

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18224

APPLICANT/OWNER: ANTHONY L POLLARD FOUNDATION - REQUEST FOR A VARIANCE TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED ON 1.48 ACRES AT 917 & 965 HART AVENUE AND 916 WEST LAKE MEAD BOULEVARD (APNS 139-21-601-015, 016, AND 139-21-612-052), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) ZONE, WARD 5 (WEEKLY).

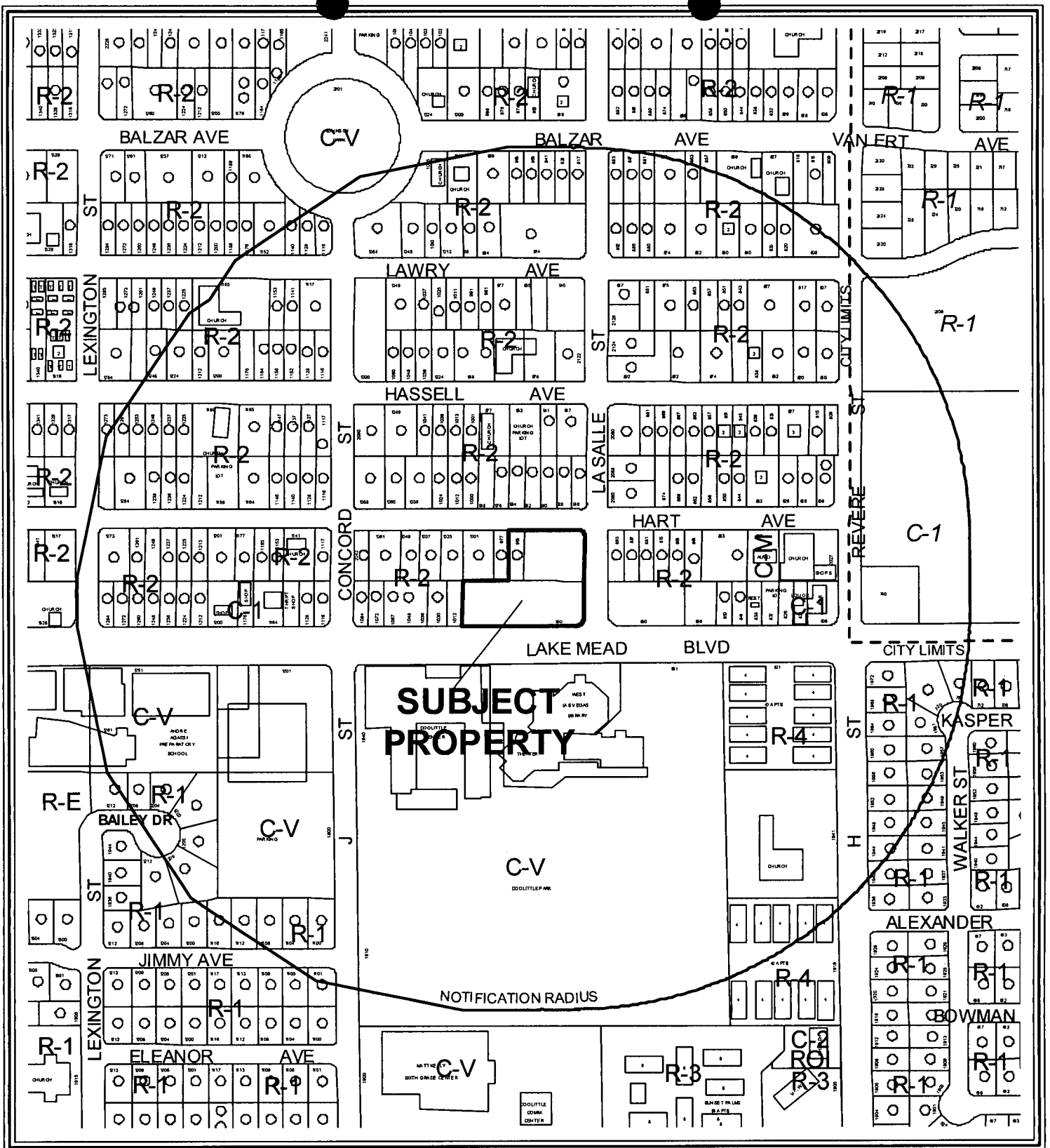
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by 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>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **VAR-18224**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

0 100200 Feet

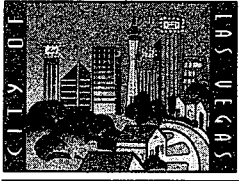


Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 8, 2006

Mr. and Mrs. Anthony Pollard
1860 Jasmine Joy Court
Las Vegas, Nevada 89117

RE: VAR-18224 - VARLANCE

Dear Mr. and Mrs. Pollard:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Melvin Green
3305 West Spring Mountain Road, Suite #97
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

December 22, 2006

Mr. and Mrs. Anthony Pollard
1860 Jasmine Joy Court
Las Vegas, Nevada 89117

RE: VAR-18224 - VARIANCE

Dear Mr. and Mrs. Pollard:

Your request for a Variance TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 1.48 acres at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard (APNs 139-21-601-015, 016, and 139-21-612-052), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for SDR-3132 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 11/17/06, except as amended by conditions herein.

