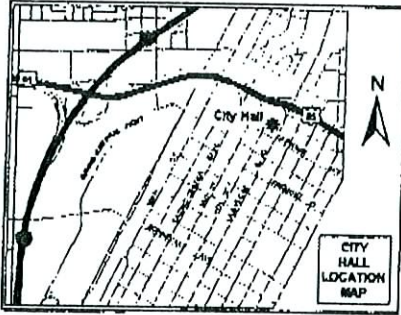


City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986



### 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.

I SUPPORT this Request

I OPPOSE this Request

16208510036 Case: VAR-22086  
MCGRATH THOMAS J & ELIZABETH J  
1413 VISTA DR  
LAS VEGAS NV 89102-1627

VAR-22086, SDR-18342

89102+1627 0033

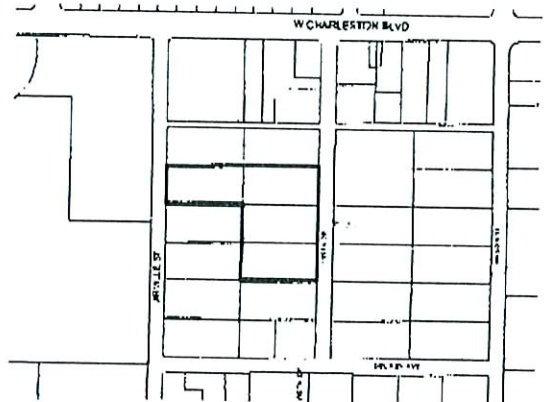


### Application Information

VAR-22086 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC. - Request for a Variance TO ALLOW A 23-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 87-FOOT SETBACK AND TO ALLOW A 44-FOOT BUILDING HEIGHT WHERE A 35-FOOT BUILDING HEIGHT IS THE MAXIMUM ALLOWED FOR A PROPOSED 84,276 SQUARE FOOT PRIVATE SCHOOL on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard (APNs 162-06-510-007, 008, 009, and 017), R-E (Residence Estates) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian).

SDR-18342 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22086 - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 84,276 SQUARE FOOT, 44-FOOT TALL PRIVATE SCHOOL AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW NO LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES AND ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard (APNs 162-06-510-007, 008, 009, and 017), R-E (Residence Estates) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian).

### Application Location



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

### Public Hearing Information

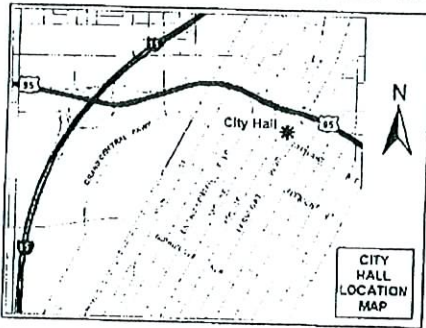
Meeting: Planning Commission  
Date: June 14, 2007  
Time: 6:00 P.M.  
Location: City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

P

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

## 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.

I SUPPORT  
this Request

I OPPOSE  
this Request

16206510010 Case: VAR-22086  
SAWDEY MERTON & CAROLINE LIV TR  
1236 VISTA DR  
LAS VEGAS NV 89102-1610

VAR-22086, SDR-18342

65102+1610 0053



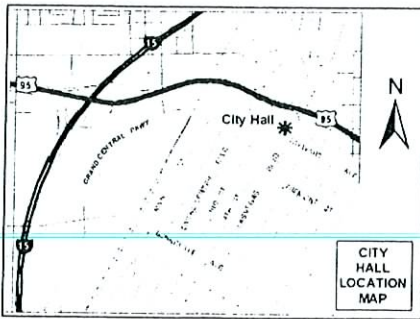
9

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



POSTAGE \*  
00.41 \*  
METER 747383 \*

## 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.

I SUPPORT  
this Request

I OPPOSE  
this Request

VAR-22086, SDR-18342

16206216009 Case VAR-22086  
Y B PROPERTIES L L C  
%K RUBIN  
%REMAX ACHIEVERS  
5300 W SAHARA #200  
LAS VEGAS NV 89146-0346

89146+0346 0044



P

GP

Artesian Heights Neighborhood Petition Private School VISTA Ave

SUBJECT: SDR-18342 Review proposed 84,276 sq ft, 44-foot tall Private School and a waiver of the perimeter landscaping to allow NO landscaping along the North and East sides and along portions of the south and west sides where an eight foot wide buffer is required. VAR-22086 To Allow a 23-foot setback where residential adjacency standards require 87-foot setback and to allow the 44-foot height where 35-foot height is maximum allowed.

