

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

Parcel Boundary

Sub Boundary

PM/LD Boundary

Road Easement

Match / Leader Line

Historic Lot Line

Historic Sub Boundary

Historic PM/LD Boundary

Section Line

CDN DOMINION UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV. LDT NUMBER

BOOK

T20S R61E

SEC.

31

MAP

S 2 NE 4

139-31-6

126 125 124 123

137 138 139 140

164 163 162 161

175 176 177 178

6 5 4 3 2 1

7 8 9 10 11 12

13 14 15 16 17 18

19 20 21 22 23 24

25 26 27 28 29 30

31 32 33 34 35 36

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

Scale: 1" = 200'

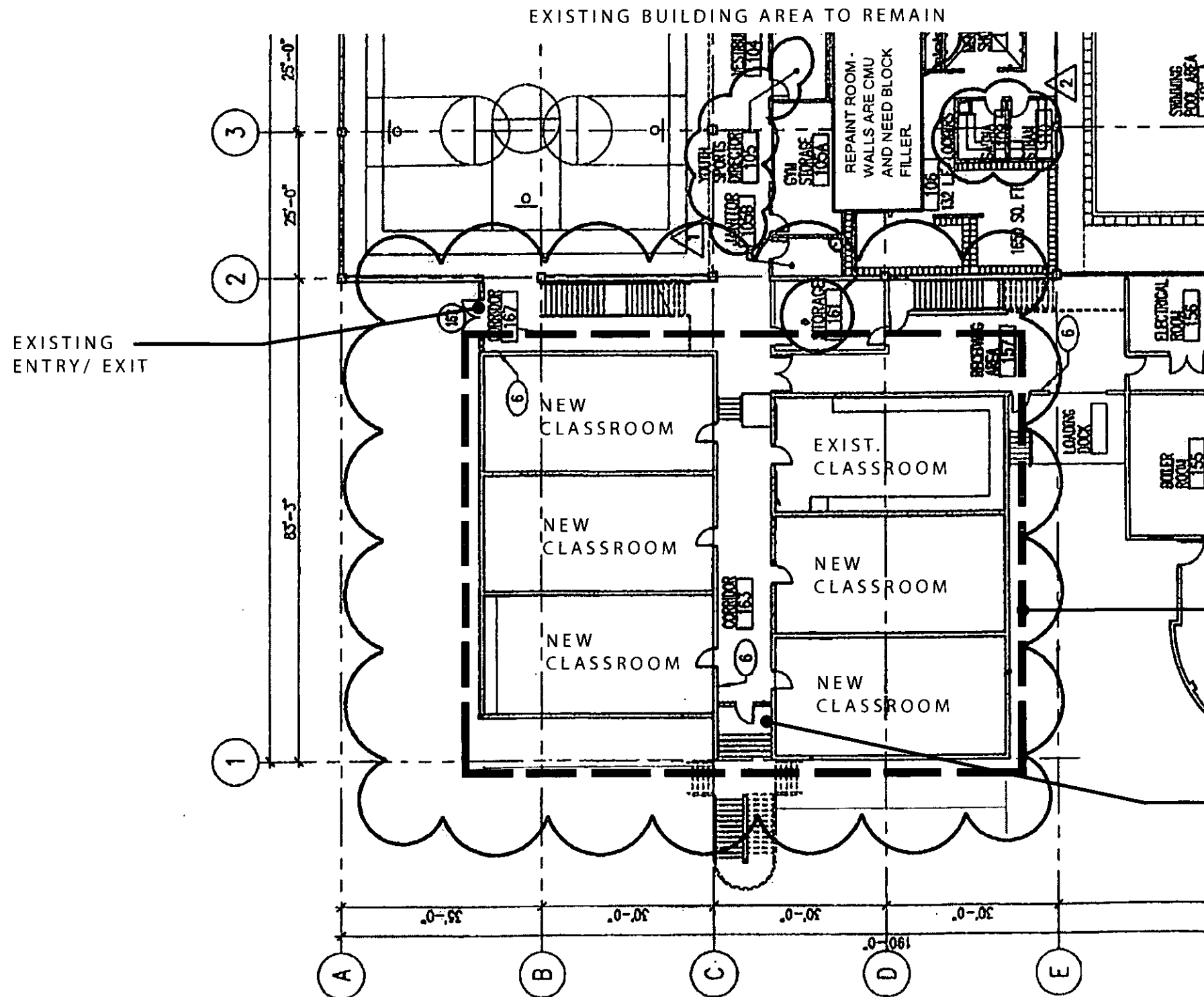
Rev: 12/22/2011

The map displays a grid of land parcels with various identifiers and boundaries. Key features include:

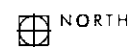
- Streets:** MEADOWS LN, VALLEY VIEW BLVD, ALTA DR, NIGHTINGALE ST, STARFIRE LN, RED RIVER DR, MEADOW VALLEY LN, GRASS VALLEY PL, BLUE RIVER DR, and BEDFORD RD.
- Parcels and Lots:** Numerous numbered parcels and lots are shown, including large areas like 001 (6.02), 002 (0.86), 003 (1.19), 004 (0.34), and 005 (0.45).
- Units and Subdivisions:** FONG AND ASSOCIATES MEADOWS LIMITED, VALLEY WEST UNIT NO 2, and MEADOW VALLEY CT are labeled.
- Other Markings:** "EIGHTS" and "HEIGTS" are noted along Bedford Rd. A "RECEIVED JAN 26 2012" stamp from the City of Las Vegas is present in the lower right.

TAX DIST 200

—EXISTING ENTRY/EXIT



FLOOR PLAN



QUEST ACADEMY
4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

DATE: 01.19.2012

SHEET: 2 OF 3

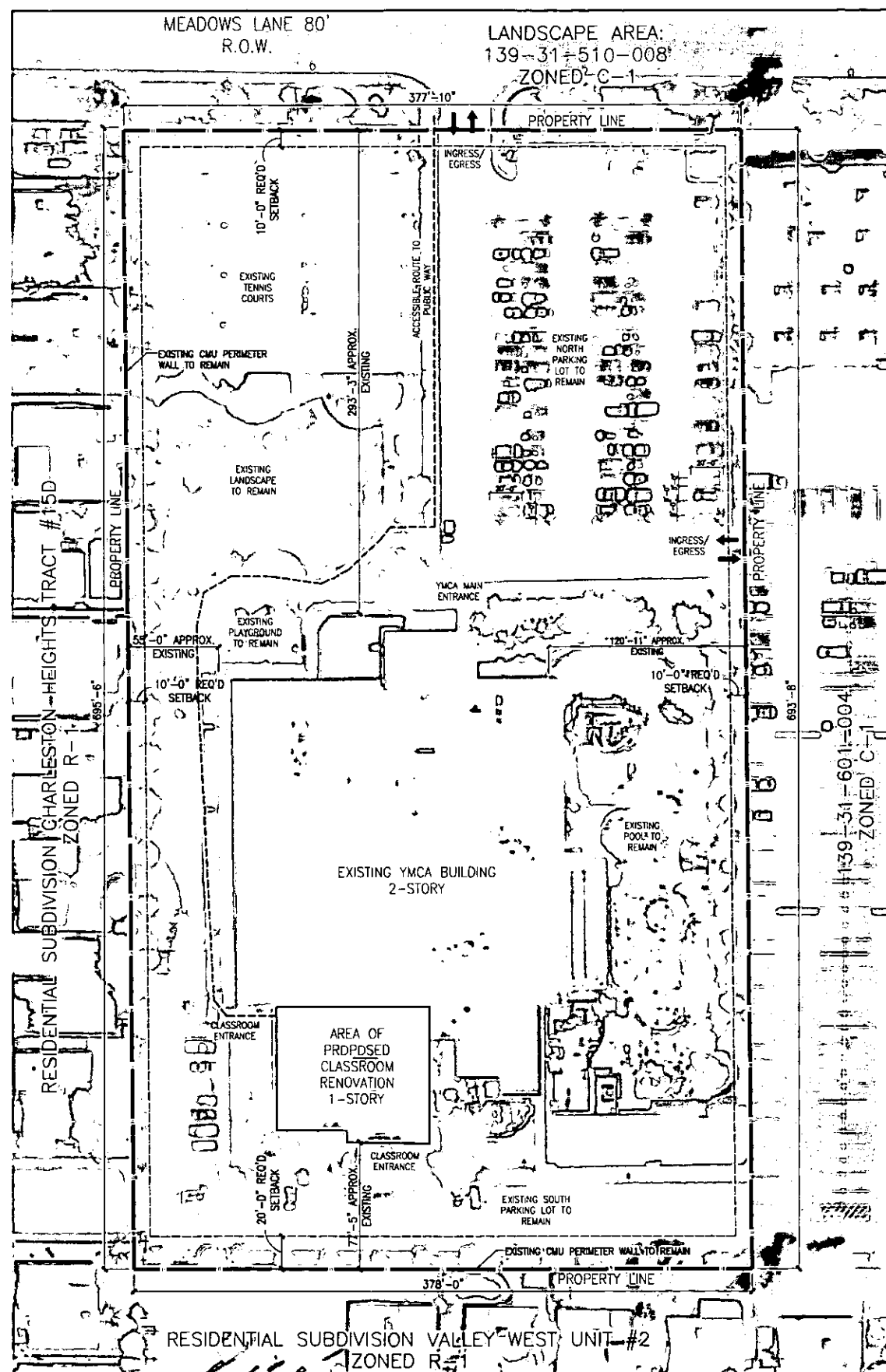
SH PROJECT NO.: 110040

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JAN 26 2012

City of Las Vegas

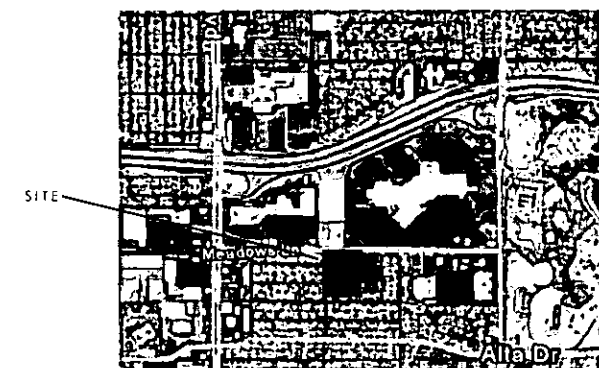
SH **VAR-44454**
S **SUP-44453**
ARCHITECTURE
7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com