This action by the Planning Commission on **December 21, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **December 22, 2006**.

Sincerely,

Douglas J. Reinken, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Melvin Green
3305 West Spring Mountain Road, Suite #97
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

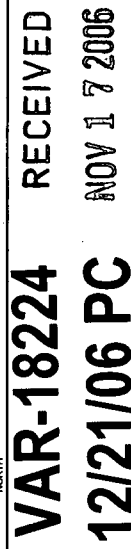
City Manager
Douglas A. Selby



Plans (PMT)



Separator Sheet



VAR-18224
12/21/06 PC



VAR-18224
12/21/06 PC

NOV 17 2006

[illegible]

PHASE I
SQFT 13,000
MAX OCCUPANCY 555

PHASE II
SQFT 3,885
MAX OCCUPANCY 204

PHASE II IS APPROXIMATELY
30% of PHASE I

TOTAL SQFT: 16,885
TOTAL OCCUPANCY: 759

John Alabado

From: PGA/WHA, Ltd. [booker@mgci.com]
Sent: Friday, November 17, 2006 4:34 PM
To: John Alabado
Subject: Variance submittal requirements - Rainbow Dreams Academy
Attachments: Rainbow_Setback_West.pdf; Chapter 19.08.060_pg40.pdf

John,

Per our conversation today, pertaining to the Residential Proximity Slope, please find attached a PDF indicating 3 to 1 proximity slope from property line to building on the west side. Per attached Las Vegas Zoning Code - Title 19A pg 40, we are allowed to have 15' high one story building in the 3 to 1 setback. Our building extends four inches beyond.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Thank you.

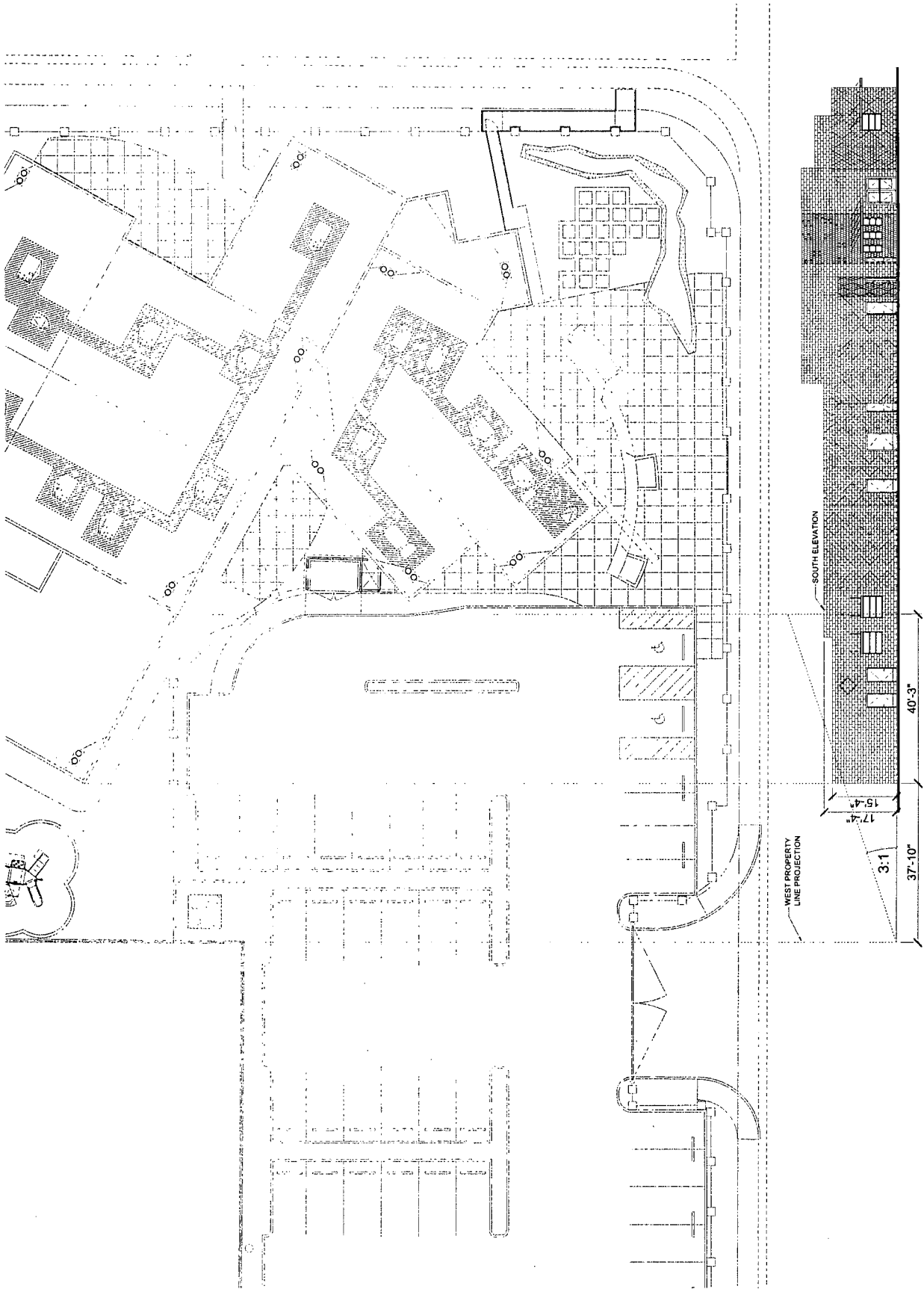
Melvin D. Green, NCARB
Owner
MGA: Melvin Green Architect, Ltd.
3305 W. Spring Mountain Rd., Ste. 92
Las Vegas, NV 89102
Phone 702-362-8974, Fax 702-364-9406

