



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18342** APN: 162-06-510-007,008,009

Name of Property Owner: Chabad Southern Nevada Inc.

Name of Applicant: Chabad Southern Nevada Inc.

Name of Representative: Perlman Design Group/Sue Gray

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: _____

Print Name: YEHOSHUA HIRSH

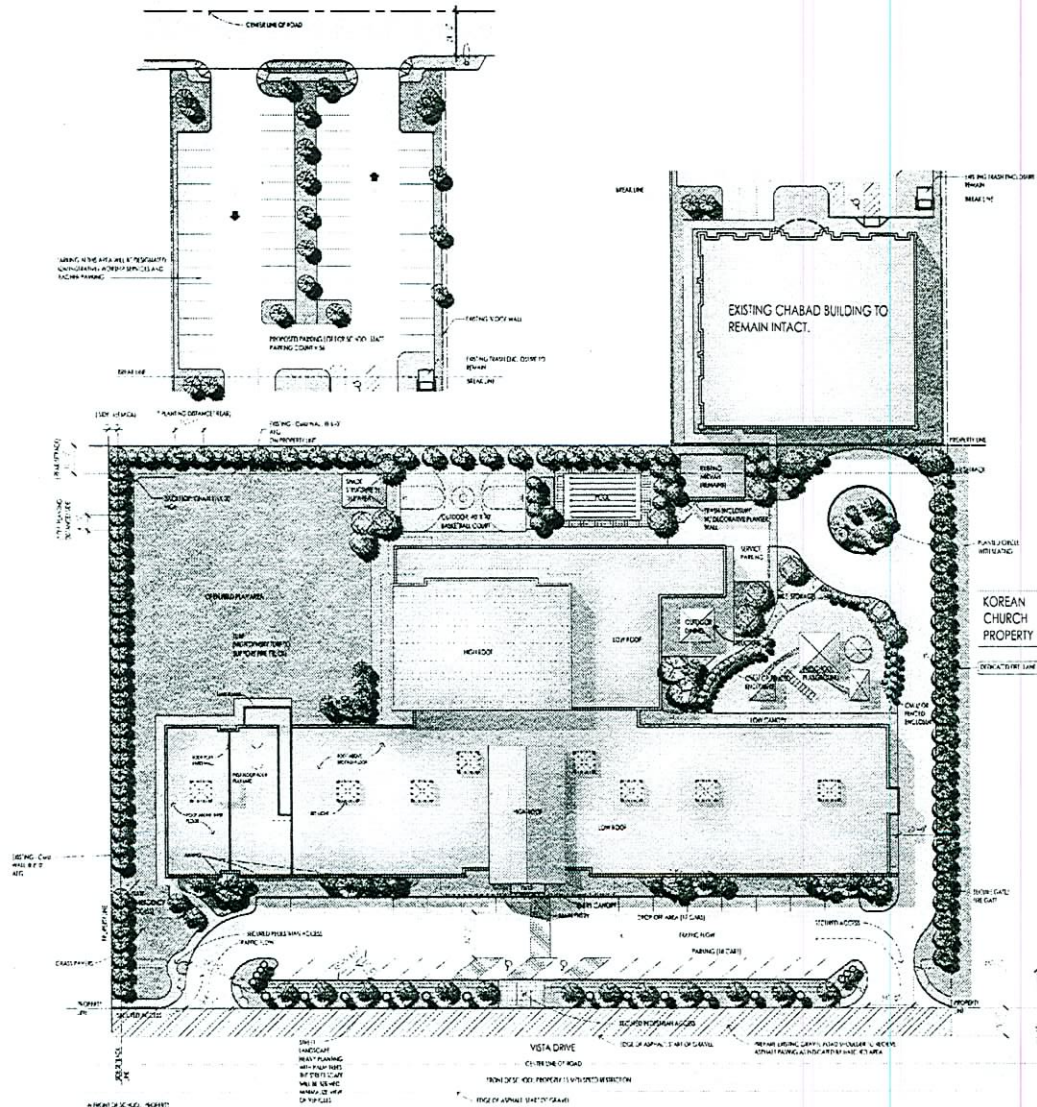
Subscribed and sworn before me

This 27 day of November, 2006

Susan Gray
Notary Public in and for said County and State



SDR-18342
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SITE PLAN

SITE INFORMATION

Project Description: Private School, Pre school and K-8
 Jurisdiction: Las Vegas
 Owner: TRC 2003
 Site Spectators: Yes
 APN: 162-04-110-007
 008
 009

