



September 25, 2007

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

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

Dear Mike,

On behalf of our clients, Desert Torah Academy please accept this revised justification letter and revised exhibits. As you know we have been meeting with the surrounding neighborhood for the past several months to try to resolve the issues that have been raised by the neighborhood and staff. As a result of these meetings the site plan, landscape plan, building elevations and floor plans have been revised. The site plan has been revised to eliminate any waivers or variance requests. The building has been reduced in size from 84,276 square feet to 71,881 square feet. The building has been redesigned to meet the residential adjacency standards as well as building height. The building has been stepped back on the side which abuts the existing residence to meet the residential adjacency standards and the overall height of the building has been reduced to 35 feet.

The waiver for perimeter landscape buffer has also been eliminated, the landscaping provided adjacent to Vista St. is a minimum width of 15 feet. The site plan also provides a minimum landscape buffer of 15 feet adjacent to the west property line and 5 feet wide adjacent to both the north and south property lines.

The site and landscape plans has been revised to provide a security fence adjacent to Vista Drive with a pedestrian gate as well as two vehicular access gates. The security fence will be screened from the street with a living hedgerow, palm trees and a berm to minimize the view of the parked vehicles. Planting has been added adjacent to the building to help soften and screen the building from Vista Dr.

The building elevations have been revised to indicate the conformance with the residential adjacency standards, the building is setback 29 feet from the adjacent residential property at the setback the building height is 15 feet. The gymnasium has been redesigned and the building height has been reduced to an average of 34 feet 9

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inches as defined in Chapter 19.20. The building floor plans have been revised to indicate the relocation of 4 classrooms into the area previously shown as future expansion and the addition of an outdoor play area on the roof with a wall to screen the view from the roof play area to adjacent properties.

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 18 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.

Based upon the revisions as outlined and shown by the attached revised plans the Variance request and all waivers have been eliminated and the exhibits meet all development code requirements.

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. We appreciate staff support of this application and look forward to continuing to work with the neighbors and staff on this project.

Sincerely,
Perlman Design Group

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

Sue Gray AICP
Senior Planner

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