<<...>> <<...>>

S&V FOOTAGE

Ph. I
Ph. II

11/20/2006



Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: November 27, 2006
Re: **VAR-18224** Anthony L Pollard Foundation SWC of Hart Avenue and LaSalle Street
Request for a rear yard setback Variance

COMMENTS:

We have no comment on the Variance request for property located at 917 and 965 Hart Avenue and 916 West Lake Mead Boulevard to allow a 13 foot rear yard setback where 20 feet is the minimum rear yard setback required.

We note that this site is the subject of a Site Development Plan Review SDR-18051; all site-related conditions of approval are addressed with that action.

Deed



Separator Sheet

APN: 139-21-612-052
ESCROW NO: 01206147-120-CCV
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

The Anthony L. Pollard Foundation
1860 Jasmine Joy Court
Las Vegas, NV 89117

20060327-0003299

Fee: \$15.00 RPTT: \$765.00
N/C Fee: \$0.00

03/27/2006 13:42:22

20060053678

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane 061
Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$ 765.00

THIS INDENTURE WITNESSETH: That

Thomas Charles Jefferson, a married man his sole and separate property, who acquired title as Thomas Charles Jefferson, my son, as his sole and separate property

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

The Anthony L. Pollard Foundation, a Nevada Corporation

all that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2005 - 2006
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 23 day of March, 2006.

Thomas Charles Jefferson

STATE OF NEVADA

COUNTY OF Clark } ss:

On March 23, 2006, personally appeared before me, a Notary Public in and for said County and State, NEVADA, Thomas Charles Jefferson who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County and State.

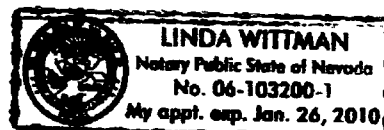


EXHIBIT "A"

All that certain real property situated in the County of Clark, State of Nevada,
described as follows:

Lot Seven "E" (7E) in Vegas Heights Tract, as shown by map thereof on file in
Book 1 of Plats, Page 70, in the Office of the County Recorder of Clark County,
Nevada.

Assessor's Parcel Number: **139-21-612-052**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-21-612-052
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$150,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$150,000.00

Real Property Transfer Tax Due:

\$ 765.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Seller

Signature _____

Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Thomas Charles Jefferson

Address: 7708 Wedlock Lane

City/State/Zip: LV NV 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Anthony L. Pollard Foundation

Address: 1860 Jasmine Joy Ct

City/State/Zip: LV, NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

LAWYERS TITLE OF NEVADA, INC.
201 Trinity Peak Street
Las Vegas, NV 89128

Escrow #: 1206147-120-CCV
Escrow Officer: Carolyn Chong-Vennettilli

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE
FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

3219

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT SEVEN "E" (YE) IN VEGAS HEIGHTS TRACT, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER: 139-21-612-052

20041227-0004872

Fee: \$16.00 RPTT: \$469.20

NIC Fee: \$0.00

12/27/2004

16:34:10

720040158698

Requestor:
ANTHONY POLLARD

Frances Deane ARO
Clark County Recorder Pgs: 3

QUITCLAIM DEED

APN #: 139-21-612-053

Return to and Send Tax Statements to:

Address:

City, State, Zip:

Anthony and Diane Pollard
1860 Jasmine Joy Court
Las Vegas, NV 89117

THIS INDENTURE WITNESSETH: That Anthony and Diane Pollard, dated December 27, 2004, of Las Vegas, Clark County, Nevada, in consideration of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to ANTHONY L. POLLARD FOUNDATION, dated December 27, 2004, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows, to - wit:

Assessor Description: Vegas Hgts Tract
Plot Book 1 Page 70
Lot 7F

Most commonly known as 953 Hart Avenue, Las Vegas, Nevada 89106.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS his/her hand this 27th day of December 2004.

