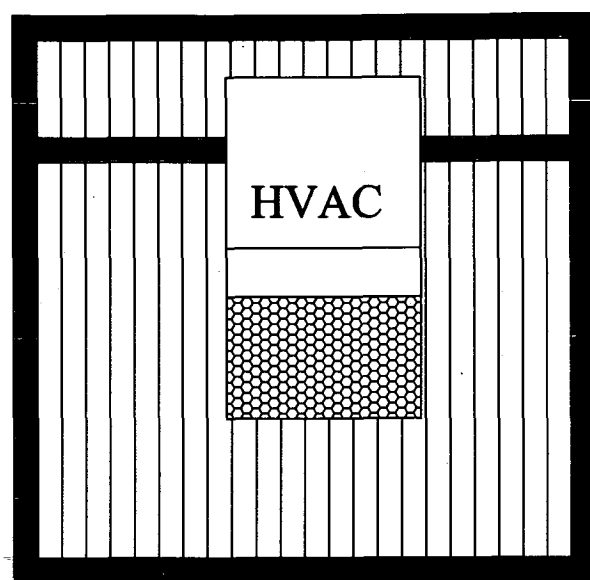
12/13/10

Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet



Yeshiva Day School

Boca Park Market Place

Building Elevations

SDR-33773
04/23/09 PC

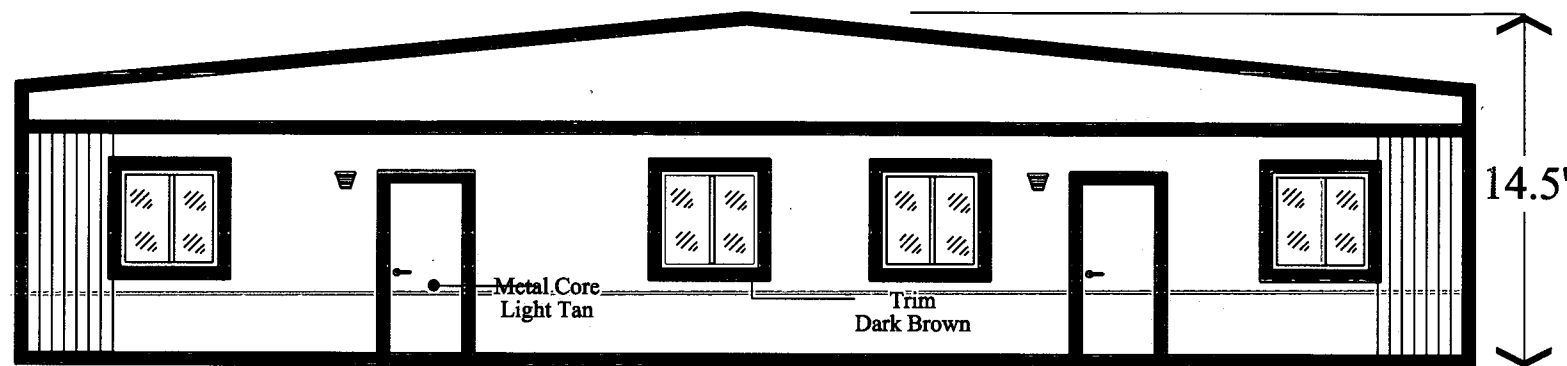
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MAR 10 2009
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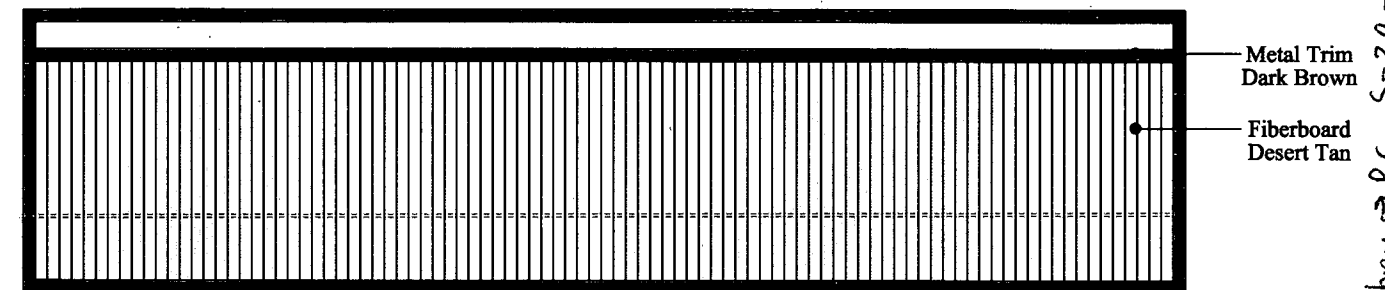
Date: March 10, 2009
 Project Number: 100100

