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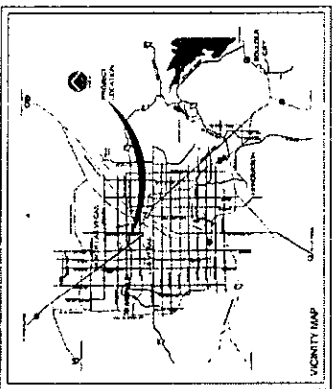
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City of Las Vegas
Department of Planning

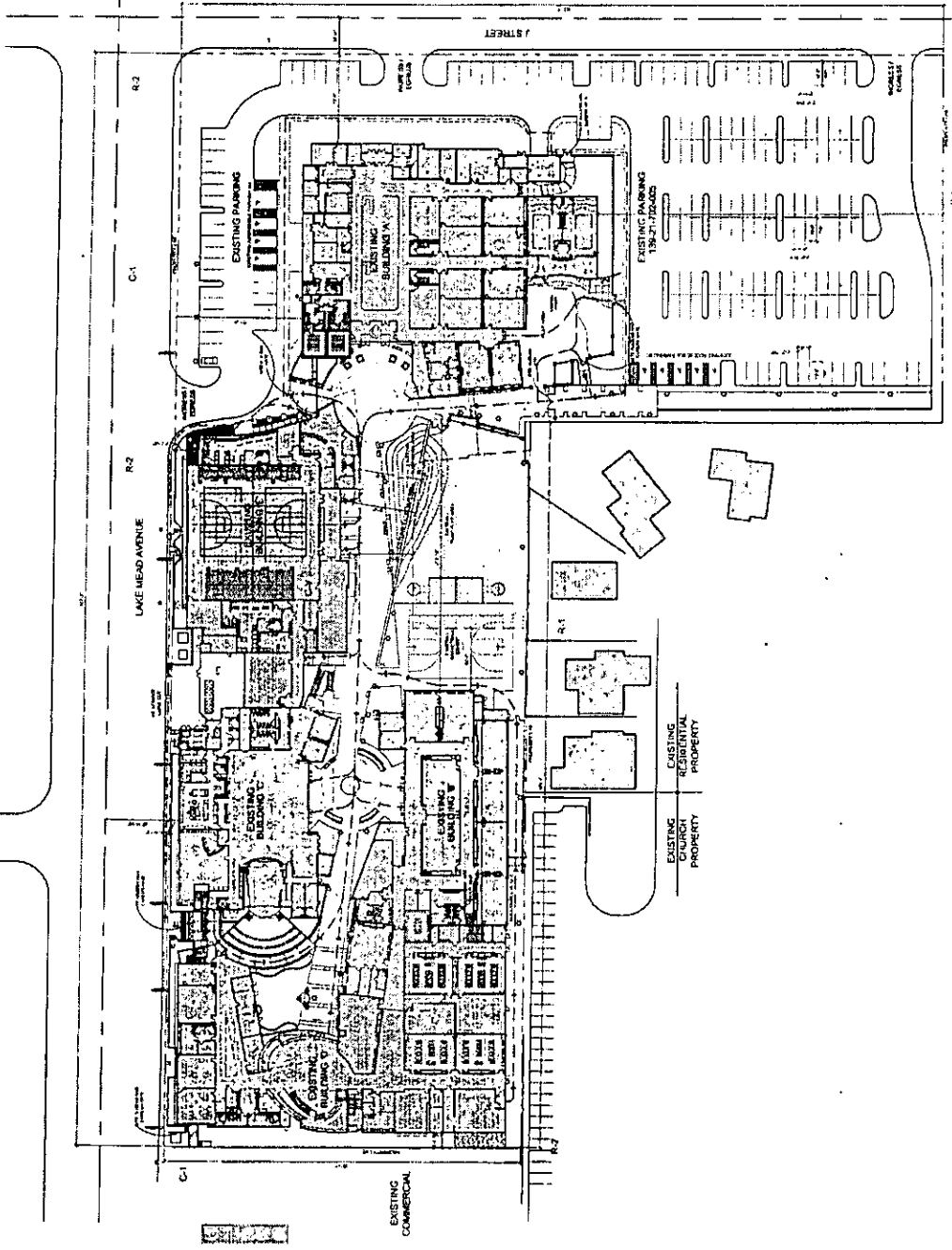
SITE PLAN

ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION

101 W. FLORISSANT BLVD.
LAS VEGAS, NV 89106

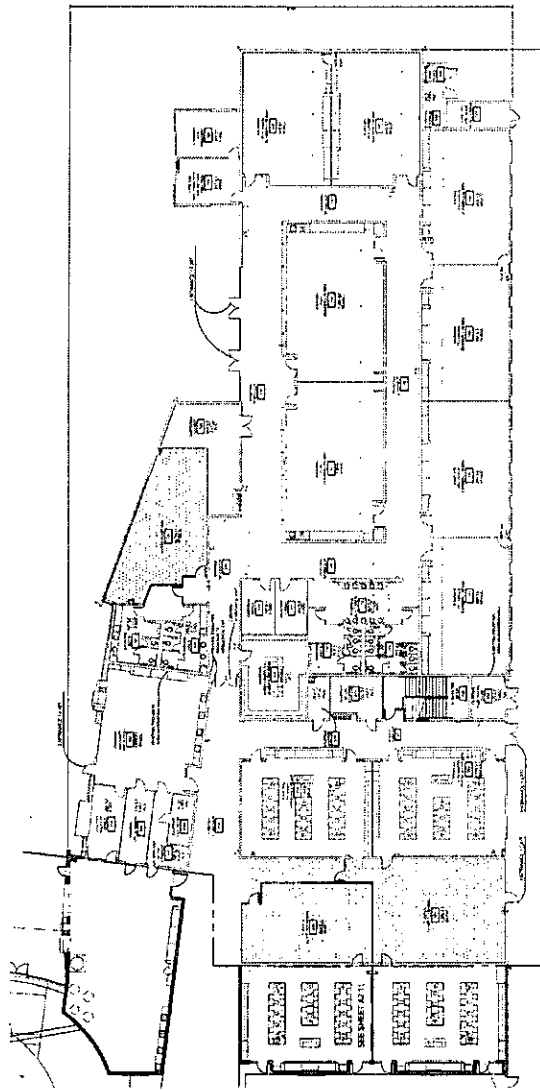
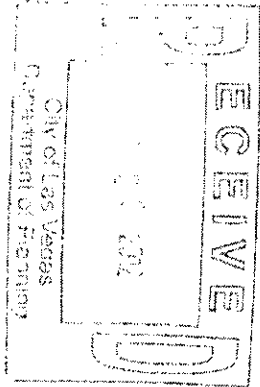


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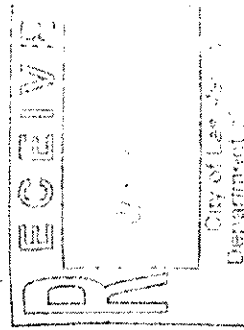


SITE PLAN

VAR-44455



(A) FLOOR PLAN - BUILDING 'B' - 1ST LEVEL (MS)



VAR-44455

LEGEND

- INDICATES ROOM NAME
- INDICATES ROOM NUMBER
- INDICATES ROOM BLANK FLOOR
- INDICATES ROOMS TO BE REMOVED
- INDICATES ROOMS TO BE ADDED
- INDICATES ROOMS TO BE RENOVATED

INDICATES ROOMS TO BE REMOVED

10. 1978. 10. 1978. 10. 1978.