ANTHONY POLLARD

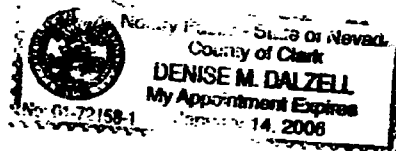
DIANE POLLARD

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On this 27th day of December 2004, personally appeared before me, a Notary Public in and for said County and State, Anthony and Diane Pollard, known to be (or proved to me upon presentation of satisfactory evidence) to be the person whose name is subscribed to and who acknowledged that he/she executed the above and foregoing Quitclaim Deed.

WITNESS my hand and official seal

Denise M. Dalzell
NOTARY PUBLIC in and for said County and State



ASSESSOR

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 139-21-612-053
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$ 92,000
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ 92,000
Real Property Transfer Tax Due \$ 469.20

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Grantor

Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Diane Ballard
Address: 1810 Jasmine Dr
City: LV
State: NV Zip: 89117

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Diane Ballard
Address: Same
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____ State: _____ Zip: _____
City: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

4872

LEGAL DESCRIPTION

BEING A MERGER AND RESUBDIVISION OF LOTS 6A, 6B, 6C,
6D, 6E, 6F, 7A, 7B, 7C, 7F, 8A, AND 8B OF VEGAS HEIGHTS
TRACT, PER BOOK 1, PAGE 70 OF PLATS, LYING IN THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

20041227-0004874

Fee: \$16.00 RPT: \$272.85

S/C Fee: \$0.00

12/27/2004

16:34:10

T20040150698

Requestor:

ANTHONY POLLARD

Frances Deane

Clark County Recorder

ARO

Pgs: 3

QUITCLAIM DEED

APN #: 139-21-612-074

Return to and Send Tax Statements to:

Address:

City, State, Zip:

Anthony and Diane Pollard

1860 Jasmine Joy Court

Las Vegas, NV 89117

THIS INDENTURE WITNESSETH: That Anthony and Diane Pollard, dated December 27, 2004, of Las Vegas, Clark County, Nevada, in consideration of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to ANTHONY L. POLLARD FOUNDATION, dated December 27, 2004, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows, to - wit:

Assessor Description:

Vegas Hgts Tract
Plot Book 1 Page 70
Lot 6A

Most commonly known as 916 West Lake Mead Boulevard, Las Vegas, Nevada 89106.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS his/her hand this 27th day of December 2004.

ANTHONY POLLARD

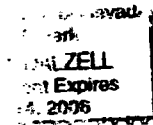
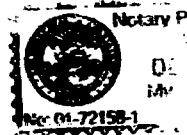
DIANE POLLARD

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On this 27th day of December 2004, personally appeared before me, a Notary Public in and for said County and State, Anthony and Diane Pollard, known to be (or proved to me upon presentation of satisfactory evidence) to be the person whose name is subscribed to and who acknowledged that he/she executed the above and foregoing Quitclaim Deed.

WITNESS my hand and official seal

Diane M. Polze
NOTARY PUBLIC in and for said County and State



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) # 139-21-612-074
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property
Deed in Lieu of Foreclosure Only (Value of property)

\$ 53,337

Transfer Tax Value:

\$ 53,337

Real Property Transfer Tax Due

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Diane Pollard
Address: 1810 Jasmine Fay Court
City: LV
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Diane Pollard
Address: Same
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

4874

LEGAL DESCRIPTION

BEING A MERGER AND RESUBDIVISION OF LOTS 6A, 6B, 6C, 6D, 6E, 6F, 7A, 7B, 7C, 7F, 8A, AND 8B OF VEGAS HEIGHTS TRACT, PER BOOK 1, PAGE 70 OF PLATS, LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18224** APN: 139-21-601-015, 16, 139-21-612-052

Name of Property Owner: ANTHONY L. POLLARD FOUNDATION

Name of Applicant: ANTHONY L. POLLARD FOUNDATION

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

X 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: _____

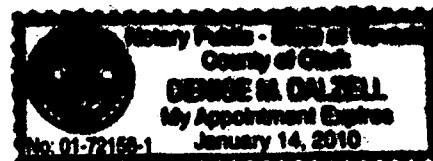
Signature of Property Owner/Authorized Agent: *Diane Hughes Pollard*

Print Name: Diane Hughes Pollard

Subscribed and sworn before me

This 15 day of November, 2006

Diane M. Dalzell
Notary Public in and for said County and State



Justification Letter



Separator Sheet



MELVIN GREEN ARCHITECT, LIMITED

November 14, 2006

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Variance to Allow a Reduction in
Rear Yard Setback Companion SDR-18051

Dear Sir or Madam:

The Anthony L. Pollard Foundation is pleased to submit this justification letter for a variance to allow construction of a portion of the proposed addition in a 20'-0" rear yard setback.