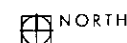
Quest Academy
PREPARATORY EDUCATION

SITE DATA

APN:	139-31-601-001
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	C-1 (NO CHANGE PROPOSED)
<u>LOT SIZE:</u>	<u>AREA</u>
ACREAGE	6.02
SQUARE FOOTAGE	262,231
LOT COVERAGE	19.8%
<u>BUILDING SIZE:</u>	
EXISTING YMCA	52,000 SF
PROPOSED RENOVATION:	
CLASSROOMS	7,600 SF
REMAINING YMCA	44,400 SF
(NO RENOVATIONS, NO CHANGE IN USE)	
<u>PARKING:</u>	
EXISTING YMCA	
REQUIRED (1:200 GSF)	260 SPACES REQ'D
PROVIDED	129 SPACES PROVIDED
PROPOSED RENOVATION	
YMCA (1:200 GSF)	222 SPACES REQ'D
CLASSROOMS (9 PER CLASSROOM)	54 SPACES REQ'D
TOTAL REQUIRED	276 REQUIRED
CURRENT PARKING PROVIDED	129 SPACES (7 ACCESSIBLE) (122 STANDARD)



SITE PLAN
40'



VOLUME 4454 NORTH

VAR-44454

SUP-44453

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JAN 26 2012

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City of Las Vegas

ARCHITECTURE

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p.702.363.2222 f.702.363.6060 www.sh-architecture.com