VAR-44455

FLOOR PLAN - BUILDING 'A' - 1ST LEVEL (ES)

LEGEND

LOCATES ROOM NAME
LOCATES ROOM NUMBER
LOCATES ROOM NUMBER
LOCATES NUMBER OF DOORWAYS FOR ROOM
LOCATES ATTENDANCE LINE SPACE

STRENGTHS OF THE STUDY

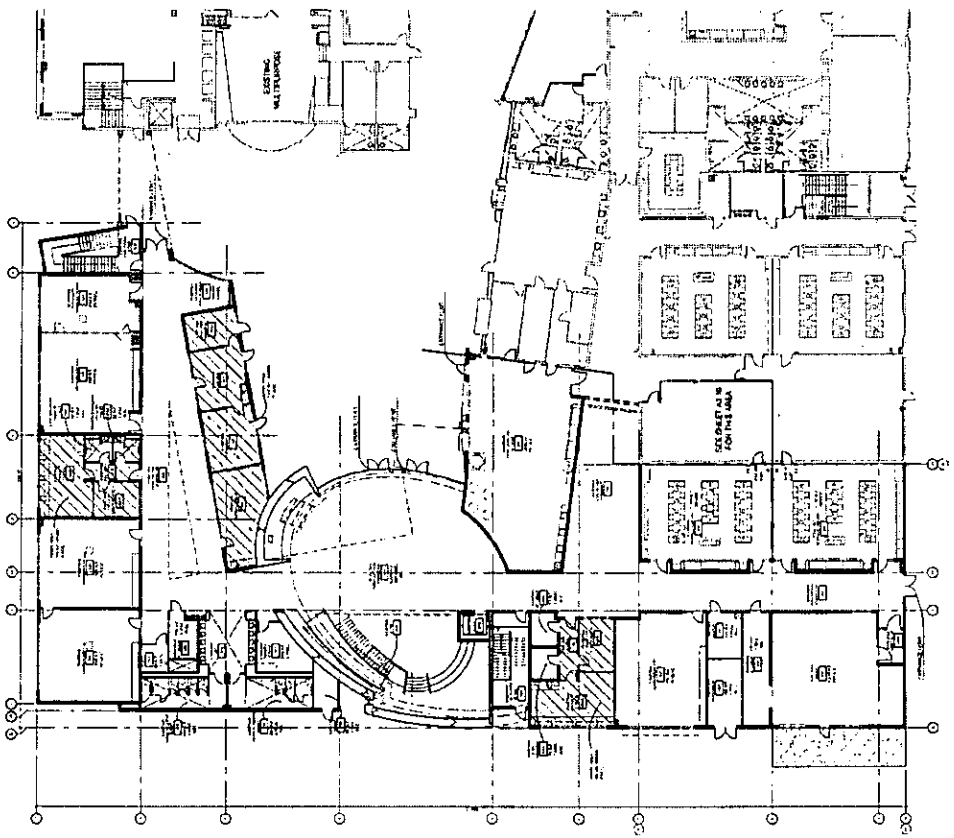
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FLOOR PLAN - BLDG A - 1ST LVL (ES)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VEHICLE APPLICATION
1201 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89116

LAB VEDAR, NY 08104

LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - 1ST FLOOR
- EXISTING BUILDING - 2ND FLOOR
- EXISTING BUILDING - 3RD FLOOR
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(A) FLOOR PLAN - BUILDING 'D' - 1ST LEVEL (HS)



VAR-44455

RECEIVED
City of Las Vegas
Department of Planning

A2.11

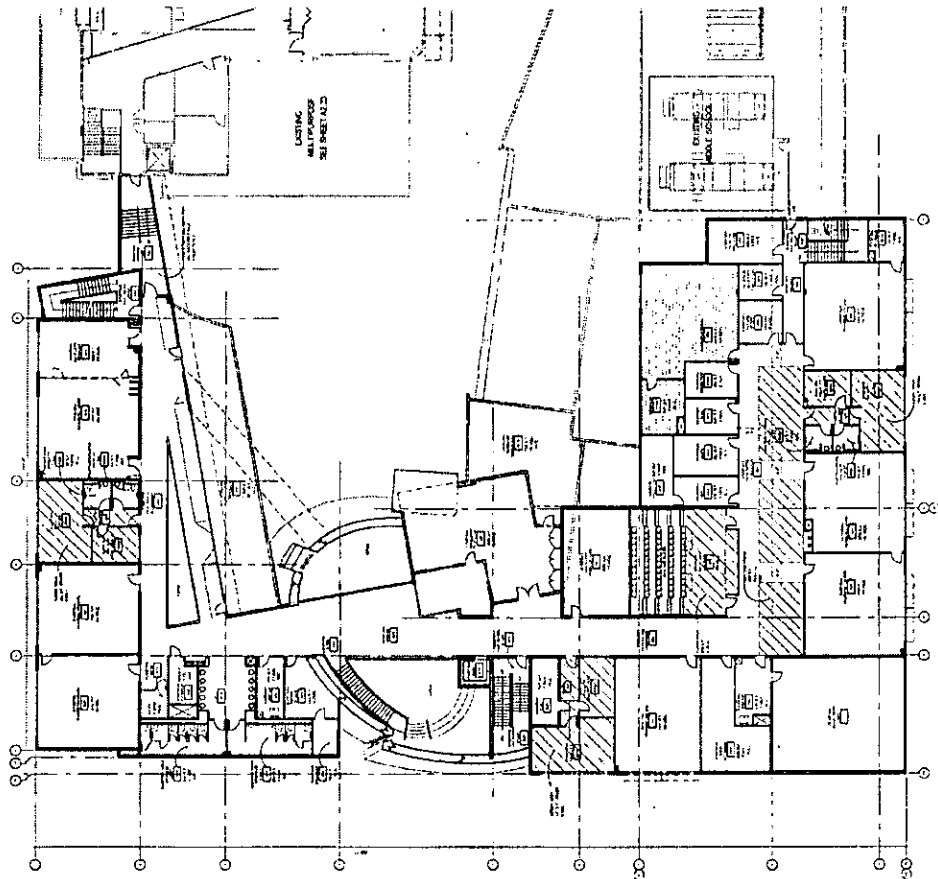
FLOOR PLAN - BLDG 'D' - 1ST LVL (HS)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1201 W. LONE HILL BLVD
LAS VEGAS, NV 89101

