



May 16, 2007

Mike Howe Planner II
City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

RE: JUSTIFICATION LETTER FOR DESERT TORAH ACADEMY
SITE DEVELOPMENT PLAN REVIEW AND VARIANCE

Dear Mike,

On behalf of our client, Desert Torah Academy please accept this Site Development Plan Review and Variance. We propose to construct a private school on 3.03 acres located at 1214, 1254, 1312 Vista St. and 1253 Arville St. The property is zoned R-E and the General Plan designates the site as Medium Low Density Residential. The proposed two story private religious school is 84,276 square feet. There will be instruction for Kindergarten to 8th grade with a pre-school. There will be two classrooms per grade with 6 pre-school classrooms for a total of 22 classrooms. The school also includes a Special Education room, art/prayer room, gymnasium with lockers, cafeteria with a kitchen, music room with a stage as well as Administration offices. The outdoor facilities include a pool, basketball court, pre-school playground and open field for play and sports.

The proposed school is located adjacent to the existing Chabad Temple and there will be cross access between the sites as well as overflow parking. It is anticipated there will be 90 pre-school students and 180 grade school students for a total of 270 students. The site provides code required parking, student drop-off area, setbacks, and landscaping.

Title 19 allows private schools in the R-E district as a conditional use provided adequate pick-up and drop-off areas must be provided on-site. As shown on the site plan there are 56 parking stalls located on the adjacent property, 2 stalls in the service area, 17 drop-off parking spaces and 24 parking spaces adjacent to Vista Dr. for a total of 99 parking spaces. The Code requires 86 parking spaces therefore this plan exceeds code required parking.

The revised exhibit indicates the existing Chabad Temple as well as the parking that will be provided. The existing building in the front of the site will be demolished and replaced with parking. The existing Chabad Temple will be used as a synagogue or sanctuary and classrooms for Sabbath religious instruction. The Chabad Temple will

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only be used on the Sabbath (Saturday) and will never be used during weekdays. The teachers for the Desert Torah Academy will be directed to park in the new parking lot west of the Chabad Temple and parents of the students attending the Desert Torah Academy will be directed to use the parking adjacent to Vista Dr. The existing Mikvah is used for religious cleansing and will not be used during school hours.

The Variance request is from Section 19.08.060 B. 1.a., this code section requires a 3 foot setback for every 1 foot of height for a building exceeding 15 feet tall. The proposed private school building is located 23 feet 4 ¼ inches from the south property line. The proposed height of the building adjacent to the residential is 28 feet therefore by code an 84 foot setback is required. The site plan has been designed to minimize the impacts on the adjacent property by providing extensive landscaping, an 8 foot tall CMU wall, minimizing windows on the south elevation and placing the open play area adjacent to the existing residence. We believe that these mitigation measures will minimize the impact on the adjacent residence.

The proposed private school has been designed to meet the needs of the community, minimize any impacts on the neighborhood and will be an asset to the entire community.

Sincerely,
Perlman Design Group



Sue Gray AICP
Senior Planner

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