The portion of the building in question is located on the north side of the property facing Hart Street.

Only a small portion of the building extends in to the required 20'-0" setback at two places. Without this variance, two classrooms will have to be eliminated, thereby reducing the capacity of the school to provide much needed educational services to the community. Without this variance, we would lose space for approximately 30 students.

If have any questions or comments regarding this matter, please feel free contact our office or you may reach me on my cell phone at 702-353-0988.

Thank you,

Melvin D. Green, AIA, NCARB
President
Melvin Green Architect, Ltd.

VAR-18224
12/21/06 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE TO ALLOW REDUCTION IN REAR SETBACK REQUIREMENT
 Project Address (Location) 917 HART, 965 HART, 916 W. LAKE MEAD BLVD.
 Project Name RAINBOW DREAMS ACADEMY Proposed Use PRIVATE SCHOOL (CHARTER)
 Assessor's Parcel #(s) 139-21-601-015, 016, 139-21-612-052 Ward # 5
 General Plan: existing MLA proposed MLA Zoning: existing R2 proposed R2
 Commercial Square Footage 16,885 Floor Area Ratio 26%
 Gross Acres 1.48 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER ANTHONY L. POLLARD FOUNDATION Contact DIANE POLLARD
 Address 1860 JASMINE JOY COURT Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89117

APPLICANT ANTHONY L. POLLARD FOUNDATION Contact DIANE POLLARD
 Address 1860 JASMINE JOY COURT Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89117

REPRESENTATIVE MELVIN GREEN ARCHITECT, LTD Contact MELVIN GREEN
 Address 3305 W. SPRING MOUNTAIN RD #92 Phone: 362-8974 Fax: 364-9406
 City LAS VEGAS State NV Zip 89102

Property Owner Signature [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Diane Hughes Pollard

Subscribed and sworn before me

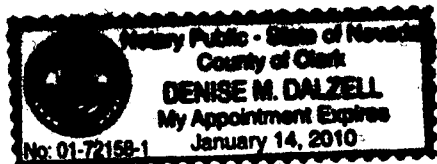
This 15 day of November, 2006

[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-18224</u>
Meeting Date:	<u>12/21/06</u>
Signs Required:	<u>—</u>
Map #	<u>—</u>
Total Fee:	<u>\$600.00</u>
Receipt #	<u>—</u>
Date Accepted:	<u>11/17/06</u>
Accepted By:	<u>[Signature]</u>



Hansen Sheet



Separator Sheet

Report Date 11/20/2006 09:37 AM

Submitted By

Page 1

A/P # 18224 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/17/2006 16:20	982110	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-18224 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY L POLLARD FOUNDATION - Request for a Variance TO ALLOW A 13 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.48 acres at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard (APNs 139-21-601-015, 016, and 139-21-612-052), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly)

Parent A/P #

Project # 18224 Project/Phase Name RAINBOW DREAMS ACADEMY Phase #
Size/Area 1.48 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13921601015

Location

Owner/Tenant

Contact ID AC890076 Name POLLARD ANTHONY L FOUNDATION
Mailing Address 1860 JASMINE JOY CT Organization
City LAS VEGAS State/Province NV
ZIP/PC 89117-1937 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

953 HART AVE
LAS VEGAS, 89106-

941 HART AVE
LAS VEGAS, 89106-

917 HART AVE
LAS VEGAS, 89106-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 11/20/2006 09:37 AM**Submitted By**

Page 2

A/P Linked Parcels13921601015
13921601016
13921612052**Applicants/Contacts**

Primary N **Capacity** OWNER **Contact ID** AC890076 ☐ **Foreign**
Effective **Expire**
Name POLLARD ANTHONY L FOUNDATION
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 1860 JASMINE JOY CT
LAS VEGAS, NV 89117-1937
Seasonal Addr

Valid From **To**
Comments
No Comments

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC951828 ☐ **Foreign**
Effective **Expire**
Name MELVIN GREEN ARCHITECT
Day Phone (702)362-8974 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)364-9406 **Mobile** **Profession**
E-Mail
Address 3305 W. SPRING MOUNTAIN ROAD
SUITE 92
LAS VEGAS, NV 89102
Seasonal Addr

Valid From **To**
Comments
Mel Green 362-8974

Contractors

No Contractors

Item Description **Item Status**

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	11/17/2006 16:24	300.00
PROCESSING FEE	P	11/17/2006 16:24	300.00
Total Unpaid		0.00	Total Paid 600.00

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

178577	B&S PLAN	0	N	11/20/2006 08:21			
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Report Date 11/20/2006 09:37 AM