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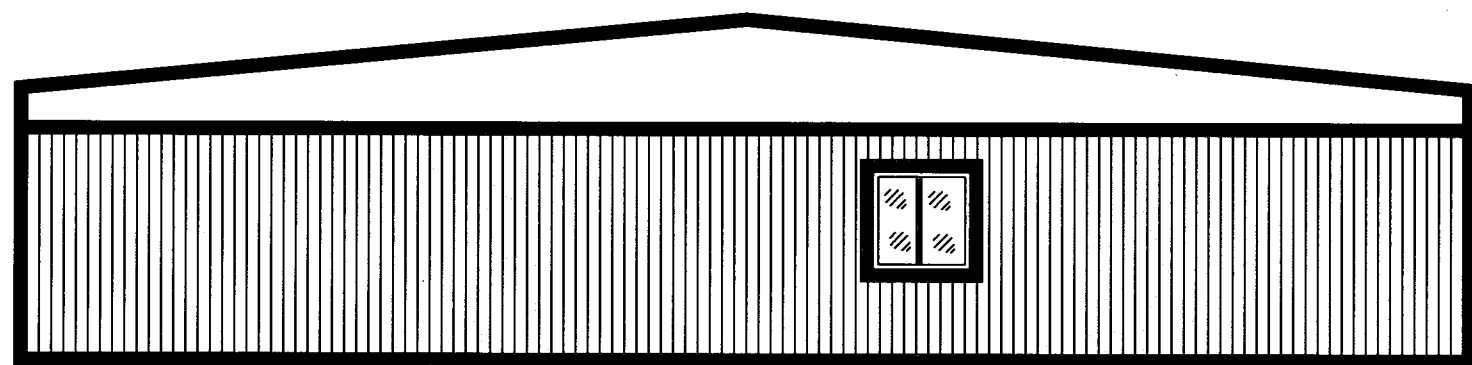
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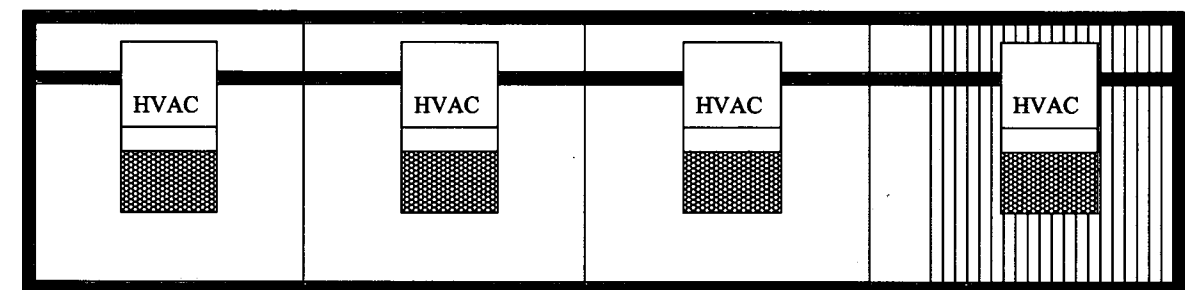
Classroom



Classroom



Classroom



Classroom

Yeshiva Day School

Boca Park Market Place

SDR-33773
04/23/09 PC

School elevations

RECEIVED

MAR 10 2009

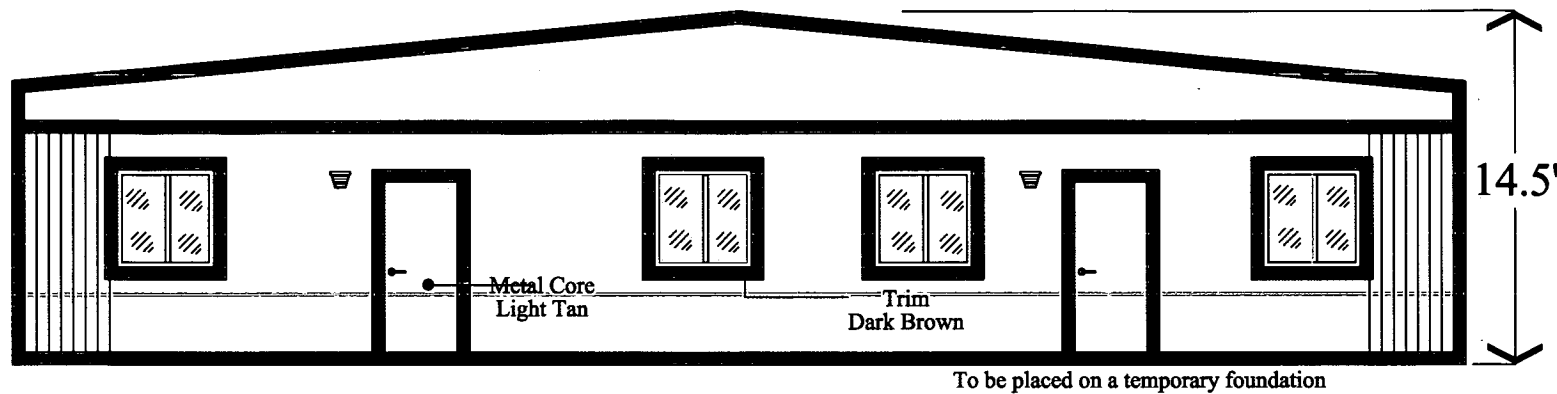
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Floor Plan & Elevations