CHARTERED SURVEYORS DEL CANTO
ARCHITECTS

NO.	DATE	DESCRIPTION
1	10/1/11	ISSUED FOR PERMITTING
2	10/1/11	ISSUED FOR PERMITTING
3	10/1/11	ISSUED FOR PERMITTING
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8	10/1/11	ISSUED FOR PERMITTING
9	10/1/11	ISSUED FOR PERMITTING
10	10/1/11	ISSUED FOR PERMITTING

LEGEND

- INDICATES ROOM NUMBER
- INDICATES ROOM SQUARE FOOTAGE
- INDICATES NUMBER OF OCCUPANTS PER ROOM
- INDICATES ROOM TYPE
- INDICATES ROOM TYPE
- INDICATES ROOM TYPE



A FLOOR PLAN - BUILDING 'D' - 2ND LEVEL (HS)

VAR-44455

RECEIVED

City of Las Vegas
Department of Planning

A2.12

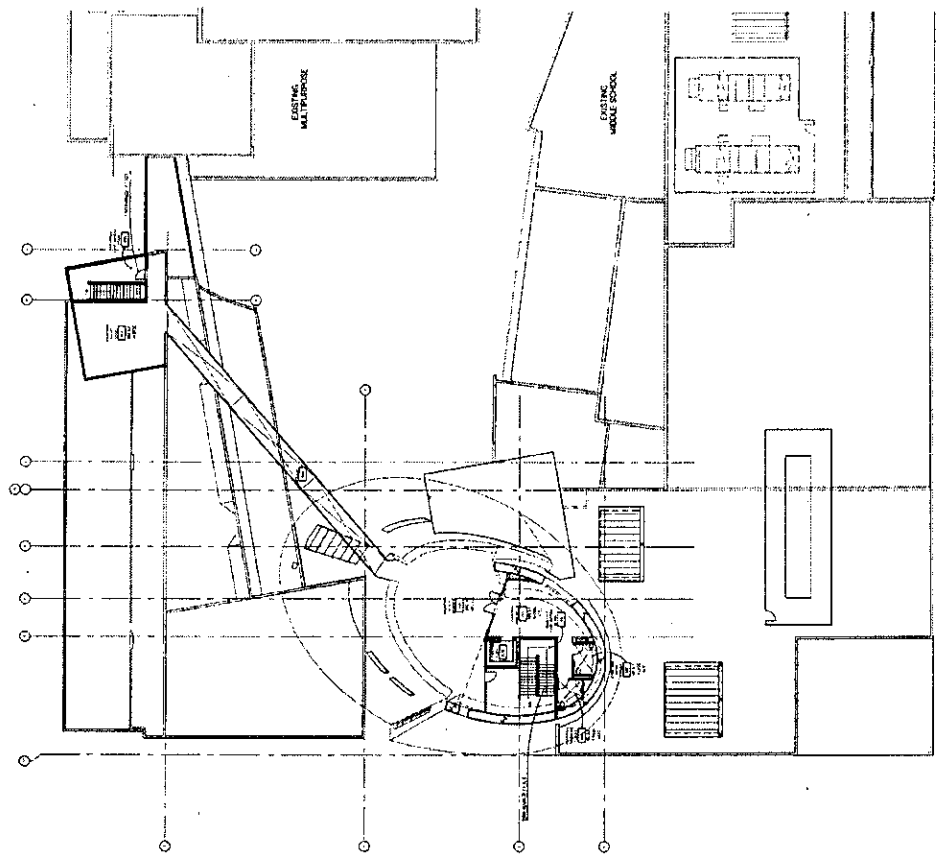
FLOOR PLAN - BLDG. 'D' - 2ND LVL (HS)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
1001 W. LAKE MEADOW BLVD.
LAS VEGAS, NV 89106

CRONIN SILLERS DEL CANTO

NO.	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR PERMIT
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6	10/1/00	ISSUED FOR PERMIT
7	10/1/00	ISSUED FOR PERMIT
8	10/1/00	ISSUED FOR PERMIT
9	10/1/00	ISSUED FOR PERMIT
10	10/1/00	ISSUED FOR PERMIT

LEGEND

EXISTING: 100% SHOWN
 PROPOSED: 100% SHOWN
 PROPOSED: 50% SHOWN
 PROPOSED: 25% SHOWN
 PROPOSED: 10% SHOWN
 PROPOSED: 5% SHOWN
 PROPOSED: 2% SHOWN
 PROPOSED: 1% SHOWN
 PROPOSED: 0% SHOWN



A FLOOR PLAN - BUILDING 'D' - 3RD LEVEL (HS)

VAR-44455

NOTE: NO WORK IS
 PROPOSED IN THIS AREA.
 SHEET PROVIDED FOR
 REFERENCE ONLY.

City of Las Vegas
 Department of Planning

FLOOR PLAN - BLDG. D - 3RD LVL (HS)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
 1201 W. LAKE MEAD BLVD.
 LAS VEGAS, NV 89106

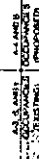
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2024-2025



City of Las Vegas
Department of Planning

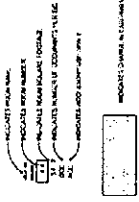
01 W. LAKE MEAD BLVD.
LAS VEGAS, NV 89105

*본 연구는 한국연구재단의 지원을 받아 수행된 기초연구사업임(과제번호: 2017-00089-A1A1A01A10001001).