QUEST ACADEMY
4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

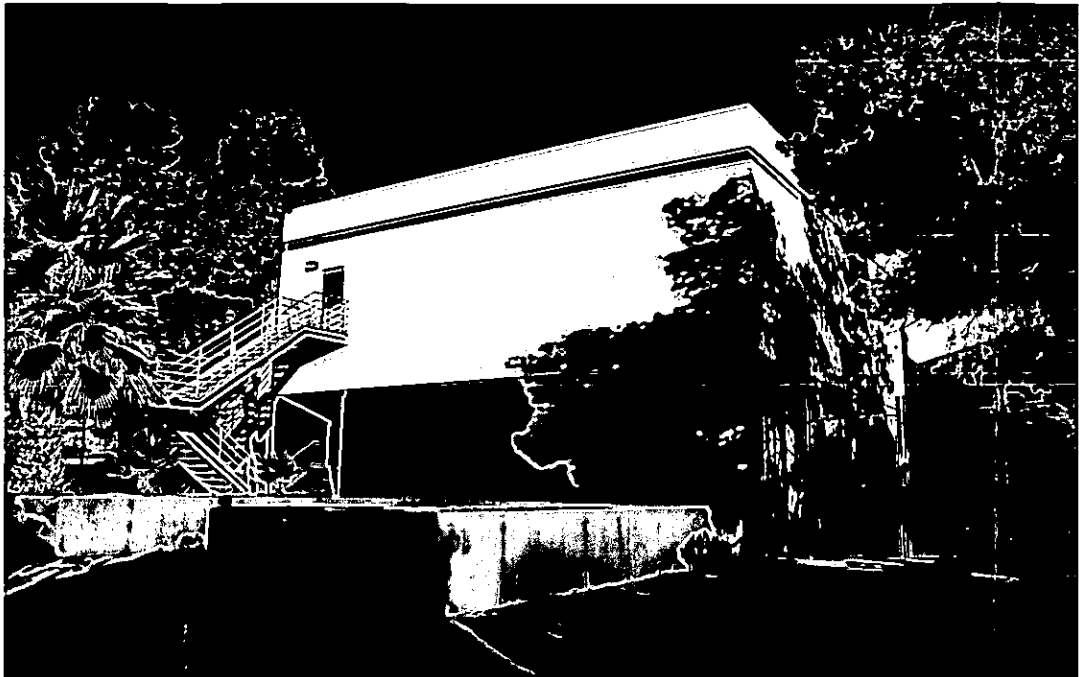
DATE: 01.19.2012

SHEET: 1 OF 3

SH PROJECT NO.: 110040



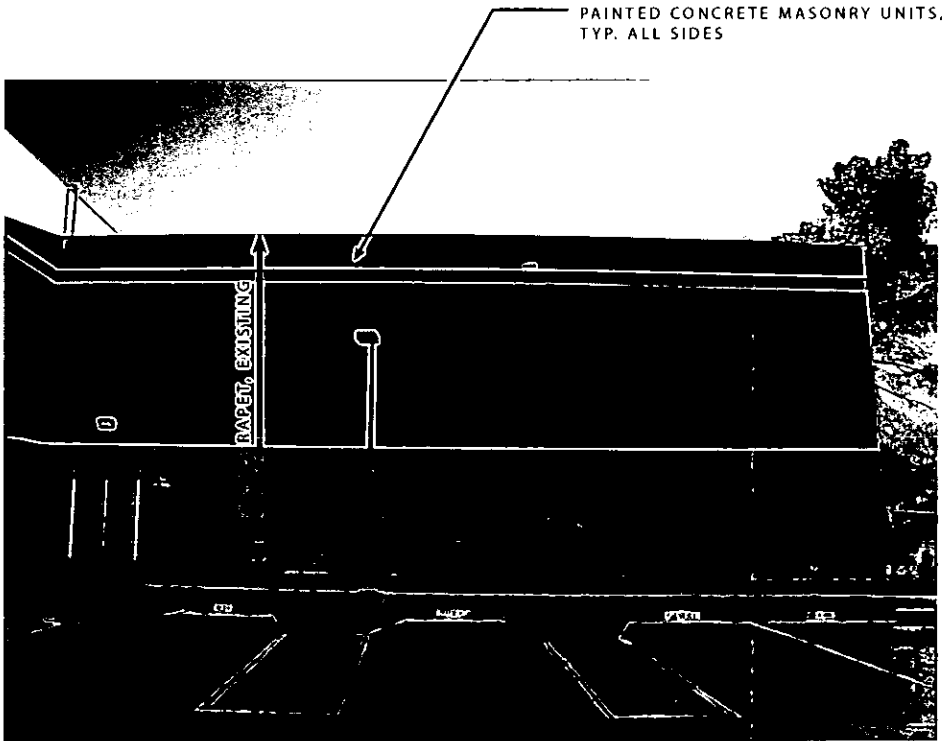
EXISTING BUILDING - SOUTH VIEW



EXISTING BUILDING - SOUTHEAST VIEW



EXISTING BUILDING - SOUTHWEST VIEW

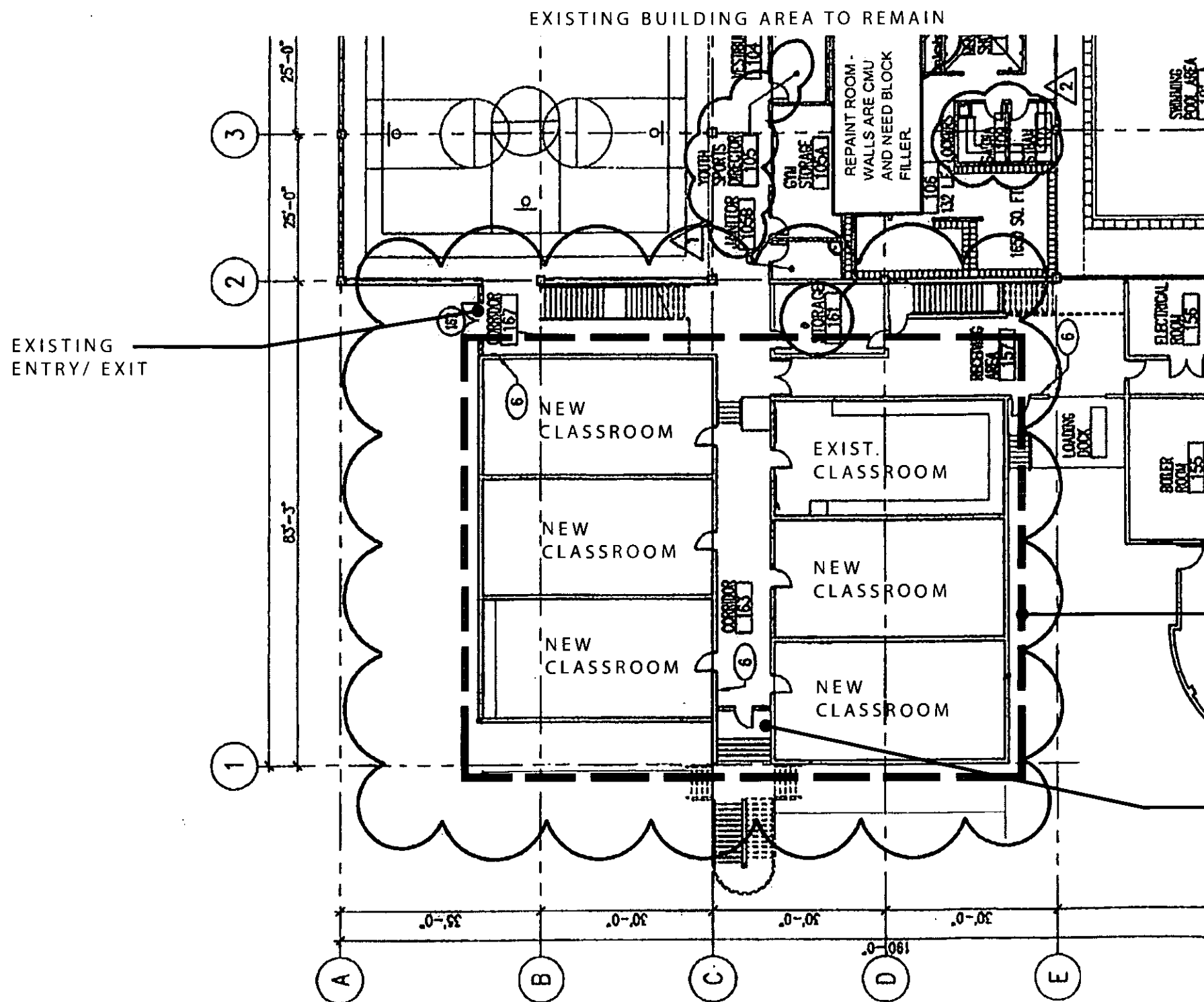


EXISTING BUILDING - WEST VIEW

QUEST ACADEMY
4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

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ARCHITECTURE
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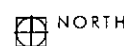


PROPOSED CLASSROOMS IN RENOVATION AREA:

(6) CLASSROOMS, 800 SF EACH
OCCUPANCY LOAD, 20 SF/OCCUPANT
40 OCCUPANTS PER CLASSROOM

240 OCCUPANTS IN PROPOSED RENOVATION

FLOOR PLAN
10'



QUEST ACADEMY
4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

DATE: 01.19.2012

SHEET: 2 OF 3

SH PROJECT NO.: 110040

VAR-44454
SUP-44453
03/13/12 PC

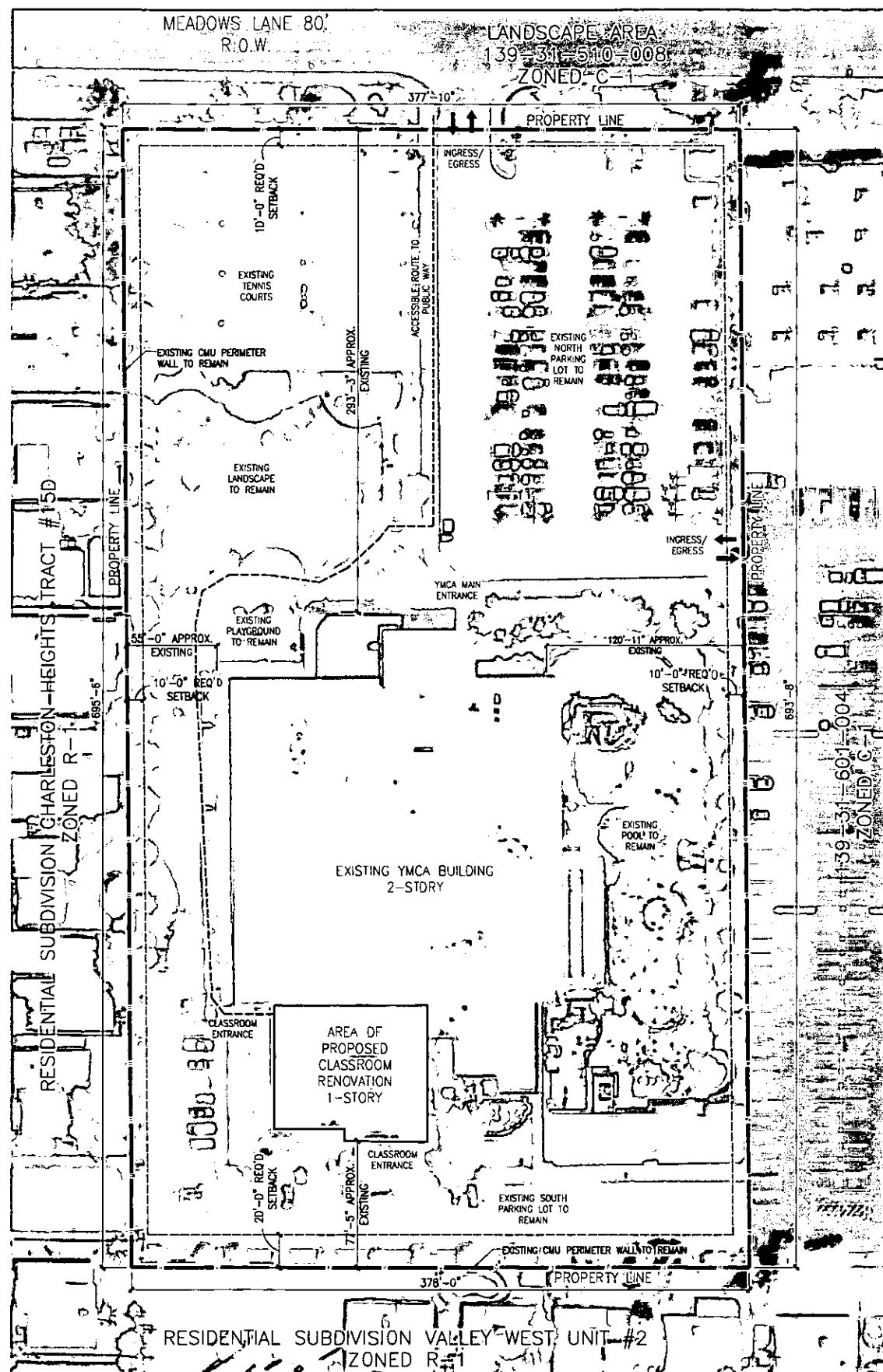


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p:702.363.2222 f:702.363.6060 www.sh-architecture.com

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JAN 26 2012

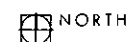
City of Las Vegas



QUEST ACADEMY
 4141 MEADOWS LANE, LAS VEGAS, NV 89107
 YMCA

DATE: 01.19.2012 SHEET: 1 OF 3 SH PROJECT NO.: 110040

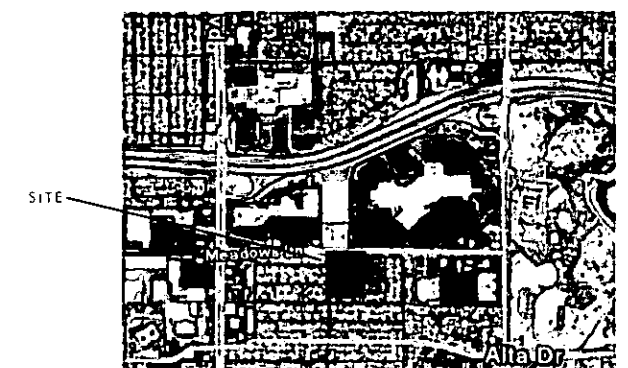
SITE PLAN
 40'



SITE DATA

APN:	139-31-601-001
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	C-1 (NO CHANGE PROPOSED)
LOT SIZE:	AREA
ACREAGE	6.02
SQUARE FOOTAGE	262,231
LOT COVERAGE	19.8%
BUILDING SIZE:	
EXISTING YMCA	52,000 SF
PROPOSED RENOVATION:	
CLASSROOMS	7,600 SF
REMAINING YMCA	44,400 SF
(NO RENOVATIONS, NO CHANGE IN USE)	
PARKING:	
EXISTING YMCA	
REQUIRED (1:200 GSF)	260 SPACES REQ'D
PROVIDED	129 SPACES PROVIDED
PROPOSED RENOVATION	
YMCA (1:200 GSF)	222 SPACES REQ'D
CLASSROOMS (9 PER CLASSROOM)	54 SPACES REQ'D
TOTAL REQUIRED	276 REQUIRED
CURRENT PARKING PROVIDED	129 SPACES
	(7 ACCESSIBLE)
	(122 STANDARD)

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP NTS NORTH

RECEIVED

JAN 26 2012



ARCHITECTURE
 7250 Peak Drive Suite 216 Las Vegas Nevada 89128
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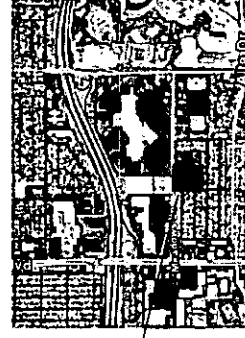
VAR-44454
SUP-44453
03/13/12 PC