Occupancy: Group 1 (Educational)
 Type of Construction: Type I-A
 Allowable Height: 3 Stories
 Building Area: 38,500 sq ft
 Any Modification Calculations:
 $H = 1.5 - 0.25 \{ Z \}$
 $H = 1.5 - 0.25 \{ 2 \}$
 $H = 0.99 \{ 1 \}$
 $H = 0.99$

$A_s = 42 \times \{ A_s \times H \} + \{ A_s \times A_s \}$
 $A_s = 26,500 + \{ 26,500 \times 0.99 \} + \{ 26,500 \times 20\%$
 $A_s = 26,500 + 26,235 + 5,300$
 $A_s = 57,035$ sq ft

PHYSICAL AREA A (Approximate, to be Verified) 3.03 acres

Lot Coverage 14%

BUILDING AREA

Final Floor 64,055 sq ft

Normal Floor 77,211 sq ft

TOTAL LEAST AREA 71,881 sq ft

PARKING REQUIREMENTS

Three spaces for each classroom plus 20 spaces for administrative staff

Number of Class Rooms 22

STANDARD PARKING REQUIREMENTS 3 South

TOTAL PARKING REQUIREMENTS 86 Stalls

PARKING PROVIDED 56 Stalls on Existing Property Adjacent

+ 17 Stalls on School Property

+ 24 Temporary Parking

TOTAL 97 Stalls

Site

Vicinity Map

Scale: 1" = 30'