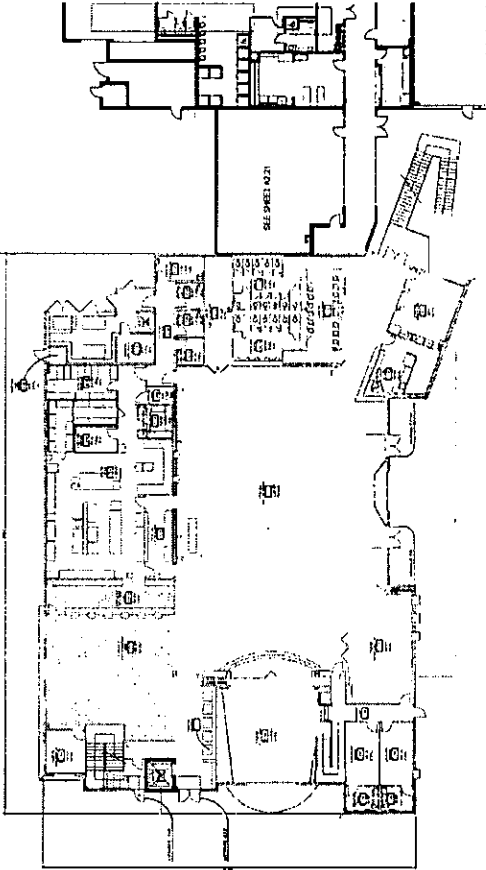
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RESEARCH & DEVELOPMENT IN A NEW PRODUCT

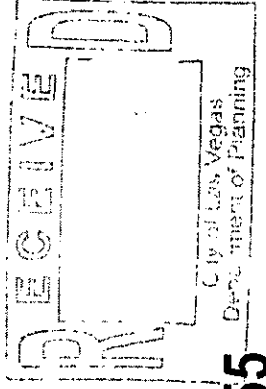
LEGEND



A-1 AND B
OCCUPANCIES
PREVIOUS



(A) FLOOR PLAN - BUILDING 'C' - 1ST LEVEL (MULTIPURPOSE)

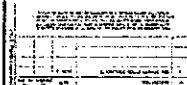


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FLOOR PLAN - BLDG. 'C' - 1ST LVL (MP)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VARIANCE APPLICATION
LAS VEGAS, NV 89104

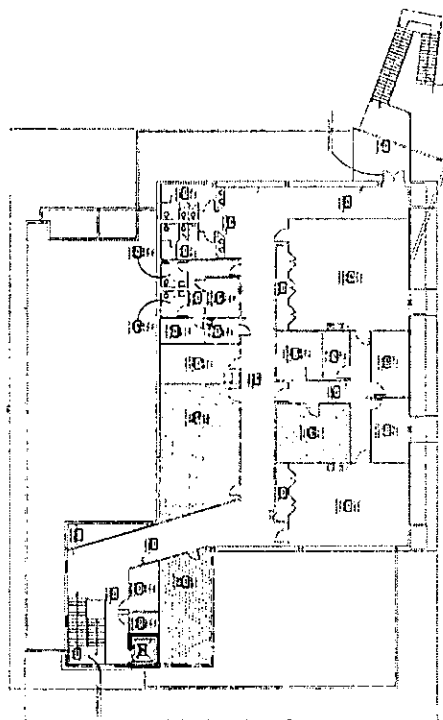
CHARTERED SURVEYORS DEL CANTO



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NOTES CONCERNING THE CASE, 1883.

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FLOOR PLAN - BUILDING 'C' - 2ND LEVEL (MULTIPURPOSE)

VAR-44455

City of Las Vegas
Department of Planning

1950

A2.23

FLDOR PLAN - BLDG C - 2ND LVL (MP)
ANDRE AGASSI COLLEGE PREPARATORY
ACADEMY PARKING VEHICLE APPLICATION
1811 W. LARKMEAD BLVD
LAS VEGAS, NV 89114

CARPENTER SEILERS DEL CATO
 1970

[illegible]

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

**C
Y
C
L
E

3**

Project Name: Andre Agassi College Preparatory

APN(s):	139-21-701-003; 139-21-702-001 through 005	Pre-app Date:	01/18/12
Location:	1201 W Lake Mead BLVD	Meeting Location:	DSC Conference Room 3A - 321
Ward #:	5 - Barlow	Acres:	7.93
		Time:	8:00 p.m.

Ownership Info:	CITY OF LAS VEGAS AGASSI A CHAR FOUNDATION LEASE 3960 HOWARD HUGHES PKWY #750 LAS VEGAS NV 89169-5973			Last Change of Ownership Date:	06/27/07
	Phone: (702)-	Fax: (702)-	Email:		
Applicant Info:	Andre Agassi College Prep Academy/Andre Agassi Foundation for Education				
	Phone: (702)-227-5700	Fax: (702)-866-2968	Email: cisco@agassi.net		
Representative Info:	Francisco Aguilar				
	Phone: (702)-227-5700	Fax: (702)-866-2968	Email: cisco@agassi.net		

Use:	Existing:	Public or Private School, Primary & Secondary
	Proposed:	Additional Classrooms - Public or Private School, Primary & Secondary
General Plan:	Existing:	C (Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	CV (Civic)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	West Las Vegas Plan, Airport Overlay 105'	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Mike Howe, Planner II (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Francisco Aguilar	Andre Agassi Foundation	227-5700	866-2968	
2.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☒ see Meeting Attendance Sheet

-- Please return a copy of this completed form with the original Pre-Application Submittal Checklist --

****Complete Submittal-Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline! Date: no exceptions****

City of Las Vegas Department of Planning Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Applicant proposes additional classrooms through the reconfiguration of an existing Public or Private School, Primary & Secondary at 1201 W. Lake Mead Blvd. that was originally approved under Z-0072-01(1), followed by Z-0072-01(2) for a 57,838 SF addition, and SDR-5780 for an additional 78,181 SF.
2. The proposal will add 9 primary classrooms to the existing 21 classrooms for a total of 30 primary classrooms.
3. There is no proposed addition for secondary classrooms to the existing 16 high school classrooms.
4. The required parking for a Public or Private School, Primary use is three spaces per secondary classrooms and 9 spaces per secondary classroom.
5. The site currently provides 192 spaces where 234 spaces are required. 90 spaces are required for the primary classrooms (3 spaces X 30 classrooms) and 144 spaces are required for the secondary classrooms (9 spaces X 16 secondary classroom). A Variance to allow a deficiency of 42 spaces/ 18% deviation.
6. Up to 30% of the provided parking may utilize compact parking spaces (8'w X 18'L). Approximately 70 spaces could qualify as compact parking.
7. Seven of the 234 spaces must be handicapped parking, with one space van accessible.

8. with add'l student (650) to ultimately to 1,350, traffic update.

9. Look into possible shared parking w/ Doolittle or WLV Library.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-44455

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-44455 - VARIANCE - PUBLIC HEARING - APPLICANT: ANDRE AGASSI FOUNDATION FOR EDUCATION/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW 192 PARKING SPACES WHERE 234 SPACES ARE REQUIRED FOR AN EXISTING SCHOOL at 1201 West Lake Mead Boulevard (APN's 139-21-701-003; 139-21-702-001 through 005), C-V (Civic) Zone, Ward 5 (Barlow).