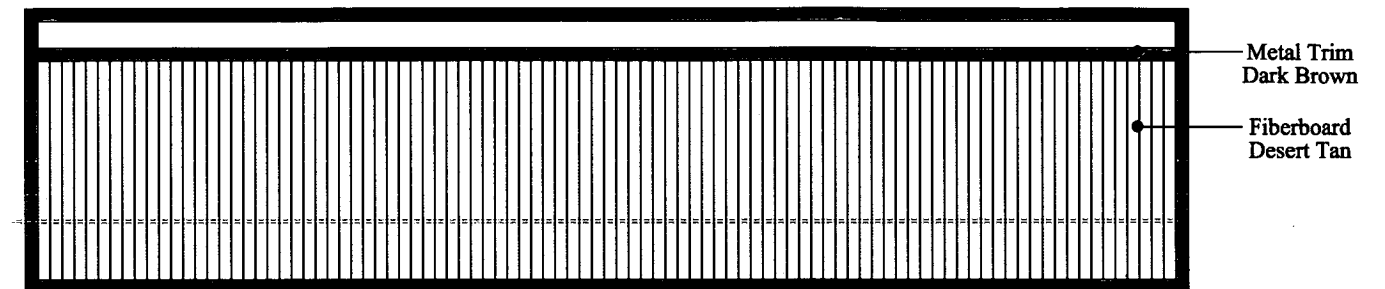
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Project Number: 100100

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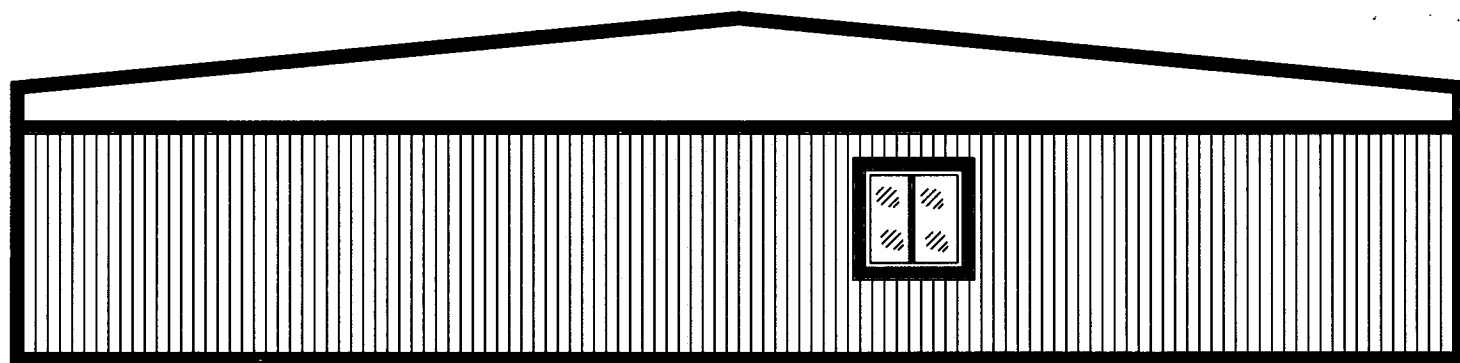
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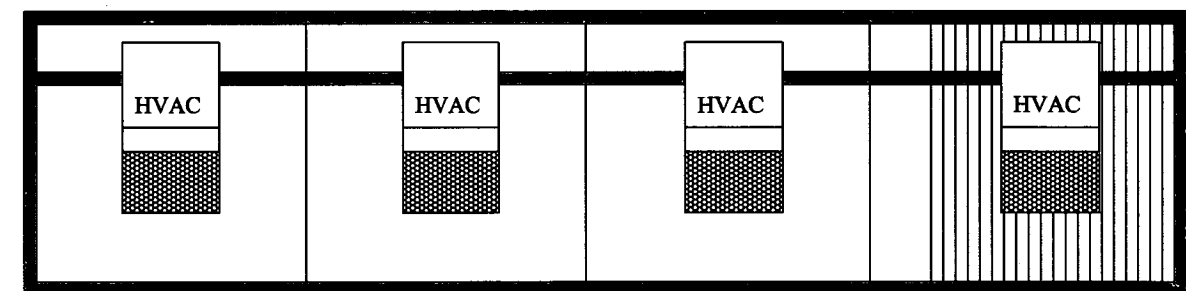
Classroom



Classroom



Classroom



Classroom

Yeshiva Day School

Boca Park Market Place

Floor Plan & Elevations

School elevations

Scale: 1/8"=1'