SITE DATA

APN: 139-31-401-001
CITY OF LAS VEGAS
ZONING: C-1 (NO CHANGE PROPOSED)
LOT SIZE: 2.0231
ACREAGE: 19.68
BUILDING SIZE: 52,088 SF
EXISTING YMCA
PROPOSED RENOVATION: 7,408 SF
REMAINING YMCA: 44,488 SF
(NO RENOVATIONS, NO CHANGE IN USE)
EXISTING YMCA
PROPOSED RENOVATION: 129 SPACES PROVIDED
YMCA (1:200 GSF)
CLASSROOMS (19 PER CLASSROOM)
TOTAL REQUIRED: 276 SPACES
CURRENT PARKING PROVIDED: 129 SPACES
(122 STANDARD)
(7 ACCESSIBLE)

ALL BUILDING, AREA, LAND COVERAGE AND PARKING REGULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



VICINITY MAP



RECEIVED

JAN 26, 2012

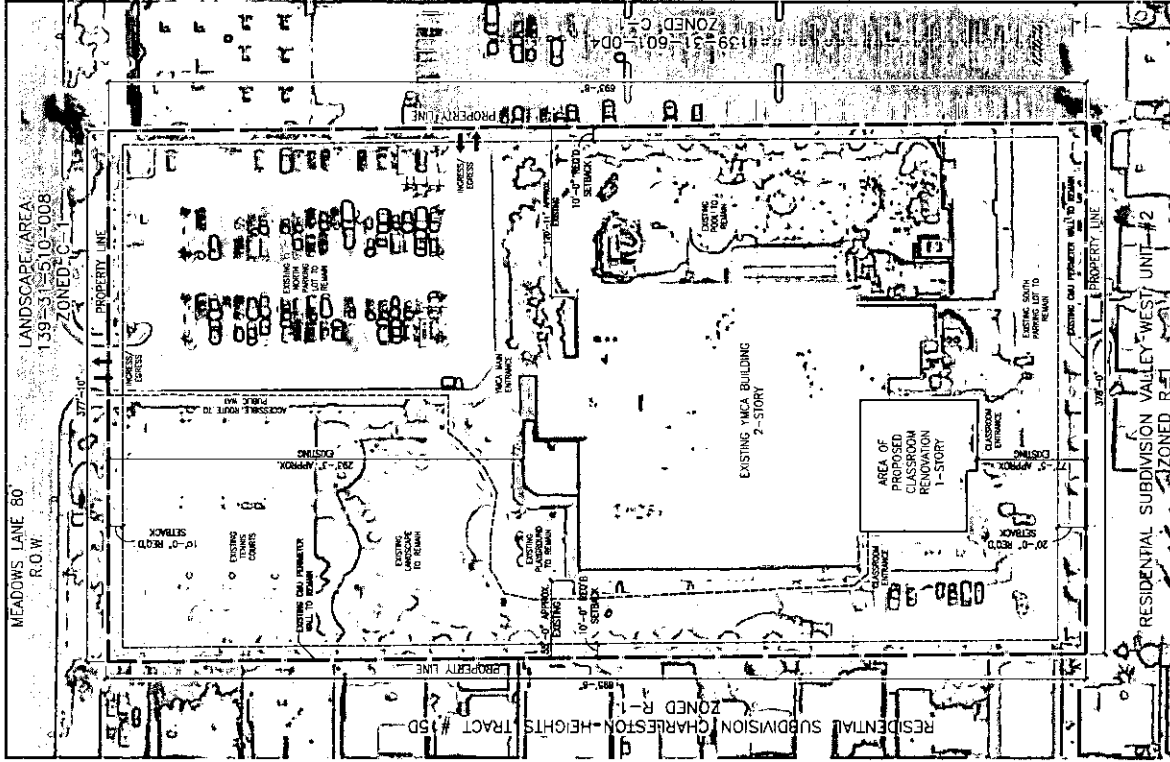
City of Las Vegas

ARCHITECTURE

7250 P.D. 5th Floor, Suite 500, Las Vegas, Nevada 89128
702.731.3300
www.sharchitecture.com

VAR-444534

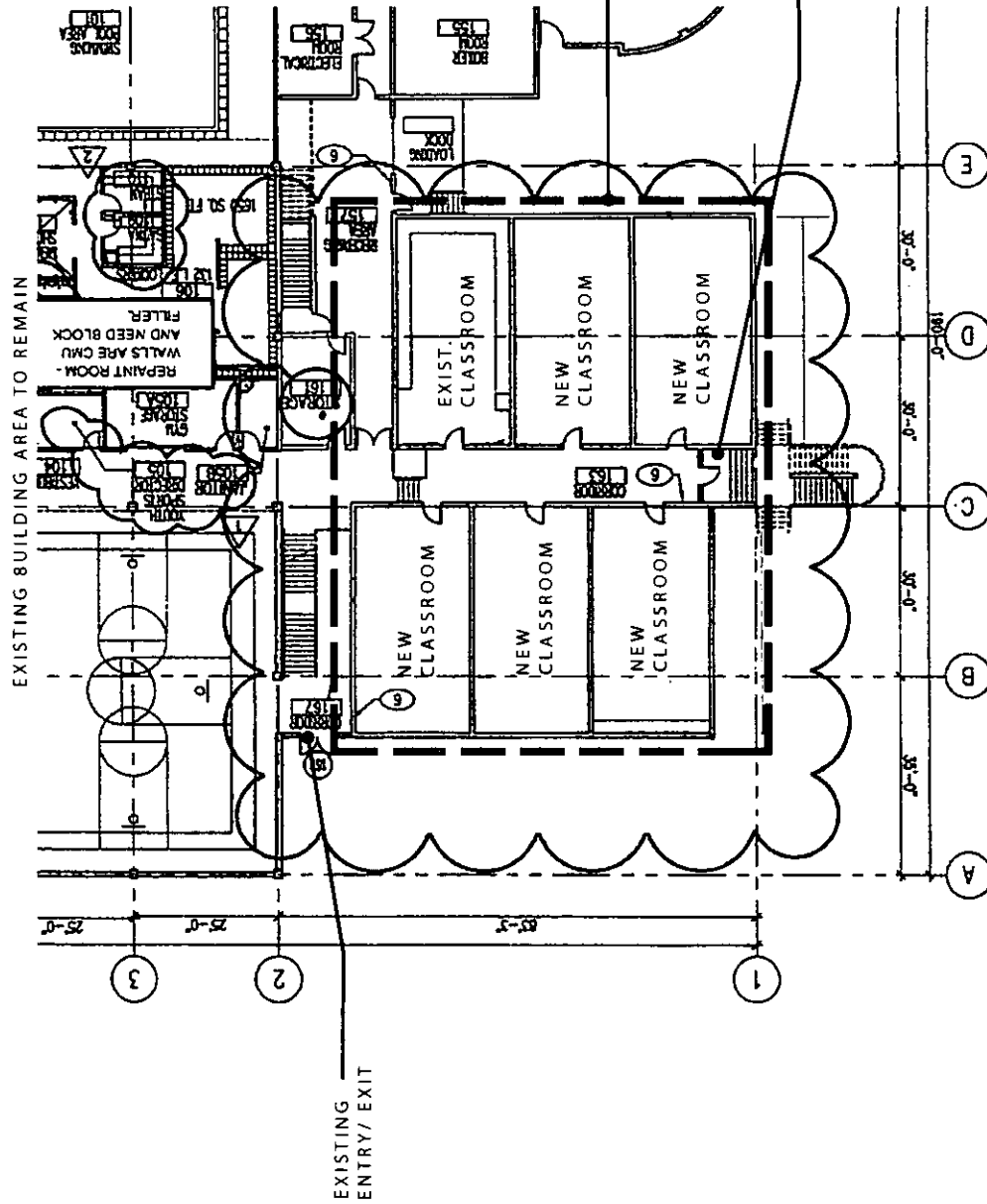
SUP-44453



SITE PLAN
40'

QUEST ACADEMY
4141 MEADOWS LANE, LAS VEGAS, NV 89107
YMCA

DATE: 01.19.2012 SHEET: 1 OF 3 SH PROJECT NO.: 110040



240 OCCUPANTS IN PROPOSED RENOVATION

-EXISTING ENTRY/EXIT

SUP-44453

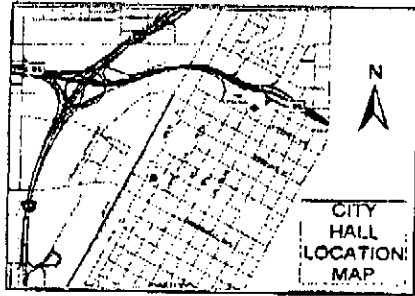


A high-contrast, black and white photograph of a large, multi-story building, possibly a school or institutional structure. The building features a prominent gabled roof and a large, dark, rectangular section. It is surrounded by trees and a fence in the foreground. The image is oriented horizontally on the page.

City of Las Vegas
SUP-44453

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



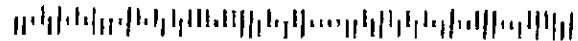
I OPPOSE
this Request

Please use available blank space on card for your comments.