0 30 60 120

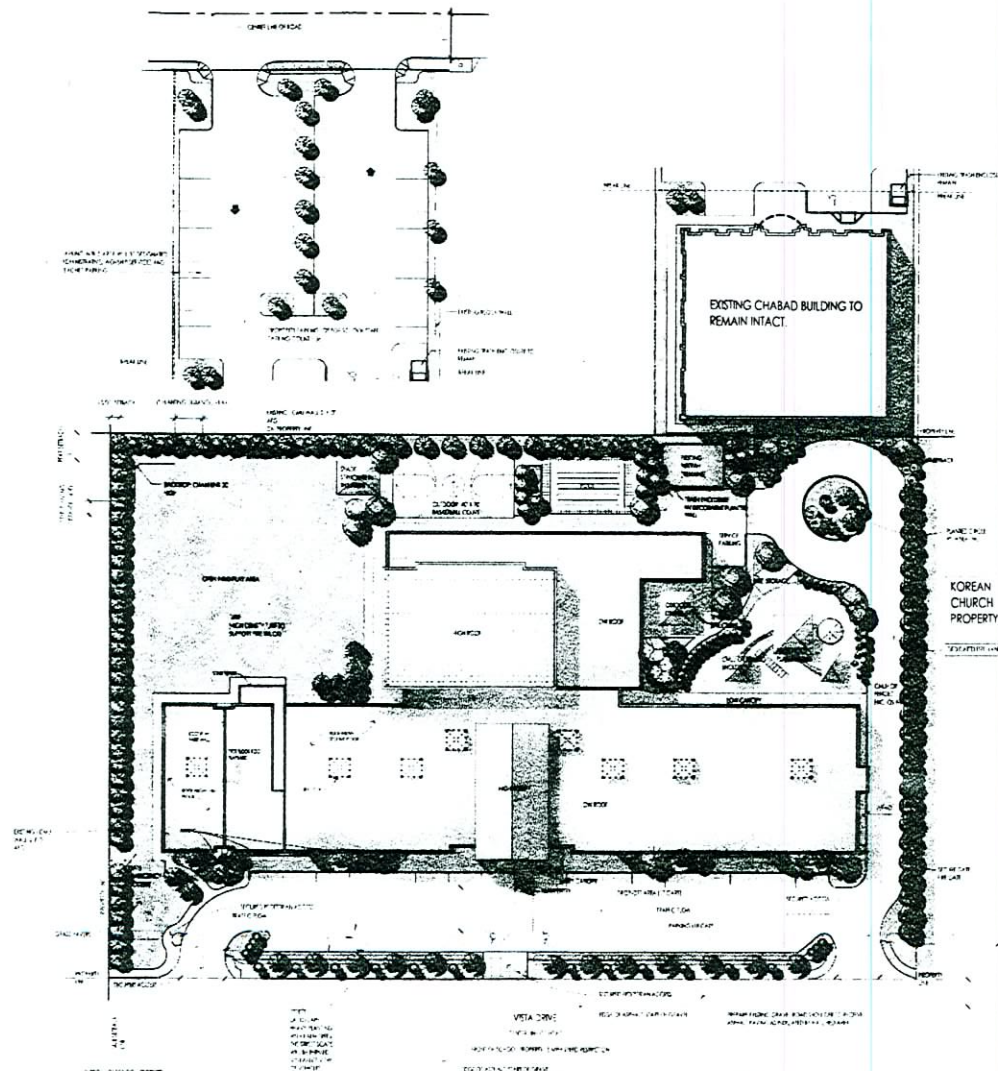
PROJECT No. 706056 SEPTEMBER 25, 2007

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DESERT TORAH ACADEMY OF SOUTHERN NEVADA
 LAS VEGAS, NEVADA

SDR-18342
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 11/08/07 PC

PERLMAN
 DESIGN GROUP
 ARCHITECTURE • PLANNING • INTERIORS
 1000 S. TOWERS BLVD. SUITE 100
 LAS VEGAS, NV 89102
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 SEP 28 2007



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LANDSCAPE PLAN

SCALE: 1" = 30'
0 30 60 120
PROJECT NO. 706056 SEPTEMBER 25, 2007

DESERT TORAH ACADEMY OF SOUTHERN NEVADA

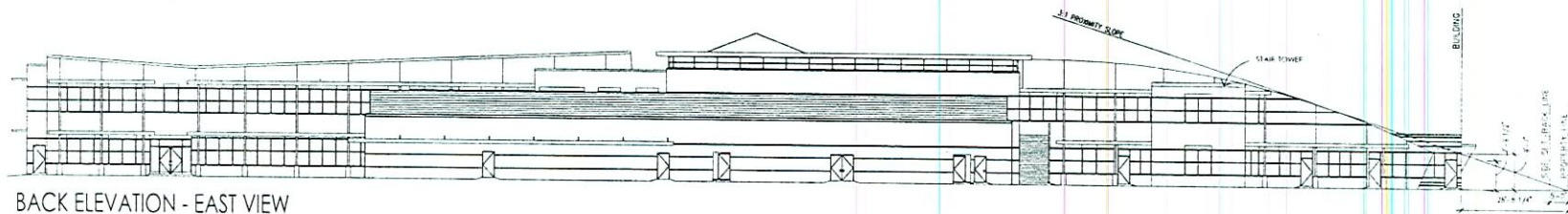
LAS VEGAS, NEVADA

Perlman
DESIGN GROUP
ARCHITECTS, PLANNERS, INTERIORS
AND LANDSCAPE ARCHITECTS

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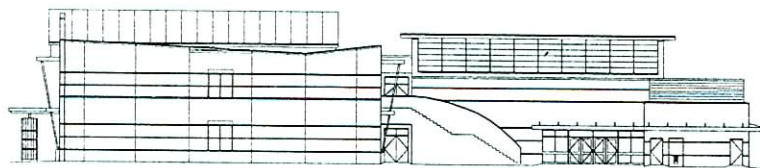
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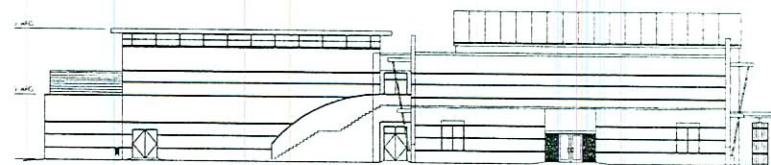
BACK ELEVATION - EAST VIEW



FRONT ELEVATION - WEST VIEW



SIDE ELEVATION - SOUTH VIEW



SIDE ELEVATION - NORTH VIEW

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Elevations

Scale: 1" = 15'