Date: March 10, 2009
Project Number: 100100

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MAR 27 2009

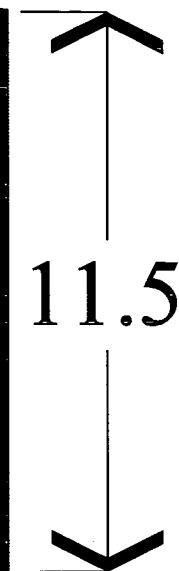
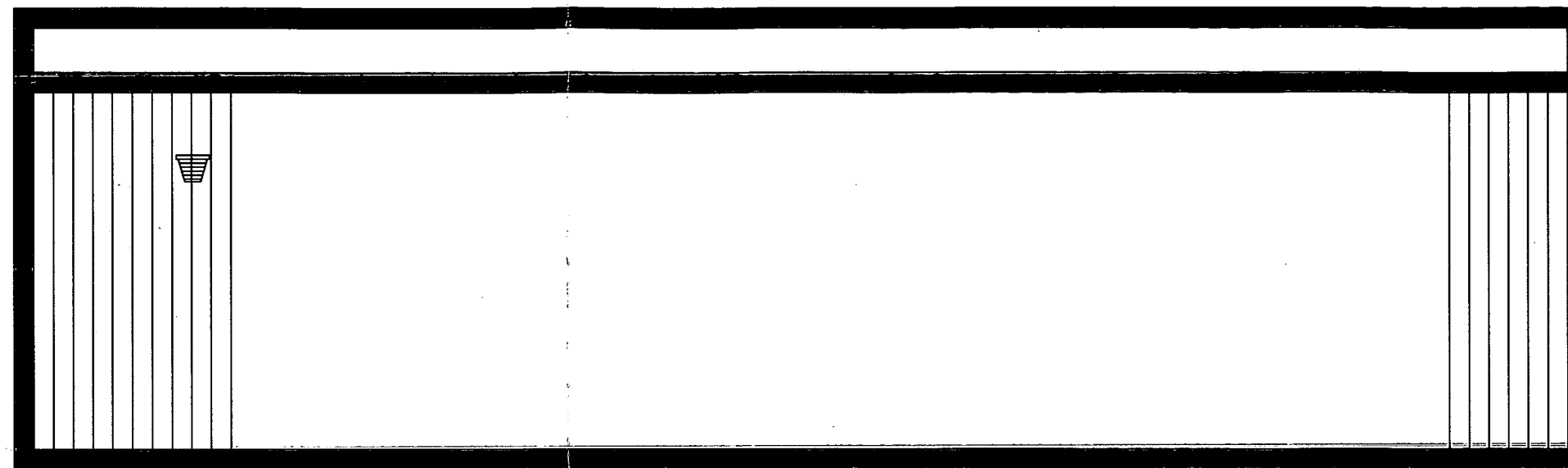
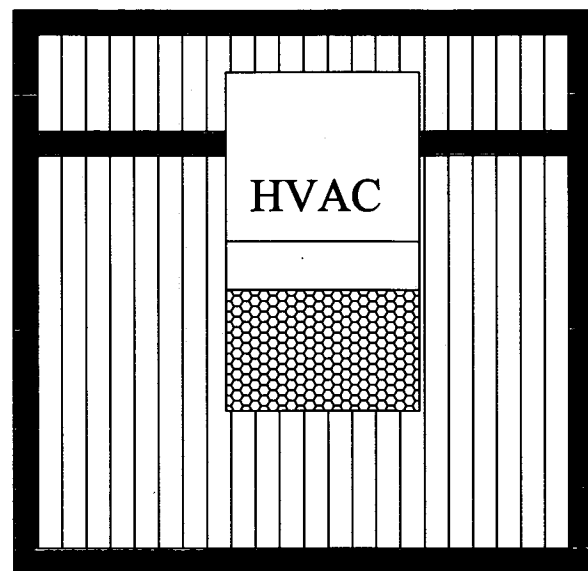
SUP-33770/ SDR-33773
REVISED 04/23/09 PC

SUP-33770; SDR-33773; Revised (E) Stamped 3-27-09: PC 4-23-09 Abey → PC 5-28-09 w/ drawn

