



*Consulting Services, LLC*  
Land Acquisition & Development Services

January 20, 2010

City of Las Vegas Planning Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101  
Ph: (702) 229-6301

**RE: DESERT TORAH ACADEMY (SDR-18342) MAJOR PLAN AMENDMENT / REVIEW OF  
CONDITION**

Gentlemen:

**MAJOR PLAN AMENDMENTS**

The sole purpose for this request is to allow for the Removal of the Proposed Trees along the west Property Line as the property directly to the west along Arville Street is General Commercial so we feel that the need for Trees / Buffering along the West Property Line is not justified being that there is no impact to existing commercial. Furthermore there is a 10' Cross-Access Drainage and Utility Easement so having Trees located under existing Overhead Power, Telephone and CATV will create a maintenance issue in the future. Lastly having Trees within the Cross-Access Drainage Easement can restrict the existing drainage from the west, east through the site as proposed on the Approved Grading and Drainage Plan.

**REVIEW OF CONDITION**

The sole purpose for this request would allow for the Removal of the Proposed Median in Vista Drive as it creates a cross-access conflict to the existing residential on the east side of Vista Drive, furthermore being that the Proposed Median creates a narrowing effect for southbound traffic on Vista Drive thus raising the concern that vehicles traveling south on Vista Drive, if they don't see the Proposed Median or veer to the right / west may or could strike a pedestrian or child who may be present on along the west sidewalk within the right-of-way. We feel that the Proposed Median creates a safety concern.

We respectfully request your approval of our requests as noted herein. If you have any questions please feel free to contact me at (702) 418-4721

Sincerely,

*Bill Roberts*

WJR Consulting Services, LLC

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**SDR-37579**

**04/22/10 PC**