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:

Report Date 01/30/2012 07:42 AM

Submitted By

Page 1

A/P # 44455 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/26/2012 16:45	984387	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-44455 - VARIANCE - PUBLIC HEARING - APPLICANT: ANDRE AGASSI FOUNDATION FOR EDUCATION/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW 192 PARKING SPACES WHERE 234 SPACES ARE REQUIRED FOR AN EXISTING SCHOOL at 1201 West Lake Mead Boulevard (APN's 139-21-701-003; 139-21-702-001 through 005), C-V (Civic) Zone, Ward 5 (Barlow).

Parent A/P

Project #	44455	Project/Phase Name	ANDRE AGASSI FOUNDATION FOR ED	Phase #	
Size/Area	8.00 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13921701003

Location

Owner/Tenant

Contact ID	AC1413137	Name	CITY OF LAS VEGAS	Organization	AGASSI A CHAR FOUNDATION LEASE
Mailing Address	3960 HOWARD HUGHES PKWY #750			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89169-5973			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1301 W LAKE MEAD BLVD
LAS VEGAS, 89106-

1261 W LAKE MEAD BLVD
LAS VEGAS, 89106-

1251 W LAKE MEAD BLVD
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 01/30/2012 07:42 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13921701003
13921702001
13921702002
13921702003
13921702004
13921702005

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1413137 ☐ Foreign
Effective		Expire			
Name	CITY OF LAS VEGAS				
Day Phone		Eve Phone		Organization	AGASSI A CHAR FOUNDATIDN LEASE
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	3960 HOWARD HUGHES PKWY #750 LAS VEGAS, NV 89169-5973				
Seasonal Addr					

Valid From To
Comments Application Robin Yoakum

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 07:42 AM

Submitted By

Page 3

Applicants/Contacts

Primary Y Capacity APPL Contact ID AC1980101 ☐ Foreign
Effective Expire
Name ANDRE AGASSI FOUNDATION FOR EDUCATION
Day Phone (702)227-5700 x Eve Phone Organization
Pager PIN # Position
Fax (702)866-2928 Mobile Profession
E-Mail
Address 3883 HOWARD HUGHES PARKWAY 8TH FLOOR
LAS VEGAS, NV 89163
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

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0

Report Date 01/30/2012 07:42 AM

Submitted By

Page 4

Item Description **Item Status**

Reviews Added: 13
DEVCO
NEIGH P&S
B&S PLAN
LAND DEV
FLOOD
SEWER
TRAFFIC
SURVEY
TEFO
SID
ROW
FIRE ENG
ENGDESIGN
Fees Added: 0
Conditions Added: 0
Periodic Inspection Schedules Added: 0

Fees	Status	Paid Date	Amount
NDTIFICATION & ADVERTISING FEE	P	01/26/2012 16:50	500.00
RECORDING OF NOTICE DF ZONING ACTION	P	01/26/2012 16:50	30.00
PROCESSING FEE	P	01/26/2012 16:50	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

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

481678	DEVCO	1	Incomplete	☐	01/30/2012 07:41			
481679	NEIGH P&S	1	Incomplete	☐	01/30/2012 07:41			
481680	B&S PLAN	1	Incomplete	☐	01/30/2012 07:41			
481681	LAND DEV	1	Incomplete	☐	01/30/2012 07:41			
481682	FLOOD	1	Incomplete	☐	01/30/2012 07:41			
481683	SEWER	1	Incomplete	☐	01/30/2012 07:41			
481684	TRAFFIC	1	Incomplete	☐	01/30/2012 07:41			
481685	SURVEY	1	Incomplete	☐	01/30/2012 07:41			
481686	TEFO	1	Incomplete	☐	01/30/2012 07:41			
481687	SID	1	Incomplete	☐	01/30/2012 07:41			

Report Date 01/30/2012 07:42 AM

Submitted By

Page 5

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

481688	ROW	1	Incomplete	☐	01/30/2012 07:41
481689	FIRE ENG	1	Incomplete	☐	01/30/2012 07:41
481690	ENGDESIGN	1	Incomplete	☐	01/30/2012 07:41

Activity/Review Details

Detail SUBMITTAL CHECKLIST (VAR)
Comments

Modified By MREX

Modified Date/Time 01/26/2012 16:45

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Statement of Financial Interest	Y Laser Print Floor Plan
	Y Laser Print Elevation

N Business Licensing Requirements Met

N Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL				984387	01/26/2012 16:45
N					

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 01/30/2012 07:42 AM

Submitted By

Page 6

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 Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/13/2012	PC	SCHEDULED	0	0	0
MREX	01/26/2012				

Template Type/AP # AP 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# 890381 01/26/2012 16:50 0.00
FRANCISCO AGUILAR; ANDRE AGASI FOUNDATAION; CK#004952; 702-227-5700;

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Andre Agassi College Preparatory Academy
Project Address (Location) 1201 West Lake Mead; Las Vegas, NV 89106
Project Name Reconfiguration of existing space Proposed Use Classrooms
Assessor's Parcel #(s) 139-21-701-003; 139-21-702-001 to 005 Ward # 5- Barlow
General Plan: existing School proposed School Zoning: existing School proposed School
Commercial Square Footage 163,721 Floor Area Ratio 163,721/408,385 = 40.4
Gross Acres Approximately 8 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Robin Yoakum
Address 333 N. Rancho Drive Phone: 229-1022 Fax: 464-2522
City Las Vegas State NV Zip 89106
E-mail Address ryoakum@LasVegasNevada.GOV

APPLICANT Andre Agassi Foundation for Education Contact Francisco V. Aguilar
Address 3883 Howard Hughes Parkway 8th Floor Phone: 227-5700 Fax: 866-2928
City Las Vegas State NV Zip 89169
E-mail Address cisco@agassi.net

REPRESENTATIVE Same as Applicant Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

Property Owner Signature* Robin Yoakum

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

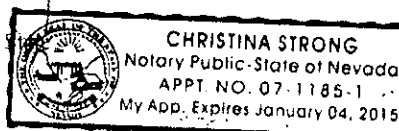
Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 26th day of January, 2012

Christina Strong

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-44455</u>
Meeting Date:	<u>3/13/2012</u>
Total Fee:	<u>\$30.00</u>
Date Received:*	<u>1/26/2012</u>
Received By:	<u>[Signature]</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.