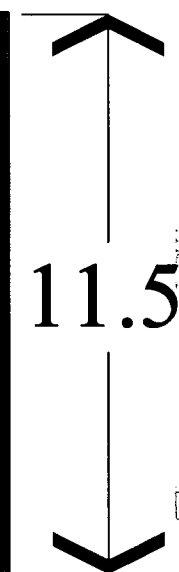
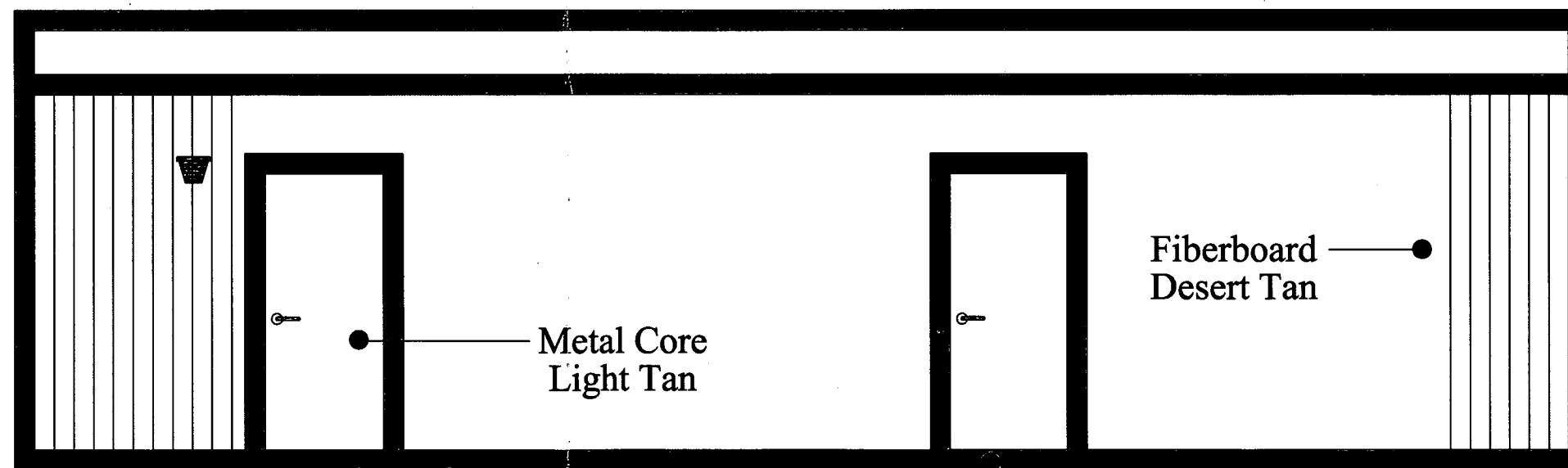
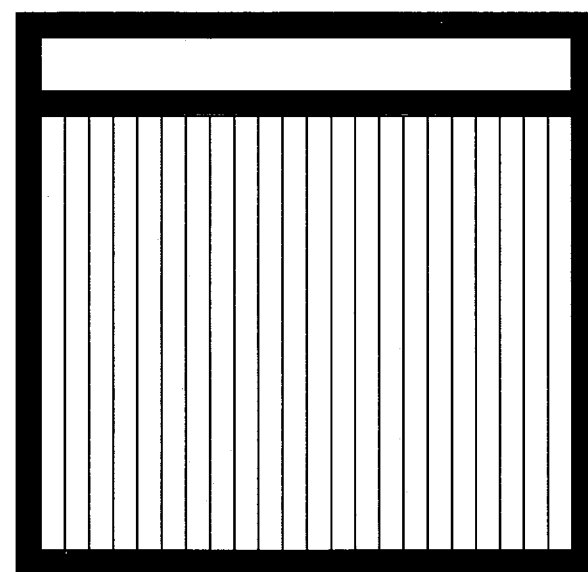
60-18-4



RECEIVED



To be placed on a temporary foundation



Metal Trim
Dark Brown

RECEIVED

UP-33770 SDR-33773
REVISED 04/23/09 PC

MAR 27 2009

Scale: 1/4"=1"

Yeshiva Day School

Boca Park Market Place

Building Elevations

Date: March 10, 2009
Project Number: 100100

Sup-33770; SDR-33773; Revised (E2) Stamped 3-27-09; PC 4-23-09 Abey → PC S-28-09 w/drawn