Submitted By

Page 3

Review Activities Act # Comp By	Act Type Comments	Status	Waived	Issued	Started	Completed
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178575	DEVCO	0	N	11/20/2006 08:21		
178586	FIRE ENG	0	N	11/20/2006 08:21		
178579	FLOOD	0	N	11/20/2006 08:21		
178578	LAND DEV	0	N	11/20/2006 08:21		
178576	NEIGH P&S	0	N	11/20/2006 08:21		
178585	ROW	0	N	11/20/2006 08:21		
178580	SEWER	0	N	11/20/2006 08:21		
178584	SID	0	N	11/20/2006 08:21		
178582	SURVEY	0	N	11/20/2006 08:21		
178583	TEFO	0	N	11/20/2006 08:21		
178581	TRAFFIC	0	N	11/20/2006 08:21		

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

Report Date 11/20/2006 09:37 AM

Submitted By

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VARIANCE

N Parent Project link required? Final City Council letter received
Y Will this go to the City Council? Annotated minutes received
Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/21/2006	PC	SCHEDULED		0	0	0
SSWANTON	11/17/2006					

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
984662	ALABADO	JOHN	F	

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT DROP OFF, ANTHONY L POLLARD FOUNDATION CK 1536	970040	11/17/2006 16:25		0.00
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED Required variance after submittal of companion SDR--no pre-app held.	982110	11/17/2006 16:19		0.00

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-18224 - VARANCE - PUBLIC HEARING – APPLICANT/OWNER: ANTHONY L POLLARD FOUNDATION - Request for a Variance TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 1.48 acres at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard (APNs 139-21-601-015, 016, and 139-21-612-052), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **DECEMBER 21, 2006** CITY COUNCIL: **JANUARY 17, 2007**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **ASAP**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

RELATED TO SDR-18051

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: December 21,2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-18224

Aida Brents Resident Council

Berkley Square NA

Bonanza Village NA

Diamond Point NA

G-704 NA

Whispering Timbers HOA

WLV-NAA1

WLV-NAA2

WLV-NAA3

WLV-NAA4

WLV-NAA7

WLV-NAA8

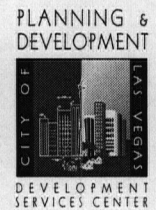
Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

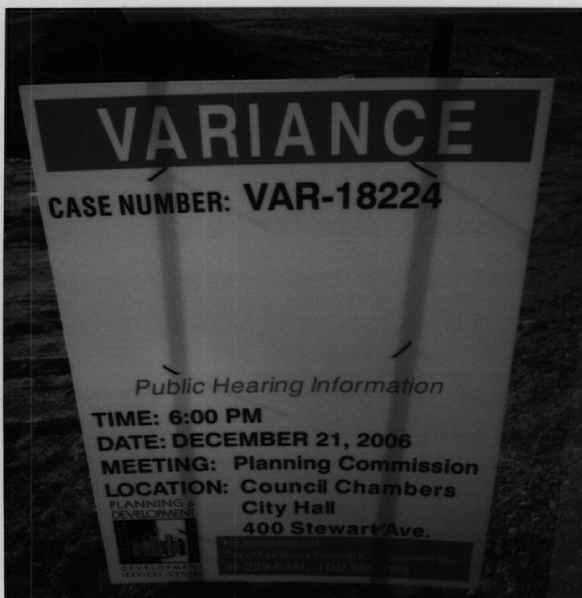


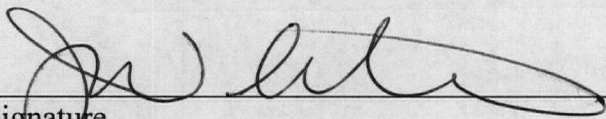
CASE NUMBER: VAR-18224

MEETING DATE: 12/21/06 PC

123

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first




Signature

12-9-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-18224

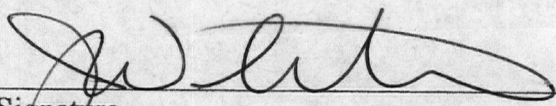
MEETING DATE: 12/21/06 PC

2 of 3

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



LAKE MEAD


Signature

12-9-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



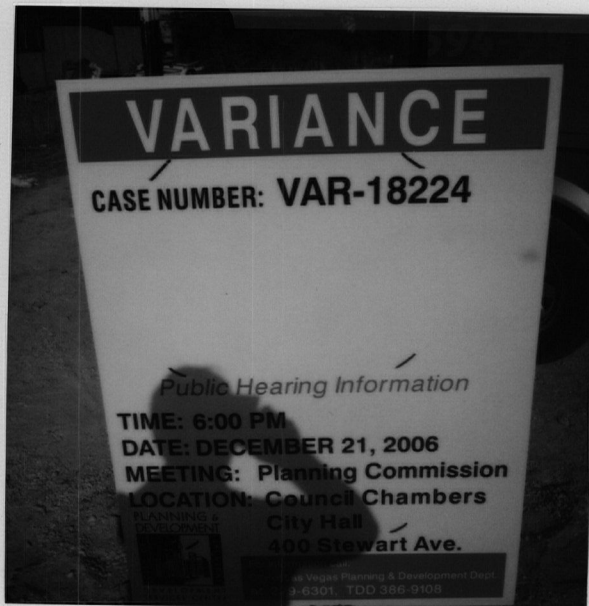
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-18224