\\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44455** APN: 139-21-701-003, 139-21-702-001 to 005
Name of Property Owner: City of Las Vegas
Name of Applicant: Andre Agassi College Preparatory Academy
Name of Representative: Francisco Aguilar

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: _____

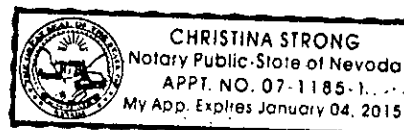
Partner(s): _____

APN: _____

Signature of Property Owner: Robin Yoakum
Print Name: Robin Yoakum

Subscribed and sworn before me - Robin Yoakum

This 21st day of January, 2012
Christina Strong
Notary Public in and for said County and State





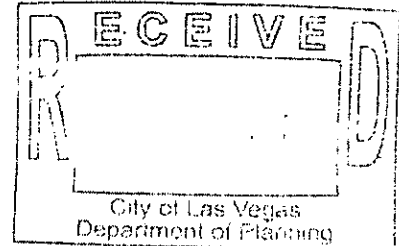
ANDRE AGASSI
FOUNDATION
FOR EDUCATION®

With Education, There is Hope.™

4234 Howard Hughes Pkwy., 8th Floor • Las Vegas, NV 89169
P: (702) 229-5700 • F: (702) 866-2928 • agassifoundation.org

January 26, 2012

Mr. Flinn Fagg, AICP
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-6301
Fax: (702) 474-7463



RE: Andre Agassi College Preparatory Academy, 1201 West Lake Mead Boulevard

Dear Mr. Fagg,

In 2001, the Andre Agassi Foundation for Education (the "Foundation") founded the Andre Agassi College Preparatory Academy ("Agassi Prep"), a tuition free public charter school, in partnership with the City of Las Vegas and the Clark County School District. Under a long term lease with City of Las Vegas, the Foundation constructed a \$40 million facility in historical West Las Vegas. The mission of Agassi Prep is to provide an excellent education opportunity for the community where the school is located. The main tenets of the school are a longer school day, a longer school year, small class sizes, and the intent to ensure our students graduate from higher education.

Over the years, Agassi Prep has grown to a K-12 school with approximately 1050 students and three graduating classes. During the 2011-2012 school year, the school enrolled an additional 500 students to its prior enrollment of approximately 650 students. The school wanted to help meet the demand of our ever growing waiting list. A recently approved strategic plan by the Agassi Prep Governing Board includes a plan to expand the number of additional students by another 300 over the next three years. However, we are limited by the current layout of the facility and would need to reconfigure certain areas within the existing facility to allow for the increased classroom space. Thus, we are asking for a parking variance of The Las Vegas Zoning Code Chapter 19.04 Table 2 to allow for conversion of the existing space.

Parking is the barrier to the expansion and providing additional students an opportunity to enroll in Agassi Prep. We have hired Superior Engineering Services, Inc., a professional traffic engineer, to analyze our traffic flow and parking use. Prior to the findings of the analysis, the school has implemented a staggered school day for our younger, K-5 students, of 7:30 am to 3:30 pm and older, 6-12 students, of 8:00 am to 4:05 pm to help with traffic flow and parking. The Agassi Prep Governing Board is also in the process of implementing a policy to limit the number of students driving to Agassi

VAR-44455

Prep. Agassi Prep is located across the street from the Doolittle Recreation Center and has ample parking on J Street during school hours. In addition, the school is in discussions for a parking agreement with Doolittle and the West Las Vegas Library.

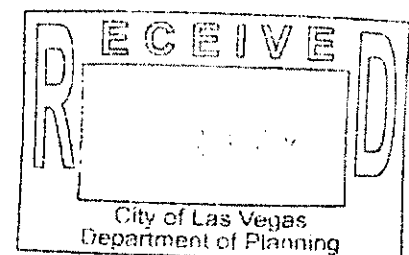
Currently, Agassi Prep has 100 employees which include the teachers, staff, and administrators. The school campus currently has 192 parking spaces for our employees, visitors, and parents. As a side note, Agassi Prep recently completed a roof top solar project which included a covered parking structure designating Agassi Prep one of the largest roof top solar projects in the State of Nevada with 465 kW photo-voltaic energy system. The school will create 50% of its energy use from solar.

We look forward to working with the Department of Planning and its staff on our request for a parking variance to further increase our enrollment of students and eliminate the extensive waiting list. Thank you for your time and please call if there are any questions. I can be reached at 702-227-5700 or cisco@agassi.net.

Sincerely,



Francisco V. Aguilar
Corporate Counsel



VAR-44455

SUPERIOR ENGINEERING SERVICES, INC.

Traffic Engineering
7464 West Sahara Avenue
Las Vegas, Nevada 89117-2740
Phone (702) 363-2245
Fax (702) 363-1669

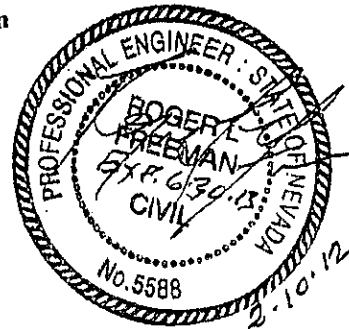
Email - superiorengineeringlv@yahoo.com
February 13, 2012 W.O. 2067

RECEIVED

FEB 16 2012

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

Attention: Mr. Yorgo Kjagafas



Re.: PARKING STUDY FOR THE ANDRE AGASSI COLLEGE PREPARATORY ACADEMY AT 1201 W. LAKE MEAD BOULEVARD LOCATED AT THE SWC OF LAKE MEAD BOULEVARD AND J STEET (APNs 139-21-701-003 & -702-001 THROUGH -005).

Dear Mr. Kjagafas:

PARKING STUDY REQUIREMENTS

We have identified several tasks for the parking study analysis. The primary task for this project is to determine if a parking variance can be granted for increasing the number of classrooms at this facility. The number of classrooms will affect the number of required parking stalls which will be needed to allow an additional 300 students to attend the Andre Agassi College Preparatory Academy (Agassi Prep). The City of Las Vegas' Title 19.10.010 ON-SITE PARKING STANDARDS requires that each high school classroom have 9 parking spaces available to them and the K-8 grade classrooms have 3 parking spaces per classroom available to them. Because of its unique location, many students and teachers either walk, ride public transit or are driven to school and/or drive to school themselves. This has reduced the parking demand considerably at this school. Consequently several days of field counts of the unused parking stalls show that there is an abundance of unused parking stalls that can be used to meet the parking requirements in Title 19.10.10.