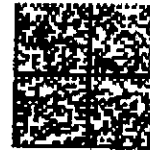
VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

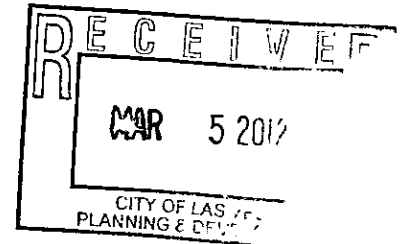
25 BROFN11 89107



PRESORTED
FIRST CLASS



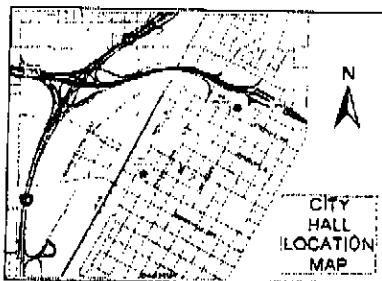
UNITED STATES
02 1R
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120
\$ 00.42⁴



13931610029 Case: VAR-44454
SCHAKE WILLIAM
400 MEADOW VALLEY DR
LAS VEGAS NV 89107-4339 89107-4339

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

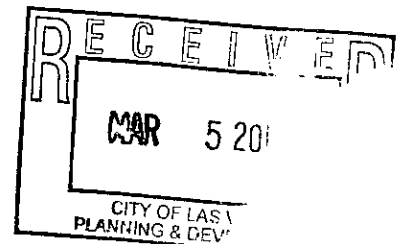
25 BROFN11 89107



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FIRST CLASS



UNITED STATES
02 1R
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120
\$ 00.42⁴

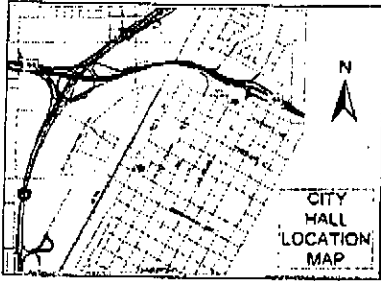


13931610030 Case: VAR-44454
AKEY ROBERT C
404 MEADOW VALLEY DR
LAS VEGAS NV 89107-4339 89107-4339

19-20
2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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this Request



I OPPOSE
this Request

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VAR-44454 & SUP-44453

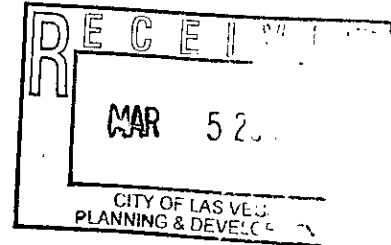
Planning Commission Meeting of 3/13/2012

25 BRDFN11 89107

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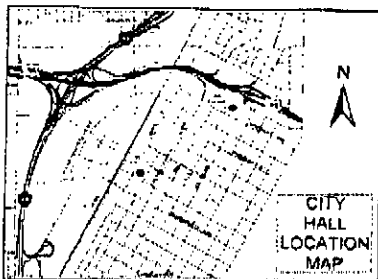
UNITED STATES
02 1R \$ 00.42⁴
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



Case: VAR-44454
13931610022
FERGUSON SCOTT L & CAROLE A
4100 MEADOW VALLEY LN
LAS VEGAS NV 89107-4335 89107-4335

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
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VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

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02 1R \$ 00.42⁴
0002002257 MAR 01 2012
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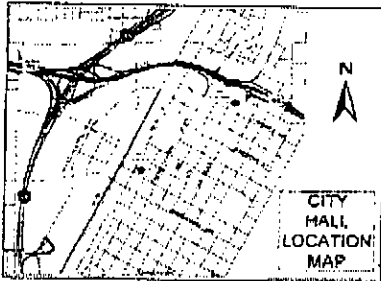


Case: VAR-44454
13931610039
MORSE DARYL B
4121 MEADOW VALLEY LN
LAS VEGAS NV 89107-4335 89107-4335

19-20
2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Planning Commission Meeting of 3/13/2012

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0002002257 MAR 01 2012
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13931610021 Case: VAR-44454
CRAYTON DORIS
4020 MEADOW VALLEY LN
LAS VEGAS NV 89107-4347 89107-4347

25 BRDFN11 89107



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

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13931610057 Case: VAR-44454
BUSHELL DONALD L LIVING TRUST
BUSHELL DONALD L TRS
4101 MEADOW VALLEY LN
LAS VEGAS NV 89107-4334 89107-4334

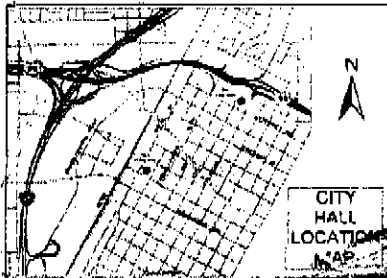
25 BRDFN11 89107



19-20
28

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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UNITED STATES
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0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



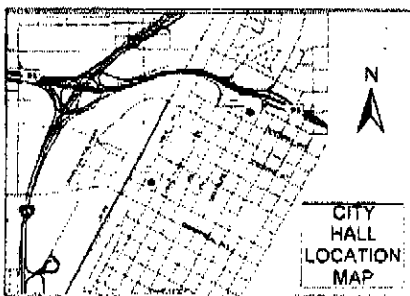
Case: VAR-44454

13931610036
KERN STEVEN K
SCHAKE BILL
400 MEADOW VALLEY DR
LAS VEGAS NV 89107-4339 89107-4339



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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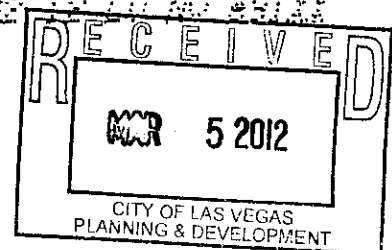
VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

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UNITED STATES
POSTAGE
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02 1R
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



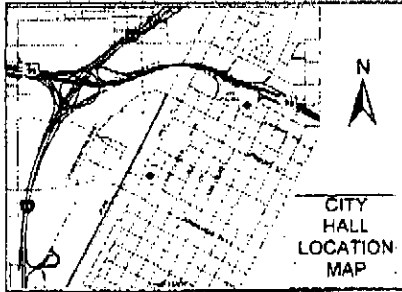
Case: VAR-44454

13931610058
BALEN TONY & JUDY FAMILY TRUST
BALEN TONY WAYNE & JUDY P TRS
4105 MEADOW VALLEY LN
LAS VEGAS NV 89107-4334 89107-4334

19-20
2P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

25 BRDFN11 89107



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UNITED STATES
02 1R \$ 00.42⁴
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120

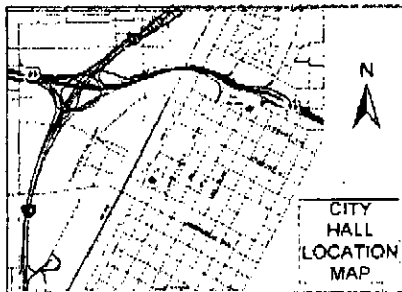


Case: VAR-44454

13931610032
VALENTI KATHRYN E TRUST
VALENTI KATHRYN E TRS
412 MEADOW VALLEY DR
LAS VEGAS NV 89107-4339 89107-4339

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
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I OPPOSE
this Request

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VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

55 BRDFN11 89146

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FIRST CLASS



UNITED STATES
02 1R \$ 00.42⁴
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Case: VAR-44454

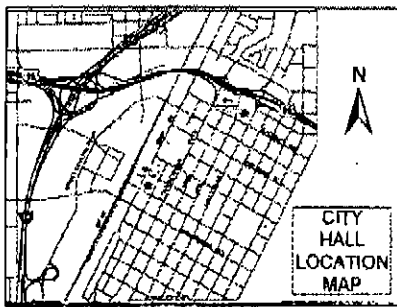
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6159 O'BANNON DR
LAS VEGAS NV 89146-3040 89146-3040

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City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

32 BRDFN11 89102

PRESORTED
 FIRST CLASS



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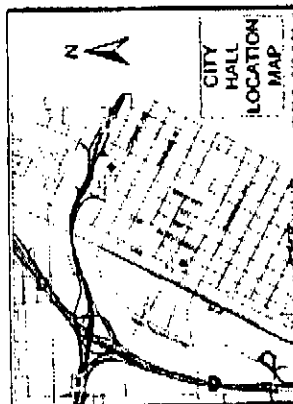
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 MEADOW VIEW ASSOC
 1806 INDUSTRIAL RD
 LAS VEGAS NV 89102-2618 89102-2618



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City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☒ **SUPPORT** this Request
☐ **OPPOSE** this Request

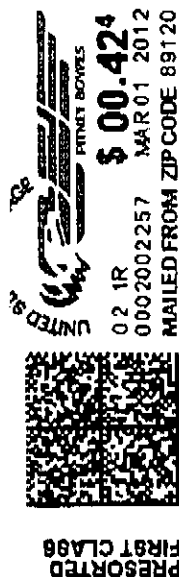
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VAR-44446 & SDR-44445
 Planning Commission Meeting of 3/13/2012

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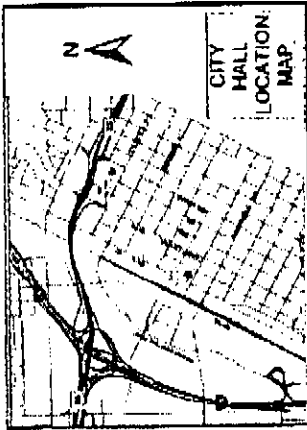
13928703006
 MOULDEN STANLEY J
 SNAPER ALVIN A
 2800 CAMEO CIR
 LAS VEGAS NV 89107-3213 89107-3213

Case: VAR-44446



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☒ **SUPPORT** this Request
☐ **OPPOSE** this Request