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Desert Torah Academy of Southern Nevada

Las Vegas, Nevada

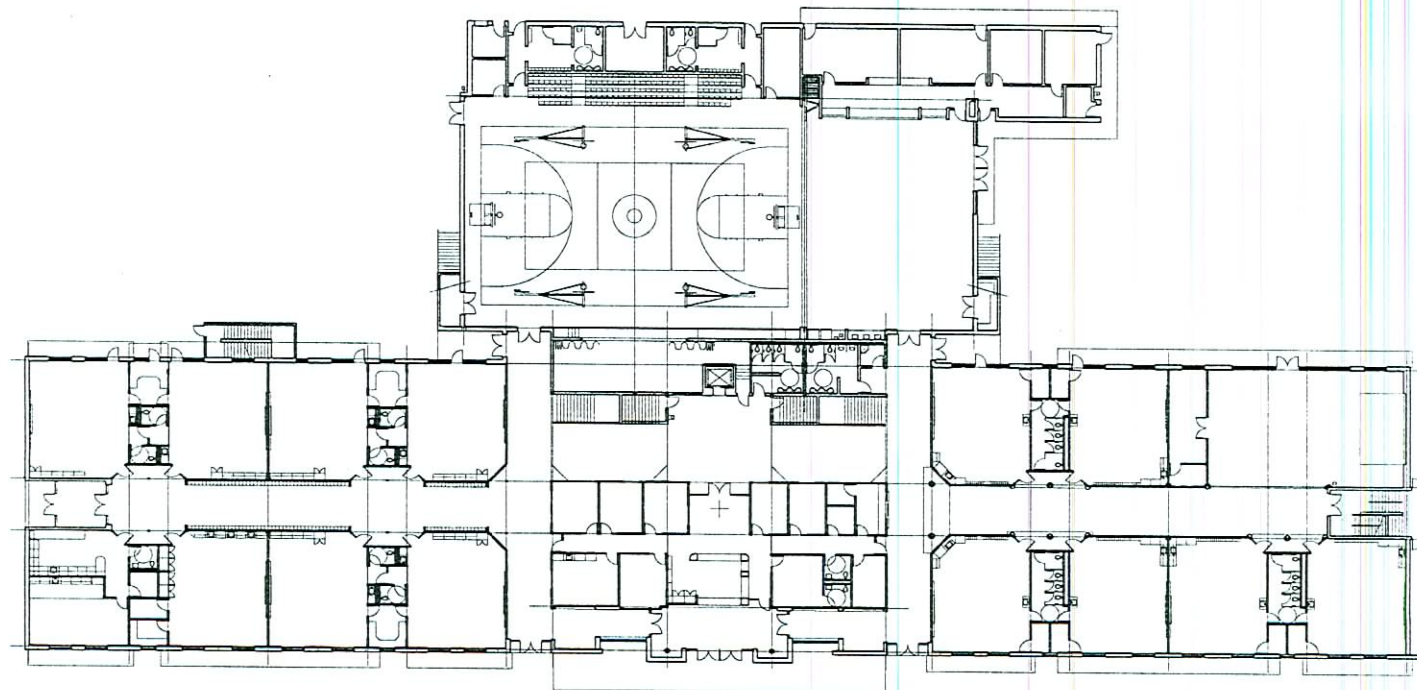
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Pertman
DESIGN GROUP

ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE
1400 VEGAS BLVD., SUITE 200 • LAS VEGAS, NV 89102