Date	Name	Address	For	Against	Comments
1	Thomas J. McGrath	1413 Vista Dr		X	NO VARIANCES SHOULD BE ALLOWED!
2	ELIZABETH J. McGRATH	1413 VISTA DR		X	RESIDENTIAL ESTATES SHOULD REMAIN
3	THOMAS BINGHAM	1209 VISTA DR		X	THIS IS A RURAL PRESERVATION AREA
4	Scott Ray	4191 Del Rey		X	to much traffic I x REC
5	Angela Harris	4201 Del Rey		X	Needs landscaping + set backs PLEASE KEEP RURAL PRESERVATION!
6	Carolyn P. SAWDEY	1236 VISTA		X	Please retain RURAL PRESERVATION
7					
8					
9					
10					
11					
12					
13					
14					
15					

GP

SDR 18342

Artesian Heights Neighborhood Petition Private School VISTA Ave

**SUBJECT:** SDR-18342 Review proposed 84,276 sq ft, 44-foot tall Private School and a waiver of the perimeter landscaping to allow NO landscaping along the North and East sides and along portions of the south and west sides where an eight foot wide buffer is required.  
**VAR-22086** To Allow a 23-foot setback where residential adjacency standards require 87-foot setback and to allow the 44-foot height where 35-foot height is maximum allowed.

Date	Name	Address	For	Against	Comments
2/11/07	Ann + Doug Bryant	3910 Mountain View		✓	R-3 is what we are zoned - we have beautiful homes & a nice neighborhood. We oppose these variances - No, No, No
3/11/07	Eugene Savage	1220 His Ton		✓	
4/11/07	Dil Patel	4040 Mt View		✓	I've been here since '89 and like my neighborhood
5/11/07	THOS MORRIS	4210 " "		✓	NO OPINION
6/11/07	John PINSUW	4311 " "		✓	Other crowding
8-11	Jolanda Contreras	4361 Mountain View		✓	Not will be very crowded
8/11/07	Timothy Ray	4191 Del Rey		✓	Fine the way it is
06/11/07	Caroline P. Sawdley Caroline P. Sawdley	4236 Vista Drive		✓	OUR HOMES HAVE BEGUN TO LOOK LIKE OUT HOUSES WITH HEAVY BUILDING FOOTING UP
10	Robert Cranley	4000 Mountain View		✓	
11	Audrey Kidyle	4011 Mountain View		✓	
12	Omer + Evelyn Ramos	4350 MTN View		✓	Like to have quiet neighborhood
13	Karen TAYLOR	4321 Mountain View		✓	would agree with smaller construction, no concrete
14	Ed + Nancy Donald	4136 Del Monte		✓	Too much on too little, too much traffic
15	MIKE BEALES	4208 MT-VIEW		✓	SET BACK - TRAFFIC FLOW.

48

Artesian Heights Neighborhood Petition

Private School VISTA Ave

**SUBJECT:** SDR-18342 Review proposed 84,276 sq ft, 44-foot tall Private School and a waiver of the perimeter landscaping to allow NO landscaping along the North and East sides and along portions of the south and west sides where an eight foot wide buffer is required.  
**VAR-22086** To Allow a 23-foot setback where residential adjacency standards require 87-foot setback and to allow the 44-foot height where 35-foot height is maximum allowed.

Date	Name	Address	For	Against	Comments
6/13	Silbert Cowled	4029 Mtn View		✓	Too Big for Area!
6/13/07	Sharon Mulhall	4021 Mtn View		✓	Preserve This Unique Neighborhood!
6/13/07	Sarah Syze	4300 Mountain View		✓	I am supportive of the project but variances need to be requested. Apparently the variances listed above and not what Chabad wants.
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					