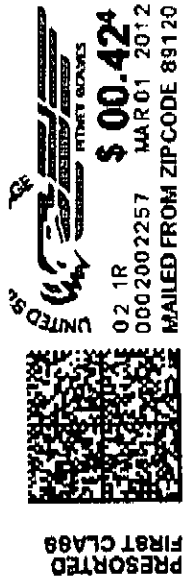
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VAR-4446 & SDR-4445
Planning Commission Meeting of 3/13/2012

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MAR -5 2012

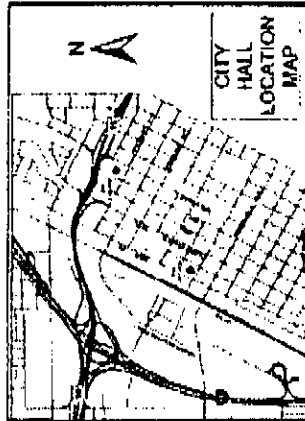
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GRANGAARD CHARLES D & ELLEN M
GRANGAARD LUELLA M
%NEO DYNE RESEARCH INC
2800 CAMEO CIR
LAS VEGAS NV 89107-3213 89107-3213

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



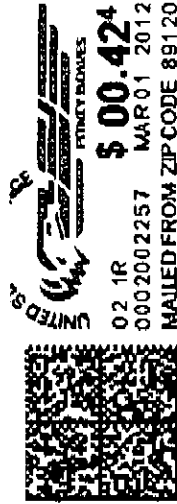
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-4446 & SDR-4445

Planning Commission Meeting of 3/13/2012

PRESORTED
FIRST CLASS



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Case VAR-4446
NEO-DYNE RESEARCH INC
2800 CAWCO CIR
LAS VEGAS NV 89107-3213 89107-3213

RECEIVED
MAR -5 2012

19-20
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LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 16 , 2012

Lodge YMCA Association Southern Nevada
4141 Meadows Lane
Las Vegas, Nevada 89107

RE: VAR-44454 – VARIANCE
CITY COUNCIL MEETING OF MAY 2, 2012
RELATED TO SUP-44453

Dear Applicant:

The City Council at a regular meeting held May 2, 2012, APPROVED the request for a Variance TO ALLOW 129 PARKING SPACES WHERE 314 ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone.

Added

- A. A required review of the parking for the facility shall be required at a public hearing 15 months from the approval date of this application.

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-44453) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



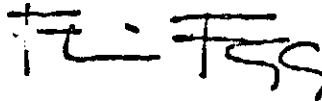
Lodge YMCA Association Southern Nevada
VAR-44454 – Page Two
May 16, 2012

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Director
Planning

cc: Ms. Connie Jordan
Quest Academy
6610 Grand Montecito Parkway
Las Vegas, Nevada 89149

Mr. Curt Carlson
SH Architecture
7250 Peak Drive, Suite #216
Las Vegas, Nevada 89128



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 19, 2012

Lodge YMCA Association Southern Nevada
4141 Meadows Lane
Las Vegas, Nevada 89107

RE: VAR-44454 – VARIANCE
CITY COUNCIL MEETING OF APRIL 18, 2012
RELATED TO SUP-44453

Dear Applicant:

The City Council at a regular meeting held April 18, 2012, HELD IN ABEYANCE the request for a Variance TO ALLOW 129 PARKING SPACES WHERE 314 ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the May 2, 2012 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Connie Jordan
Quest Academy
6610 Grand Montecito Parkway
Las Vegas, Nevada 89149

Mr. Curt Carlson
SH Architecture
7250 Peak Drive, Suite #216
Las Vegas, Nevada 89128

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





March 14, 2012

Lodge YMCA Association Southern Nevada
4141 Meadows Lane
Las Vegas, Nevada 89107

**RE: VAR-44454 - VARIANCE RELATED TO SUP-44453
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Applicant:

Your request for a Variance TO ALLOW 129 PARKING SPACES WHERE 314 ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on March 13, 2012.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-44453) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Lodge YMCA Association Southern Nevada
VAR-44454 - Page Two
March 14, 2012

This item will be considered by the City Council on April 18, 2012, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Connie Jordan
Quest Academy
6610 Grand Montecito Parkway
Las Vegas, Nevada 89149

Mr. Curt Carlson
SH Architecture
7250 Peak Drive, Suite #216
Las Vegas, Nevada 89128



March 2, 2012

Lodge YMCA Association Southern Nevada
4141 Meadows Lane
Las Vegas, Nevada 89107

**RE: VAR-44454 - VARIANCE RELATED TO SUP-44453
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 13, 2012** 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, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, March 7, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Connie Jordan
Quest Academy
6610 Grand Montecito Parkway
Las Vegas, Nevada 89149

Mr. Curt Carlson
SH Architecture
7250 Peak Drive, Suite #216
Las Vegas, Nevada 89128

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Application Information

VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Variance TO ALLOW 129 PARKING SPACES WHERE 314 ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

SUP-44453 - SPECIAL USE PERMIT RELATED TO VAR-44454 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, SECONDARY USE WITHIN AN EXISTING COMMUNITY RECREATION FACILITY WITH A WAIVER TO ALLOW A SECONDARY SCHOOL ON A NON-COLLECTOR STREET at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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 a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *March 13, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Application Information

VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Variance TO ALLOW 129 PARKING SPACES WHERE 314 ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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Application Location



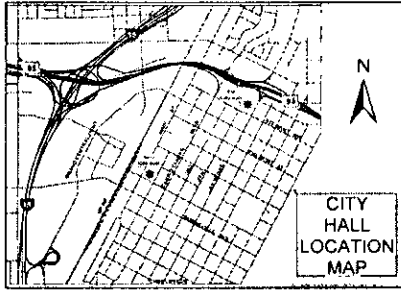
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *March 13, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

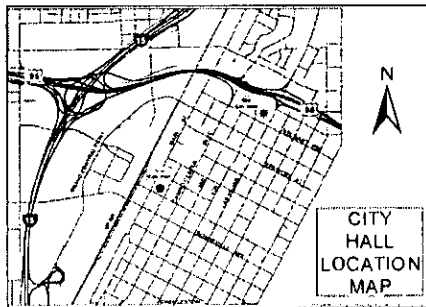
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VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

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: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: February 13, 2012
Re: **VAR-44454** Quest Academy 4141 Meadows Lane
Request for a Variance for parking

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow no additional parking spaces where 16 additional spaces are the minimum required for a proposed private school, secondary, located within an existing building at 4141 Meadows Lane.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, February 09, 2012 9:19 AM
To: Carman Burney
Subject: CLV Planning Commission Review for March -- LVVWD comments

Hi Carman,

Below are the comments from LVVWD.

Thank you!
Doa

Agenda Item: #7 (TMP-44450)

APN 162-04-807-004 & 005; 162-04-811-028; 162-04-814-002; & 162-04-899-021

Parcel has an existing service, Public FH, and Public Water Main within it, which will need to be relocated or removed. Civil plans will need to be submitted to LVVWD.

Agenda Item: #11 (SUP-43979)

APN 139-34-813-012

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #13 & #14 (VAR-44446 & SDR 44445)

APN 139-28-801-002

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item # 15 (VAR-44447)

APN: 163-08-612-010

This residential parcel has an existing domestic water service with no backflow prevention. Any requirement for residential fire sprinkler system will require replacement of the meter with a meter appropriate for fire service. Civil plans will need to be submitted to LVVWD.

Agenda Item: #16 & #17 (VAR-44454 & SUP 44453)

APN 139-31-601-001

Parcel has an existing fire service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #22 (SUP-44428)

APN 162-06-301-004

Parcel has an existing service without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Agenda Item: #23 (SUP-44432)

APN 138-36-601-003

Parcel has existing fire services without backflow prevention, which is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.

Development Notification

PC Meeting: March 13, 2012

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

VAR-44454

Rancho Springs NA
Alpine Village Apartments
Sandpiper Apartment Homes
Artesian Heights NA
Sartini Plaza and Annex Resident Council
Charleston Estates NA
Stella Fleming Towers
Country Club at Meadows Senior Apartments
Sundown HOA
Country Club Senior Apartments At Valley View
The Greens HOA
Decatur Rents Apartments
Twin Lakes Country Club NA
Destinations at Valley View Apartments
Upland-Harmony Park Place NA
Easy Street NA
Westleigh NA
Fremont Estates NA
Golf Ridge Terrace NA
Images HOA
James Down Towers Resident Council
Kensington HOA
Las Vegas Historic District
McNeil Estates NA
Meadows Neighborhood Preservation NA
Palominn Area Preservation Association (PAPA)
Pinto Palominn Residents NA
Promenade @ The Meadows HOA
Rancho Bel Air HOA
Rancho Circle HOA
Rancho Nevada Estates HOA
Rancho Oakey NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-44454
SUP-44453

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

VARIANCE
01/26/2012

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Variance TO ALLOW NO ADDITIONAL PARKING SPACES WHERE 16 ADDITIONAL SPACES ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

SUP-44453 - SPECIAL USE PERMIT RELATED TO VAR-44454 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, SECONDARY at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **MARCH 13, 2012**

CITY COUNCIL: **APRIL 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 9, 2012**

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 **Carman Burney** (cburney@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:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - Parking Reduction

Project Address (Location): 4141 Meadows Lane

Project Name: Quest Academy Charter School Proposed Use: Private School, Secor

Assessor's Parcel #(s): 139-31-601-001 Ward #: 1

General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____

Commercial Square Footage: approx. 52,000 Floor Area Ratio: 19.8%

Gross Acres: 6.02 Lots/Units: 1 Density: 8,666 SF/ACRE

Additional Information: A-O District (140 feet)