60-16-2
RECEIVED
JUN 16 1960

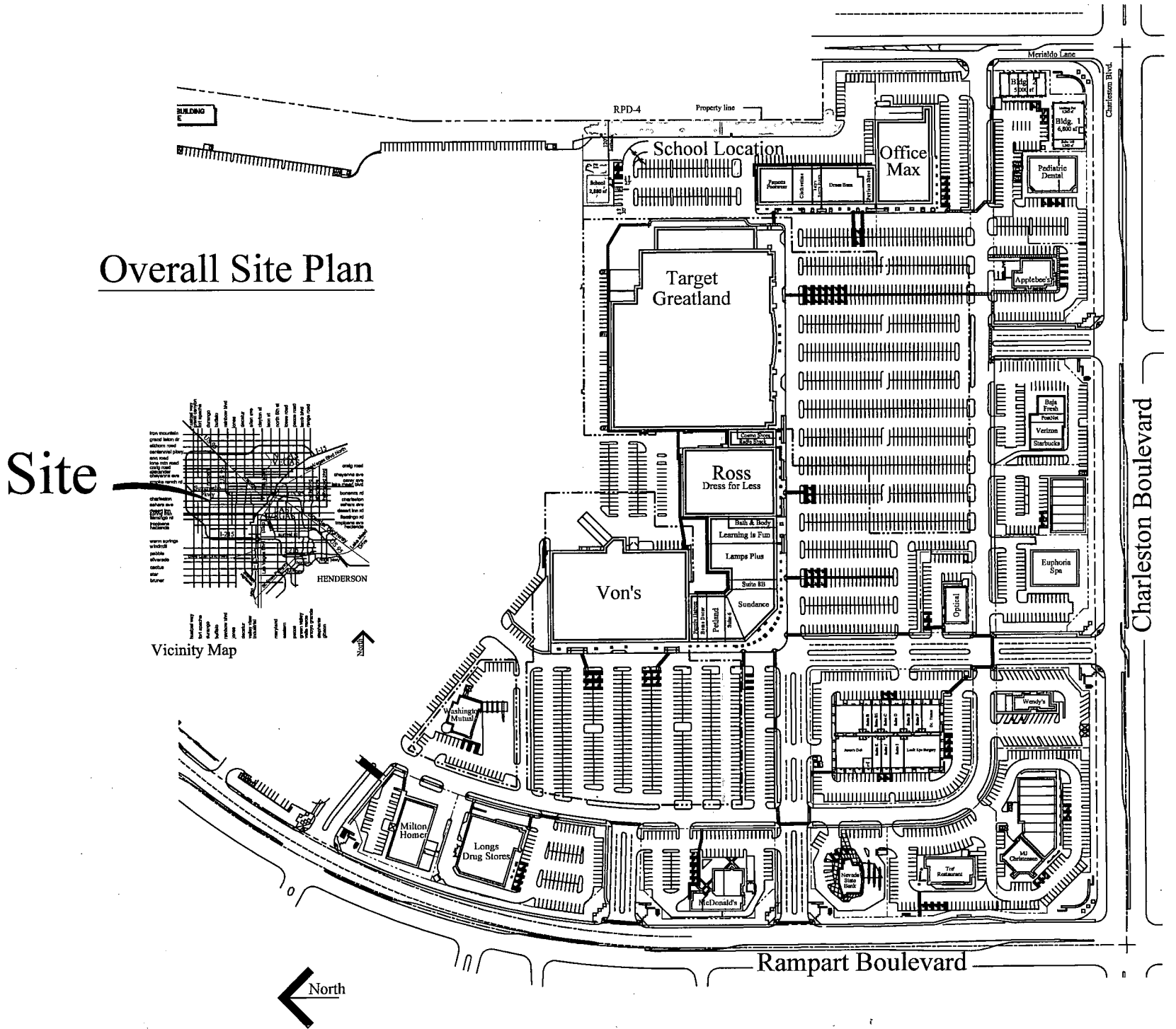
RECEIVED

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



Site information

Zoning

PD- Planned Developemnt District

Building Area

Existing 1,823,760 sf

School 3,360 sf

Total 1,827,120 sf

Parking (School)

Required 15

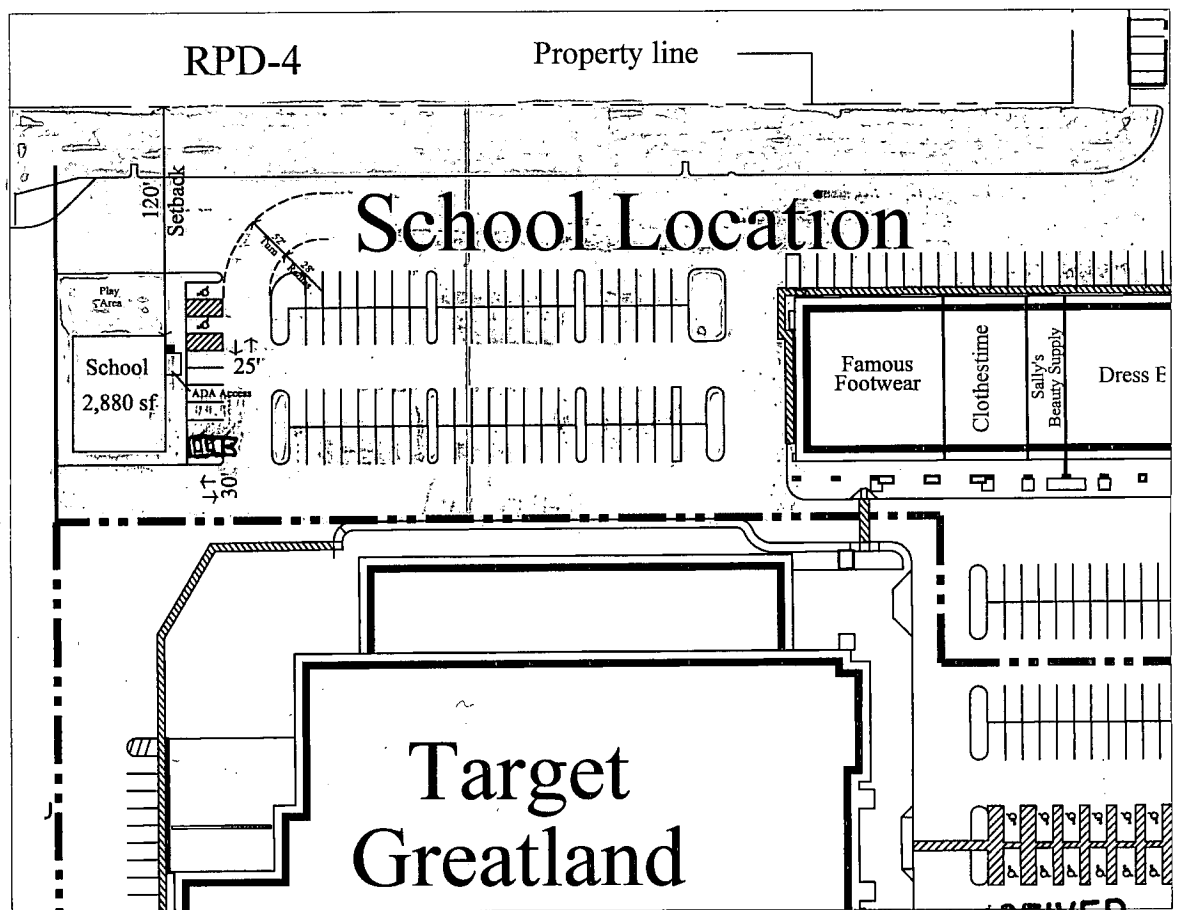
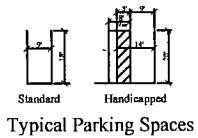
Provided 18

