



November 28, 2006

Andy Reed, Senior Planner
City of Las Vegas
Planning and Development Department
Development Services Center
731 South Fourth St.
Las Vegas, NV 89101

REVISED JUSTIFICATION LETTER FOR CHABAD SCHOOL

Dear Andy,

On behalf of our client, Chabad School please accept this Site Development Plan Review. We propose to construct a private school on 3.03 acres located at 1254 Vista 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 85,694 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 24 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, 4 stalls in the service area, 17 drop-off parking spaces and 25 parking spaces adjacent to Vista Dr. for a total of 102 parking spaces. The Code requires 81 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 only be used on the Sabbath (Saturday) and will never be used during weekdays. The teachers for the Chabad School will be directed to park in the new parking lot west of the

SDR-18342
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01/11/07 PC

Chabad Temple and parents of the students attending the Chabad School 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 proposed private school will be an asset to the entire community and has been designed to meet all Title 19 requirements.

Sincerely,
Perlman Design Group

A handwritten signature in black ink that reads "Sue Gray". The signature is written in a cursive, flowing style.

Sue Gray AICP
Entitlements Manager

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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 16 drop-off parking spaces and 65 regular parking spaces for a total of 81 parking spaces.

The proposed private school will be an asset to the entire community and has been designed to meet all Title 19 requirements.

Sincerely,
Perlman Design Group

A handwritten signature in black ink that reads "Sue Gray".

Sue Gray AICP
Entitlements Manager

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