PROPERTY OWNER: Lodge YMCA Ass'n So. NV Contact: _____

Address: 4141 Meadows Lane Phone: (702) 877-9622 Fax: (702) 877-0856

City: Las Vegas State: NV Zip: 89107

E-mail Address: _____

APPLICANT: Quest Academy Contact: Connie Jordan

Address: 6610 Grand Montecito Parkway Phone: (702) 631-4751 Fax: _____

City: Las Vegas State: NV Zip: 89149

E-mail Address: c.jordan@questacademylv.com

REPRESENTATIVE: SH Architecture Contact: Curt Carlson, AIA

Address: 7250 Peak Drive, Suite 216 Phone: (702) 341-2230 Fax: (702) 363-6060

City: Las Vegas State: NV Zip: 89128

E-mail Address: ccarlson@sh-architecture.com

Property Owner Signature* Michael A. Lubbe

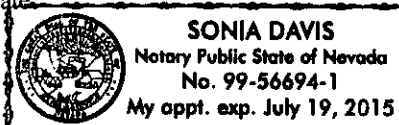
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: Michael A. Lubbe

Subscribed and sworn before me

This 23 day of January, 2012

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-44454</u>
Meeting Date:	<u>3/13/12</u>
Total Fee:	<u>830</u>
Date Received:	<u>1/26/12</u>
Received By:	<u>B. S.</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RECEIVED
JAN 26 2012

City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44454** APN: 139-31-601-001

Name of Property Owner: Lodge YMCA Association Southern Nevada

Name of Applicant: Ouest Academy Charter School

Name of Representative: Curt Carlson, AIA (SH Architecture)

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: _____

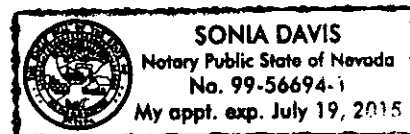
Signature of Property Owner: Michael A. Lubbe

Print Name: Michael A. Lubbe

Subscribed and sworn before me

This 23 day of January, 2012

Sonia Davis
Notary Public in and for said County and State



RECEIVED

JAN 26 2012

f:\depot\Application Packet\Statement of Financial Interest.pdf

City of Las Vegas

January 26, 2012

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Special Use Permit for APN 139-31-601-001
Variance for APN 139-31-601-001

To Whom It May Concern,

The enclosed information is for the property located at 4141 Meadows Lane. The building is currently in use as the Heinrich YMCA. This proposal is to convert existing racquetball courts (7,600 sf) into six (6) classrooms. The rest of the YMCA building will be untouched by the renovation. The existing exterior features of the building will be untouched by the renovation. The new user intends to use the facility as a charter school for grades 9-12 to augment their current facility – Quest Academy at Grand Monticeto Parkway. Quest has outgrown their current facility and is in dire need of more classrooms to accommodate the students.

The current site does not meet City of Las Vegas parking requirements. The existing parking is 131 spaces short of requirements, but is supplemented by the parking lot to the east of the YMCA (no formal agreement is in place.) The classrooms will require 54 parking spaces, a parking analysis is shown on the site plan. The following justification is given for reduced parking:

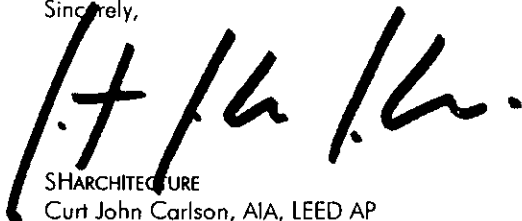
- Most students are dropped off at school by parents. There are no busses for this school.
- Offset-time of uses between the school (weekdays 7AM – 4PM) and the YMCA (heavy use evenings, weekends)

The anticipated number of employees would be 8 (teachers, teachers' aides). After school activities will occur on the main campus at 6610 Grand Monticeto Parkway (which this facility would augment).

Quest Academy is an accredited charter school through the State of Nevada.

The project will fulfill an urgent need for school alternatives in the City of Las Vegas and Clark County. The growth of the existing student body as substantiated the need for the facility and the school is currently having to turn away applicants due to the limited size of their existing facility.

Sincerely,


SHARCHITECTURE
Curt John Carlson, AIA, LEED AP

RECEIVED

JAN 26 2012

VAR-44454

City of Las Vegas

SUP-44453

Inet #: 201107270001501

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #003

07/27/2011 10:51:22 AM

Receipt #: 858282

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: MSH Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

A.P.N.: 139-31-601-001
R.P.T.T.: \$ Exempt 3

Escrow #11-06-0581-SD

Mail tax bill to and when recorded mail to:
Young Men's Christian Association of Southern Nevada
4141 Meadows Lane
Las Vegas, NV 89107

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Young Men's Christian Association of Southern Nevada, who acquired title as Young Men's Christian YMCA Association of Las Vegas, Nevada, a Nevada corporation, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Young Men's Christian Association of Southern Nevada, a Nevada corporation, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED

JAN 26 2012

City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 18th day of July, 2011.

YOUNG MEN'S CHRISTIAN ASSOCIATION
OF SOUTHERN NEVADA

Michael Lubbe

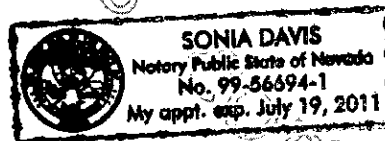
By: Michael A. Lubbe
Its: President

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on July 18th, 2011
by Michael A. Lubbe, President of
Young Men's Christian Association of Southern Nevada

Sonia Davis
NOTARY PUBLIC

My Commission Expires: July 19, 2011



SONIA DAVIS
#99-56694-1
Exp: 7-19-11

RECEIVED

JAN 26 2012

City of Las Vegas

Escrow No.: 11-06-0581-SD

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER (SW ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF SECTION 31, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE (1) ON FILE IN FILE 24 PARCEL MAPS, PAGE 1, IN THE OFFICE
OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS DISCLOSED
BY DOCUMENTS ENTITLED "AGREEMENT FOR RECIPROCAL EASEMENTS",
RECORDED APRIL 25, 1977 IN BOOK 731 AS DOCUMENT NO. 690246, AND
"ACCESS EASEMENT AGREEMENT", RECORDED FEBRUARY 7, 1979 IN
BOOK 1006 AS DOCUMENT NO. 965567 AND "INGRESS AND EGRESS
LICENSE", RECORDED MARCH 23, 1992 IN BOOK 920323 AS DOCUMENT NO.
01202, OFFICIAL RECORDS.

COPY

RECEIVED

JAN 26 2012

City of Las Vegas

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 139-31-601-001
b) _____
c) _____
d) _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
X Other J1-Fraternal organization

**FOR RECORDER'S OPTIONAL USE
ONLY**

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

3 a. Total Value/Sales Price of Property

\$ -0-

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$

d. Real Property Transfer Tax Due

\$ -0-

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section:

3

b. Explain Reason for Exemption: Correction to Grantee name -- no consideration

5. Partial Interest: Percentage being transferred: 100 %

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: AGENT GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Young Men's Christian YMCA
Association of Las Vegas,
Nevada, a Nevada corporation
Address: 4141 Meadows Lane
City: Las Vegas
State: NV Zip: 89107

Print Name: Young Men's Christian Association
of Southern Nevada
Address: 4141 Meadows Lane
City: Las Vegas
State: NV NV Zip: 8910789107

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

Print Name: Nevada Title Company Esc. #: 11-06-0581-SD
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED

JAN 26 2012

City of Las Vegas

YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA

Business Entity Information

Status:	Active	File Date:	11/13/1953
Type:	Dom Non-Profit Coop Corp	Entity Number:	C847-1953
Qualifying State:	NV	List of Officers Due:	11/30/2012
Managed By:		Expiration Date:	
NV Business ID:	NV19531000327	Business License Exp:	Exempt - 002

Registered Agent Information

Name:	MICHAEL A LUBBE CEO	Address 1:	4141 MEADOWS LANCE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89107
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Secretary - MARTIN LITTLE			
Address 1:	3800 HOWARD HUGHES PARKWAY	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	
President - MICHAEL A LUBBE			
Address 1:	4141 MEADOWS LANE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89107	Country:	
Status:	Active	Email:	
Director - ROD MARTIN			
Address 1:	4155 W. RUSSELL RD. #C	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	USA
Status:	Active	Email:	
Treasurer - LARRY SEEDIG			
Address 1:	3773 HOWARD HUGHES PKWY #190N	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89169	Country:	USA
Status:	Active	Email:	