MEETING DATE: 12/21/06 PC

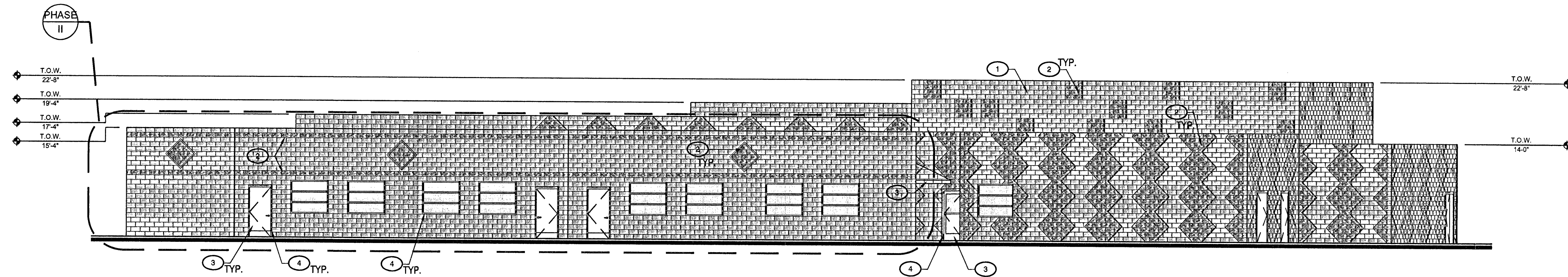
313
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



Signature

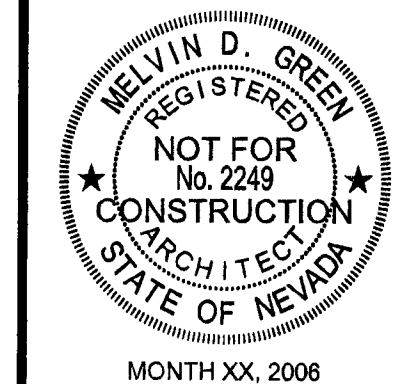
12-9-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



KEYNOTES	
1	CMU BLOCK - SMOOTH FACE CIND-R-LITE, COLOR: TUSCANY WESTERN GOLD
2	SPLIT-FACE CMU BLOCK, CIND-R-LITE, COLOR: TUSCANY WESTERN GOLD
3	FRAZEE #CW023W, "LIS CREME" PAINT
4	FRAZEE #7785D, "HEATHCOTE" PAINT

REVISIONS		BY



MGA Melvin Green Architect, Ltd.
ARCHITECTURE • COMMERCIAL • RESIDENTIAL
3035 W. Spring Mountain Rd., Suite 102 • Las Vegas, NV 89102 • (702) 352-2874
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other rights in and to the work. Reproduction, publication or reuse by any method in whole or in part, is prohibited.