First Floor Plan

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Scale: 1/16" = 1'-0"
16 32

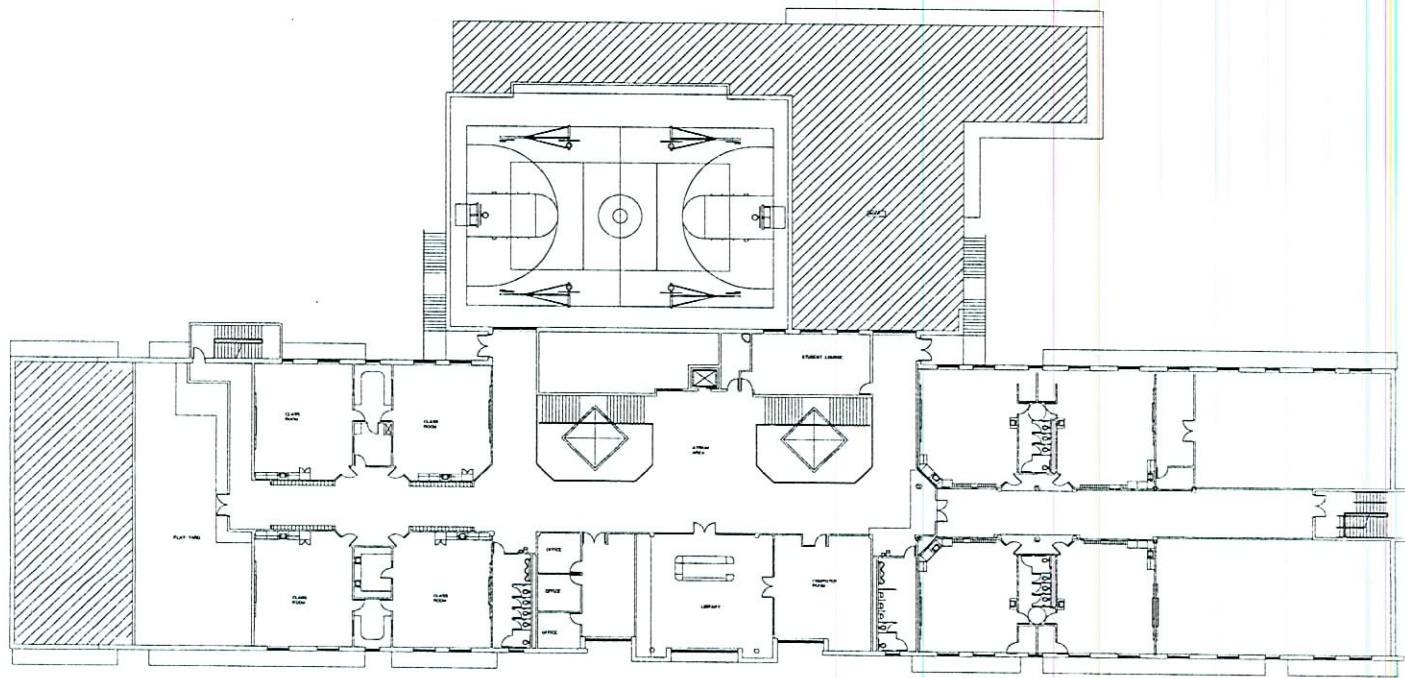
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Desert Torah Academy of Southern Nevada

Las Vegas, Nevada

Perlman
DESIGN GROUP

ARCHITECTS PLANNERS ENGINEERS
LAS VEGAS • 2007 TORAH ACADEMY DESIGN



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Second Floor Plan

Scale: 1/16" = 1'-0"
16'

Project No 706056 September 25, 2007

Desert Torah Academy of Southern Nevada
Las Vegas, Nevada

Perlman
DESIGN GROUP

ARCHITECTS • PLANNERS • ENGINEERS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

SDR 18342				
Chabad Southern Nevada Inc				
1254 Vista Street				
Proposed 85.694 thousand square foot expansion of a private school.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PRIVATE SCHOOL, K-8 [1000SF]	85.694	0.00	3,154
AM Peak Hour			11.91	1,021
PM Peak Hour			6.80	583
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Vista				
Del Rey Avenue				
Average Daily Traffic (ADT)	469			
PM Peak Hour	38			
(heaviest 60 minutes)				
Arville Street				
Average Daily Traffic (ADT)	13,038			
PM Peak Hour	1043			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Del Rey Avenue	16200			
Arville Street	32585			
This project will add approximately 3,154 trips per day on Vista, Del Rey and Arville. This will increase expected volumes by about six hundred seventy two percent on Del Rey and about twenty four percent on Arville. Del Rey is at about 3 percent of capacity and Arville is at about 40 percent of capacity. Counts are not available for Vista, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 583 additional cars into the area; which works out to about one every ten minutes.				
Note that this report assumes all traffic from this development uses all named streets.				