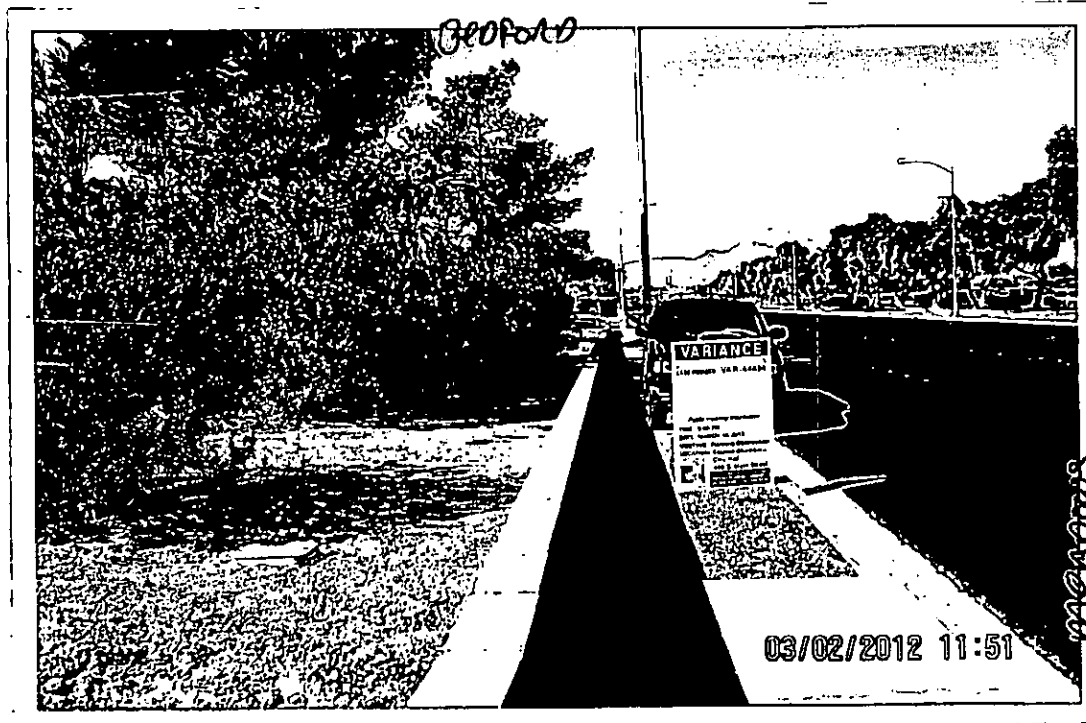
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**



CASE NUMBER: VAR-44454

MEETING DATE: 3/13/12 PC

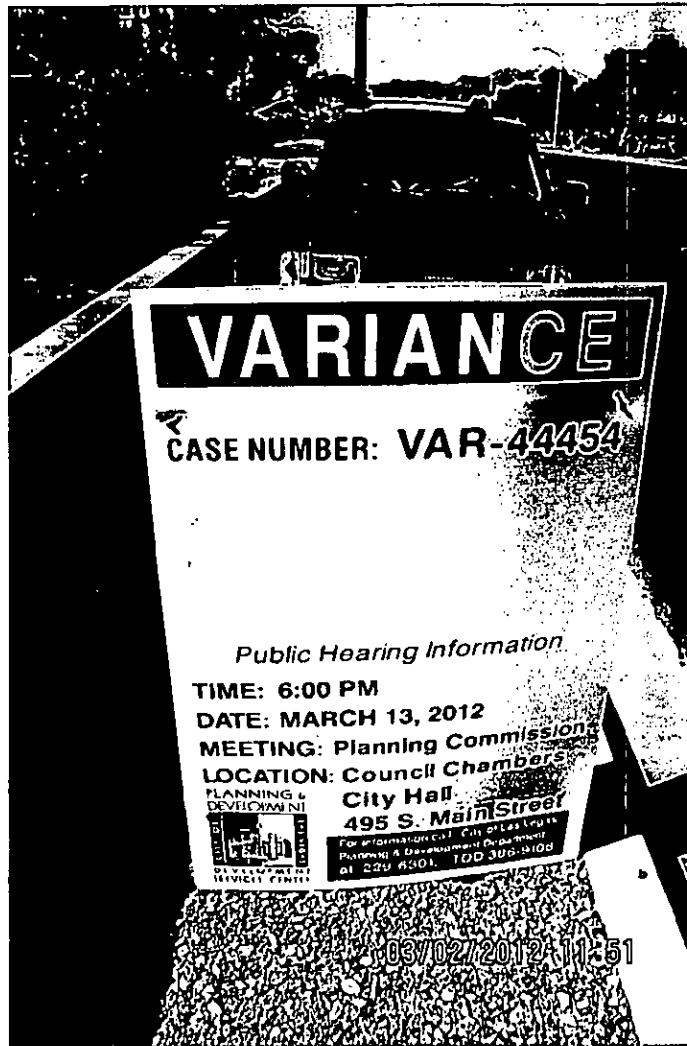
Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

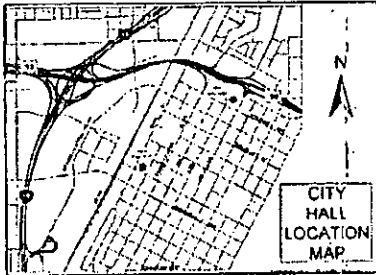
3-2-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-44454 & SUP-44453

Planning Commission Meeting of 3/13/2012

25 BROFNI1 89107

PRESORTED
FIRST CLASS



UNITED STATES
PITNEY BOWES
02 1R \$ 00.42⁴
0002002257 MAR 01 2012
MAILED FROM ZIP CODE 89120



Case: VAR-44454
13931216005
BASCIANO JOSEPHINE L & BURT J
321 REVERE DR
LAS VEGAS NV 89107-2929 89107-2929



19P20
P

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required									
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)		Fees					
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application				
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots				Notification			
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)					Recordation		
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) PRS						Sub-Total	
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)	SUP	\$ 500.00	\$ 500.00				\$ 30.00
☐	☒	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$			\$
☒	☐	Copy of Business License(s) – requested, but submittals will be accepted without		\$	\$	\$	\$		
☐	☒	Cop(ies) of approval letter(s) for	Subtotal:				\$		
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	---	\$			
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$1030.00		
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN		TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map		Folded Plans (5, plus 1 per application):		6			
		All property lines and present dimensions labeled		Colored, Rolled Plans:		1			
		All building setbacks labeled		Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		All adjacent existing land uses and street names labeled		NOTES:					
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled							
		# regular + [30% or less of total] # compact + # handicap = Total							
		For residential subdivisions, provide a connectivity calculation							
		All free-standing sign locations shown and heights and sizes noted							
☒	☐	BUILDING ELEVATIONS		TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled		Folded Plans (1 per application):		1			
		North, south, east, and west elevations of all buildings		Colored, Rolled Plans:		1			
		All building materials and colors noted		Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		All wall sign locations shown and sizes noted		NOTES: photo OK, dimension					
☒	☐	FLOOR PLANS		TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled		Folded Plans (1 per application):		1			
		North arrow and scale		Rolled Plans:		1			
		All building entrances/exits shown		Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		Use of all rooms noted/labeled		NOTES:					
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							

CONTINUED NEXT PAGE

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JAN 26 2012

City of Las Vegas

Pre-Application Conference	City Of Las Vegas Department Of Planning
----------------------------	---

Item Required

Submittal Checklist (Cont.)

THIS FORM **MUST** ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	139-31-601-001	Application Type:	Special Use Permit
Location:	4141 Meadows Lane	Application Purpose:	Private School, Secondary
Ward:	1 - Tarkanian	Pre-App. Meeting Date:	01/19/12
Planner's Signature:	<i>ASwanton</i> 1/19/12	Submittal Deadline:	01/26/12 - no later than 2:00 pm
Planner:	Steve Swanton, Senior Planner - 229-4714	Earliest PC / CC Meeting Dates:	03/13/12 PC - 04/18/12 CC (Cycle 3)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

AS

Report Date 01/30/2012 08:26 AM

Submitted By

Page 1

A/P # 44454 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 16:31	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YDUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - For possible action on a request for a Variance TD ALLOW NO ADDITIONAL PARKING SPACES WHERE 16 ADDITIONAL SPACES ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project #	44454	Project/Phase Name	QUEST ACADEMY - MEADOWS	Phase #	
Size/Area	6.02 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13931601001
Location

Owner/Tenant

Contact ID	AC1925764	Name	LODGE Y M C A ASSN SOUTHERN NV	Organization	
Mailing Address	4141 MEADOWS LN			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89107-3105			Evening Phone	
Day Phone				Mobile #	
Fax					

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4141 MEADOWS LN
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13931601001

Report Date 01/30/2012 08:26 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1925764 ☐ Foreign
Effective Expire
Name LODGE Y M C A ASSN SOUTHERN NV
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4141 MEADOWS LN
LAS VEGAS, NV 89107-3105
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity APPL Contact ID AC1980100 ☐ Foreign
Effective Expire
Name QUEST ACADEMY
Day Phone (702)631-4751 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 6610 GRAND MONTECITO PARKWAY
LAS VEGAS, NV 89149
Seasonal Addr

Valid From To
Comments No Comments

Report Date 01/30/2012 08:26 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1140465 ☐ Foreign
Effective Expire
Name SH ARCHITECTURE
Day Phone (702)341-2230 x Eve Phone Organization
Pager PIN # Position
Fax (702)363-6060 Mobile Profession
E-Mail
Address 7373 PEAK DRIVE #216
LAS VEGAS, NV 89128
Seasonal Addr
Valid From To
Comments CURT CARLSON
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 01/30/2012 08:26 AM

Submitted By

Page 4

Contractors

No Contractors

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting information

Meeting Date

Meeting Type

Meeting Status

YES Votes

ND Votes

ABSTENTIONS

Comments

Added By

Add Date

Modified By

Modified Date

03/13/2012

PC

SCHEDULED

0

0

0

BSTICKA

01/26/2012

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

Mi

Comments

No Employee Entries

Log

Action

Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040
SARAH MOJZER, 702.363.2222; S H ARCHITECTURE CK 5263

01/26/2012 16:36

0.00