PROJECT: RAINBOW DREAMS ACADEMY
NORTHWEST CORNER OF LAKE MEAD BLVD. AND
LASALLE STREET
LAS VEGAS, NEVADA

SHEET TITLE:
EXTERIOR ELEVATIONS

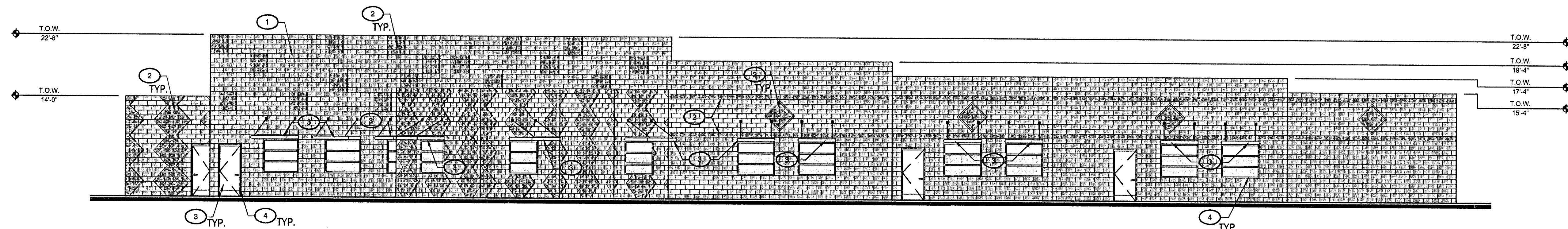
DATE: XX-XX-XX
SCALE: AS INDICATED
DRAWN: MG/CC
JOB NO: XXXX

SHEET
A6.01
OF SHEETS

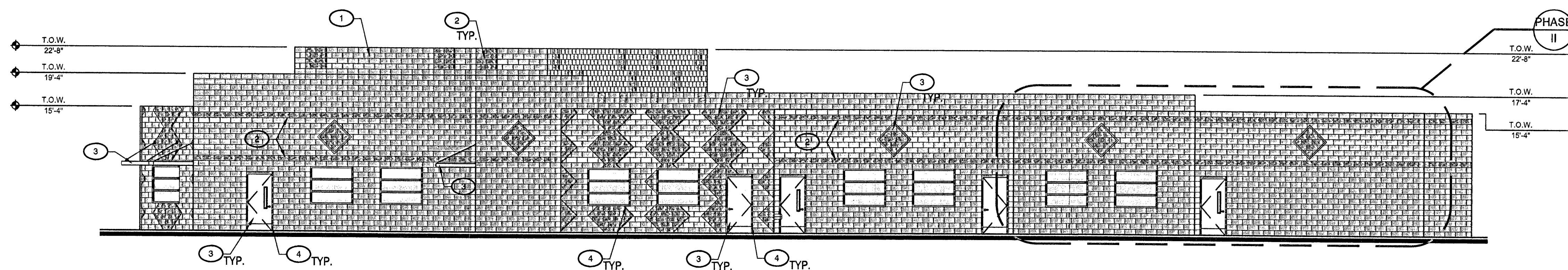
VAR-18224
12/21/06 PC

RECEIVED
NOV 17 2006

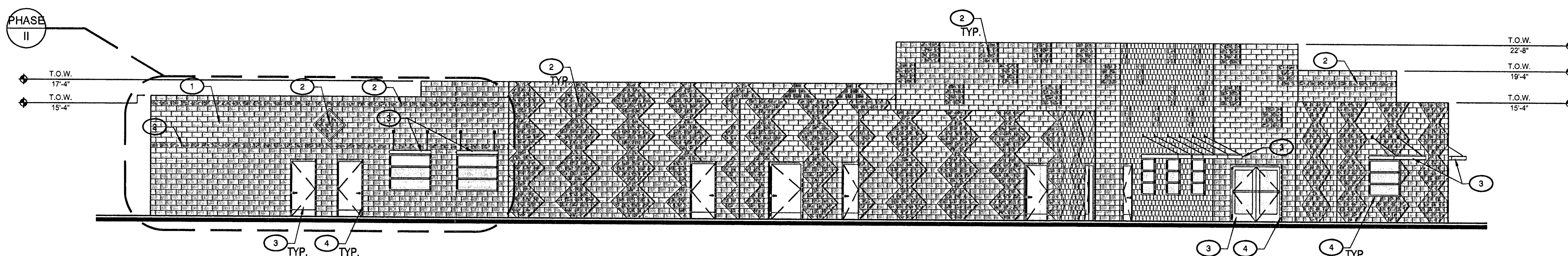
1 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'



2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'



3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'



4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'

1	PLAYGROUND EQUIPMENT
2	ASPHALT PAVING
3	TETHER BALL POLE
4	LANDSCAPING
5	PAINTED ARROWS OR LETTERS, COLOR TO BE TRAFFIC WHITE
6	BOLLARD
7	PARKING STALLS - SEE CIVIL DWGS.
8	CONC. CURB
9	FLAGPOLE
10	HANDICAP ACCESSIBLE @ CURB
11	BUS LOADING/UNLOADING AND PARKING AREA
12	PAINTED STRIPED 3" WIDE AT 36" O.C. COLOR TO BE TRAFFIC WHITE.
13	PAINT CURB FACE RED. PAINT THE WORDS "BUS PARKING ONLY" (WHITE PAINT)
14	PERIMETER PILASTER FENCE
15	CONCRETE WALKWAY
17	TURF
18	PARKING ACCESS GATES
19	HANDICAPPED PARKING SIGNS
20	FIRE HYDRANT
21	TRASH ENCLOSURE

	INDICATES BUILDING OUTLINE
	INDICATES PROPERTY LINE
	INDICATES CENTER LINE OF STREET
	INDICATES BUILDING
	INDICATES LANDSCAPED AREAS
	STANDARD PARK (9'-0" X 18'-0")
	COMPACT PARK (8'-0" X 18'-0")

<u>PHASE I /PHASE II REQUIREMENTS:</u>	
<u>3 PER CLASS ROOM</u>	<u>42</u>
TOTAL REQUIRED	42
<u>PARKING PROVIDED:</u>	
STANDARD	32
COMPACT	13
HANDICAPPED	2
TOTAL PROVIDED	47

	PHASE I	PHASE II	TOTAL
BUILDING SIZE (SQ. FT.):	13,000	3,885	16,885
FLOOR AREA RATIO	20%	6%	26%
PROPERTY SIZE (SQ. FT.)	64,800 SQ. FT.		

1	PILASTER FENCE DETAIL	SCALE: 3/16"=1'-0"
2	CMU WALL FENCE DETAIL	SCALE: 3/16"=1'-0"

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