



**TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION**

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**RE: Special Use Permit for Parochial School (SDR-33773)**

**March 27, 2009**

On behalf of Yeshiva Day School please accept our application for a parochial Day school that will serve from grades K-8, generally located at the southeast corner of Rampart and Charleston. The school is 60 feet by 48 feet for an approximately 2,880 square foot building, plus an auxiliary office building of 480 square feet for a total of 3,360 square feet.

This school is located in the back of the Boca Park Market Place on a small section (approximately .38 acres) of a larger 4.15 acre parcel and is zoned C-1. A special use permit is required to operate a school in the C-1 zoning district.

This location will replace the location that was approved in 2008 at the Village Square shopping Center at Sahara and Fort Apache. This location would have required an upgrade of the fire alarm system to the entire building at a cost exceeding \$50,000 and the school could not cover the cost.

This new location is a temporary location for the school during the fund raising phase for a permanent structure. It will be located at the edge of the current asphalt and will require only restriping to add the required parking spaces.

Due to the temporary nature of the use and the fact that this building will be adjacent to an existing intense landscaping buffer, (triple row) we are requesting a waiver of all landscaping requirements for the school. All ADA access is noted on the site plan and meets current code. Additionally, no parking spaces will be eliminated to accommodate the school. It is being place is an area with existing paving but no striped parking spaces. The school will actually be adding 6 loading and 2 handicapped spaces to the overall center count with the additional 7 required spaces coming from the existing spaces on the site. We will add a small trash enclosure that will meet the requirements of Republic Services.

The play area is approximately 3,700 square feet and will include basketball court and playground equipment.

Thank you for your time and effort in reviewing our project.

Sincerely,

James Grindstaff  
Vice-President

9440 W. Sahara Avenue Suite 240  
Las Vegas, Nevada 89117  
702.430.5800 Phone - 702.430.5831 Fax

**SUP-33770 SDR-33773**  
**REVISED 04/23/09 PC**

**RECEIVED**

**MAR 27 2009**



**TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION**

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Ben Sticka  
Planning and Development  
731 South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

March 12, 2009

**RE: SDR-33773 - Yeshiva Day School**

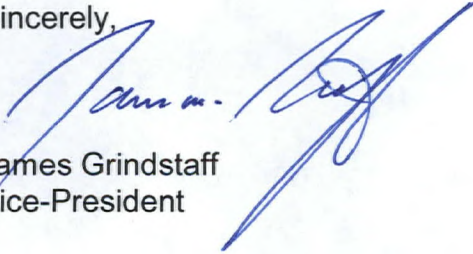
As part of a routine SDR submittal package a landscaping plan is required. We have not submitted a landscape plan as part of this particular application due to the fact that the landscape plan for Boca Market place exceed the requirements per title 19. This is a temporary use and the existence of an intense landscape buffer to the east.

Additionally, Mrs. Tara Lynn from the Boca Park Architectural Review Committee has waived the requirement for additional landscaping per the Boca Park Architectural guidelines based on the above facts.

I have included the rest of the requested material. Additionally, I have included 25copies of the Site Plan to show the trash enclosure that was omitted from the original plan.

Thank you for your time and effort in reviewing our project.

Sincerely,

  
James Grindstaff  
Vice-President

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9510 W. Sahara Avenue Suite 200  
Las Vegas, Nevada 89117  
702.242.6937 Phone - 702.360.9128 Fax

MAR 10 2009  
SDR-33773  
SUP-33770  
04/23/09 PC

# BOCA PARK MARKET PLACE

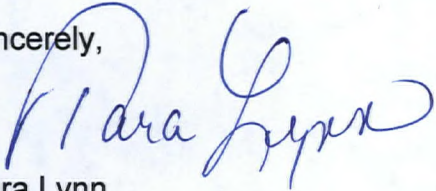
Architectural Review Committee

**RE: Special Use Permit and Design review for the yeshiva Day School**

The Boca Park Architectural review Committee has reviewed the application for the Yeshiva Day school at Boca Park and are in support of the project. We believe this will not negatively impact the existing tenants in the center.

The school will be located on this site on a temporary basis during the fundraising period for a permanent structure (to be located else where). Boca Park Market Place landscaping exceeds the City of Las Vegas standards. With the existence of the burn with intense landscaping to the east, we are in support of the waiver of the landscaping required by the Boca Park Market Place Master Development Plan and Development Standards dated January 10, 2000.

Sincerely,



Tara Lynn  
Manager

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MAR 10 2009

9440 W. Sahara Avenue Suite 240  
Las Vegas, Nevada 89117  
702.430.5800 Phone - 702.430.5831 Fax

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**04/23/09 PC**