Other tasks that will be discussed in this parking study will be to suggest any mitigation measures to improve the pick-up and drop-off functions for students attending and leaving class to include the impacts caused by the additional students. The parking study will address what can be done to reduce the overall traffic congestion that is occurring during the morning drop-off of students and afternoon pick-up of students. Finally a Traffic Impact Analysis (TIA) Update was required to update the March, 2005,

1
SUPERIOR ENGINEERING SERVICES, INC

VAR-44455

TIA for this facility. The TIA Update was submitted as a separate study and is not a part of the parking study.

INTRODUCTION

Agassi Prep is a tuition free public charter school that provides K-12 education for its students. Charter schools are not-for-profit public schools chartered by the State of Nevada. According to an earlier charter school study, we discovered that there are up to seventeen (17) public school districts in the State of Nevada. Unofficially, Charter Schools would be considered to be the eighteenth state school district. However, students pay no tuition to attend a charter school and the entire school's budget comes from state funds. Consequently, any off-site improvements required by the City of Las Vegas could have a substantial impact on the school's resources to meet the student's needs. Even if this amount were to be budgeted and submitted to the state for the following year, the school's income is on a fixed per capita amount.

Agassi Prep is in partnership with the City of Las Vegas (CLV) and has a long term lease with the CLV for this facility. Agassi Prep's mission is to provide excellent education opportunities for the community where it is located. It does this by providing longer school class days, a longer school year and to have smaller class sizes with the overall intent that their students graduate from Agassi Prep and go on into higher education.

Over the years Agassi Prep has grown to 650 students with three graduating classes. During the 2011-2012 School Year, Agassi Prep enrolled an additional 500 students to help meet the growing list of students wanting to attend this facility. This growth has brought the student population to 1,141 students. According to their recently approved strategic plan, Agassi Prep now wishes to add an additional 300 students over the next three years.

In order to meet the classroom demand for these additional students, the current internal layout of the facility will be modified. This will not require any expansion of the existing building footprint. However, a variance is needed to comply with the CLV parking requirements which must be supported by a parking study. In addition, the original Traffic Impact Analysis (TIA) for Agassi Prep was done in March of 2005 and covered a maximum of 690 students. So, an update to the March 2005 TIA also has been required. Because the Parking Study and TIA update must be submitted to different CLV departments, these are being done by different documents.

PARKING DEMAND REQUIREMENTS

As stated earlier, Agassi Prep has 1,141 enrolled students this school year and has plans to add an additional 300 students over the next three years. These 1,141 students are being taught in 19 elementary school classrooms, 10 middle school classrooms and 10 high school classrooms. Agassi Prep's plan is not to add any more elementary school classrooms, but to add 3 more middle school classrooms and 4 more high school classrooms in their existing building. The following table shows the City of Las Vegas' Title 19.10.10 requirements:

CURRENT NUMBER OF CLASSROOMS

Elementary School Classrooms	19 x 3 parking spaces =>	57 parking spaces
Middle School Classrooms	10 x 3 parking spaces =>	30 parking spaces
High School Classrooms	10 x 9 parking spaces =>	<u>90</u> parking spaces
Total		177 parking spaces

MAXIMUM NUMBER OF CLASSROOMS

Elementary School Classrooms	19 x 3 parking spaces =>	57 parking spaces
Middle School Classrooms	13 x 3 parking spaces =>	39 parking spaces
High School Classrooms	14 x 9 parking spaces =>	<u>126</u> parking spaces
Total		222 parking spaces

RECEIVED
FEB 16 2012

So, seven (7) additional classrooms to accommodate another 300 students means theoretically that, in addition to the current parking demand, 45 additional parking spaces will be needed. The parking demand for the 1,141 currently enrolled students using the Title 19.10.010 ON-SITE PARKING STANDARDS is 177 parking spaces. When the additional classrooms are added, this projected parking demand increases to 222 parking spaces. According to the information supplied by Agassi Prep, they have 192 parking spaces (9 Handicap and 183 regular) in their parking lots. Although currently there 1,141 students enrolled at this school, we noted that there is a substantial number of empty parking stalls in the parking lot. On January 26, 2012 our field crew counted 87 unused parking spaces, on January 31, 2012 we counted 84 unused parking spaces and on February 9, 2012 we counted 95 empty parking stalls. These counts occurred on different weekdays during the school day while classes were in session. Most of these empty parking stalls were in the main covered parking area. So, it appears that there will be at least 84 unused parking stalls to satisfy the 45 parking spaces needed to meet for the theoretical increase in onsite parking demand. So, the additional parking demand caused by adding 7 more classrooms (3 middle school classrooms and 4 high school class rooms) could easily be met by the existing vacant parking stalls and still have at least 39 vacant parking stalls.

There are several reasons for the low parking demand at Agassi Prep. This facility was purposely located in what could be termed as "an inner city" location. A considerable number of the students and teachers either walk, ride public transit or are driven to and from school and/or drive to and from school themselves. The table on the following page shows that 360 students and teachers (approx. 35%) walk to and from school, 154 students and teachers (approx. 15%) carpool to and from school, 20 students and teachers (approx. 2%) ride the public transit to and from school, approximately 20 students (approx. 2%) drive to and from school and approximately 10 teachers or students ride a bicycle to and from school. Students attending Agassi Prep must maintain a minimum grade point average or they will lose their driving to and from school privilege.



1.) Has there been any written requirements from the City of Las Vegas on what they will require? The documents that have already been submitted to the city have been included with this document. We are currently waiting to have a preconference meeting scheduled. Once this has been set we will contact you with the date.

2.) Has anyone from the City of Las Vegas Planning Department been assigned to this project? If so, please send me their name and phone extension.
We expect this assignment to happen at the preconference meeting. Once the assignment has been made we will provide the contact information to you.

- 1.) The number of current students by grade. See Below
2.) The number of increasing students by grade. See Below

Grade	9/22/11	12/12/11	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
DK / Kinder	102	98	99	99	99	99	99
1st grade	83	82	84	84	84	84	84
2nd grade	81	77	84	84	84	84	84
3rd grade	80	76	84	84	84	84	84
4th grade	80	74	84	84	84	84	84
5th grade	84	82	84	84	84	84	84
6th grade	158	155	140	112	112	112	112
7th grade	93	88	140	130	112	112	112
8th grade	89	84	80	130	120	112	112
9th grade	94	93	115	130	130	130	130
10th grade	43	42	85	120	120	120	120
11th grade	37	36	34	75	110	115	115
12th grade	41	40	28	26	65	100	110
Total	1065	1027	1141	1242	1288	1320	1330

- 3.) The percentage of existing students and teachers who walk to school.
Approx. 35% (360 students and teachers)
- 4.) The number of existing students and teachers who carpool to school.
Approx. 15% (154 students and teachers)
- 5.) The number of existing students and teachers who ride public transit.
Approx. 2% (20 students and teachers)
- 6.) The number of existing students who drive to school.
Approx. 2% (Approx. 20 students)
- 7.) The number of existing students and teachers who ride bicycles to school.
Less than 1% (Approx. 10 students)

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Typically, Clark County School District does not allow charter school students to be bused. Charter school students must travel to and from school by their own means. Many of the students walk, carpool, ride public transit or ride a bicycle. The remaining students are driven to and from school by their parents. Most of these students who are driven to and from school are dropped-off/picked-up in the main parking lot located on the south side of the school and has its access driveway onto J Street. However, some of these students are picked-up/dropped off along on-street parking on J Street. Some are dropped-off/picked up in the Doolittle Community Center parking lot on the east side of J Street across from Agassi Prep. There is an existing mid-block crosswalk on J Street which is located on the north side of the main access driveway. This crosswalk is used by students who are dropped off in the Doolittle Community Center parking lot.