Parking (center)

Required 2605 + 15 = 2,620 Spaces

Provided 2,639 Spaces

Surplus 19 Spaces



Yeshiva Day School

SDR-33773

04/23/09 PC

Building Plan

MAR 10 2009



Date: November 1, 2008
Project Number: 100100

SDR-33773 (S) STAMPED 3-10-09 PC 4-23-09 Abey → PC 5-28-09 w/ drawn

Site information

Zoning

PD- Planned Developemnt District

Building Area

Existing 1,823,760 sf

School 3,360 sf

Total 1,827,120 sf

Parking (School)

Required 15

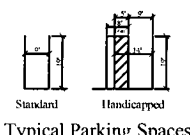
Provided 18

Parking (center)

Required 2605 + 15 = 2,620 Spaces

Provided 2,639 Spaces

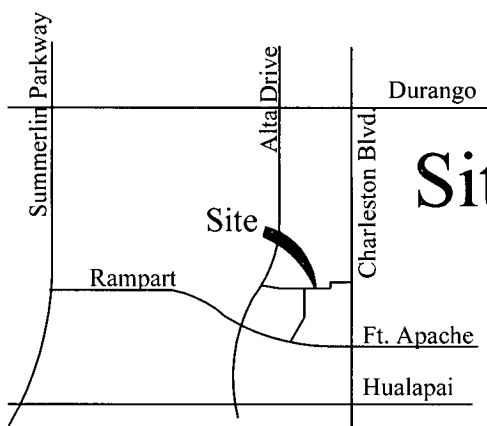
Surplus 19 Spaces



Typical Parking Spaces



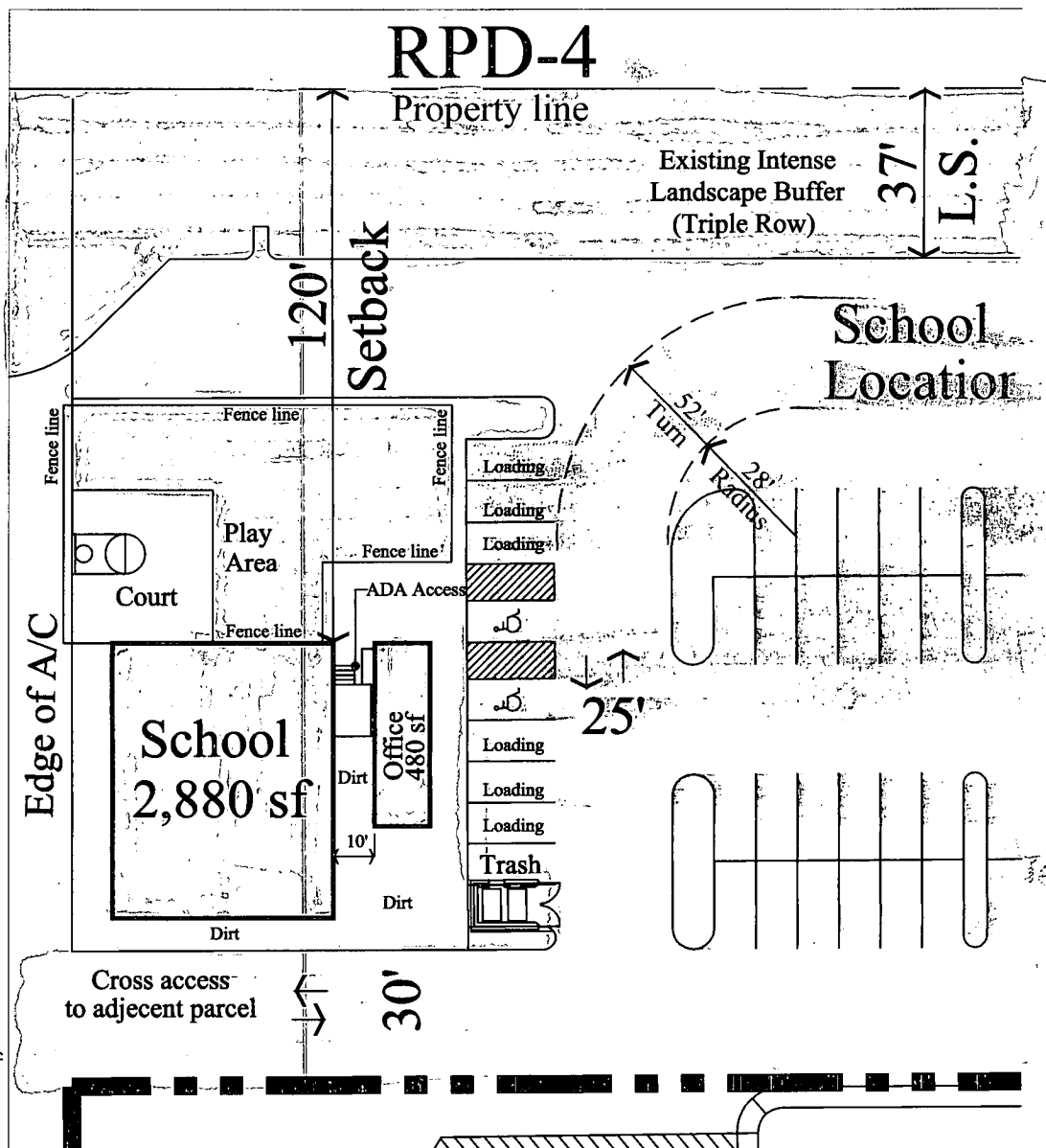
Typical Chainlink fence



Site

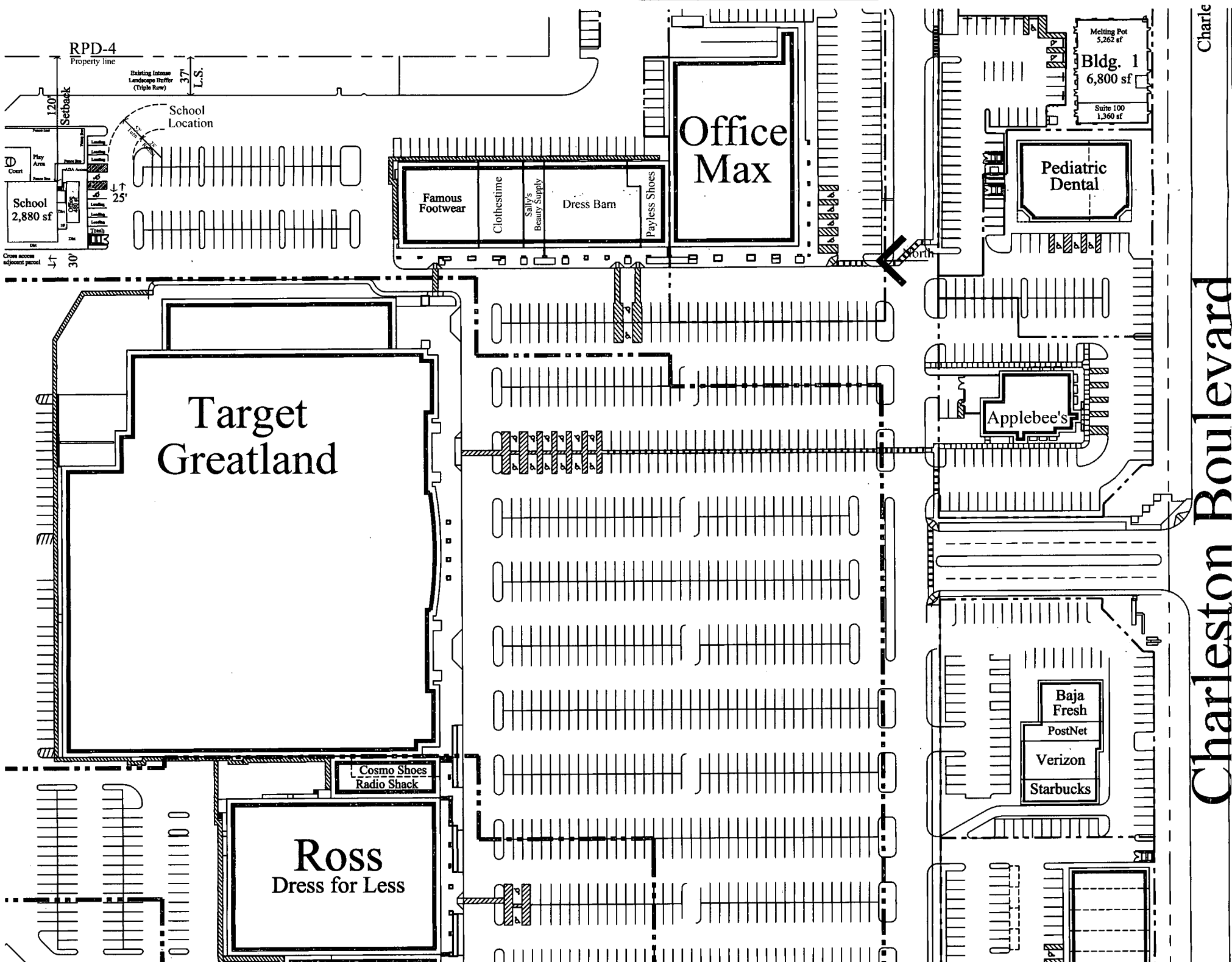


Vicinity Map



Building Plan

Scale 1"=100



Overall Site Plan

Scale 1"=100'

SUP-33770 SDR-33773

REVISED 04/23/09 PC

Yeshiva Day School

MAR 27 2009



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SCANNED
3-31-09