Most if not all of the public and private elementary and middle schools in Clark County are having severe congestion times during the morning drop-off of student and usually worse congestion during the afternoon pick-up of students. The worst congestion problems occur during the first and second week of the opening of school. Usually the congestion lessens as parents learn the school bell times and the rules that they need to observe the drop-off and pick-up rules. These congestion problems typically are worse at private schools because most private or charter schools have no school bus service.

The class bell times at Agassi Prep are at 7:30 a.m. for K-5 grades and 8:05 for grades 6-12. The afternoon school bell times are at 3:30 p.m. for K-5 grades and 4:05 for 6-12 grades. The vehicles for students driven to school that arrive before the morning bell time, arrive at a somewhat random arrival rate. They drive through the parking lot, drop off their student(s) and when they leave cause minor street congestion. However the vehicles who pick up students when school lets out, usually park and wait for their students. This causes the vehicle departure rate after the school bell to be much more concentrated and chaotic than when students are dropped off in the morning. We observed this condition to last only fifteen to twenty minutes after the bell times.

Typically, the afternoon arriving vehicles queue around the entire parking lot perimeter and many also occupy empty parking stalls in this parking lot. They also park along the west side of J Street, but for some reason not many vehicles parked along the east side of J Street. They also were seen park in many of the empty parking stalls in the Doolittle Community Center parking lot.

One of the major issues that we noted was that many departing vehicles either chose to ignore the combined stacked R1-1 stop sign with a R3-2 "no left turn" sign and a "RIGHT TURN ONLY" sign underneath. Many of these exiting vehicles turned left onto J Street. Several more turned right from the driveway, traveled approximately 50 feet south and then turned left into the Doolittle Community Center parking lot. From there they exited this parking lot at one of the northerly driveways to continue north on J Street. During this peak time, a queue of 6 to 10 southbound vehicles on J Street were waiting to turn right into the main parking lot driveway. In addition, there was a queue of northbound vehicles waiting to turn left into the parking lot driveway. The exiting vehicles who tried to turn left into the Doolittle Community Center parking lot have completely blocked any traffic movement on J Street.

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A major safety rule at schools is that wherever possible, students should be loaded or unloaded into the passenger side of a vehicle along a sidewalk. Students should not load or unload on the driver's side of the vehicle and, wherever possible, no cross a travel isle without adult supervision. There is a stretch of sidewalk approximately 230 feet in length along the east side of Agassi Prep on-site roadway that would meet this safety condition. However, it currently has little pick-up/drop-off usage. This stretch of sidewalk is located where the K-5 grade students enter and/or exit their building. The reason that there is little usage along this section of on-site sidewalk is because the southerly entrance into the main parking lot has been blocked by barricades. These barricades extend for the full length of the northern drive isle of the main parking lot. Apparently, because of the large number of middle and high school students whose only exit is into the northwest corner of this main parking lot. This existing 5-foot wide sidewalk at this location is too narrow to accommodate this large number of exiting students. Consequently, this northerly drive isle has been reduced to approximately half its width to accommodate these exiting students.

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CURRENT PROBLEMS & POSSIBLE MITIGATION MEASURES

A major problem we noted at this school is that there is only a single afternoon release point for the middle and high school students. In looking at this site on Google Earth we noticed that currently there is substantial parking area with many empty parking stalls at the St. James the Apostle, Catholic Church. This church is located just south of the southwest corner of this school. If an agreement could be worked out with the church to allow access to this parking area, this would be an excellent location for a second release point for middle and high school students. The church parking lot has two driveways onto Martin L. King Boulevard. So access onto a main roadway would be quick and efficient. When we visited this parking lot, we noted that currently there is one gate that is available between these two sites.

Adding a second release point for middle and high school students causes many good things to happen. By having a smaller number of students released at the current main driveway location, the barricades could be removed so that students could load into a waiting vehicle directly from a sidewalk. Removing the barricades opens up a second lane for vehicles to depart from the main parking lot without having to wait for the vehicle in front of them to move. It also would allow the vehicles that load elementary students along the east side of Agassi Prep to access this drive isle and help improve the on-site traffic flow. However, this may require that someone stand near the northerly drive isle to direct the vehicles leaving the east side drive through the vehicle queue that had formed by vehicles entering through the main driveway. By having less vehicles use the main driveway during the afternoon student pick-up, the congestion at the driveway onto J Street will be reduced. Having a second release point is something that has strong potential and should be researched further by Agassi Prep staff.

A second item that could easily help reduce the congestion at the main driveway is to notify the parents to exit the main parking lot driveway by turning right and continue south without making an immediate left turn into the Doolittle Community Center

parking lot. Any of these exiting vehicles who wish to travel north or east, only have to travel a short distance to turn right onto Jimmy Street. They then would travel west and turn right onto Martin L. King Boulevard. They would then travel 1/8 of a mile to Lake Mead Boulevard and either continue north or turn right to go east. Training parents is usually not an easy process. The best way is to train the student to remind their parent to use this route. Another method is to include this turning direction request in the information that is distributed to the parent at the beginning of the school session. However, asking the student to help is usually the best alternative.

J Street is signed with several R3-4 No U Turn signs. However, several vehicles were observed to make U-turns in J Street. These were occurring when there was heavy congestion on this street.

CONCLUSIONS

- 1.) The Title 19.10.010 ON-SITE PARKING STANDARDS caused by adding 3 middle school classrooms and 4 high school class rooms can easily be met by the existing vacant parking stalls and have a minimum of 39 vacant parking stalls remaining. Consequently, a parking variance should be granted to Agassi Prep.
- 2.) If possible Agassi Prep staff should try to reach an agreement with St. James the Apostle, Catholic Church to release middle and high school students into their parking lot after the afternoon bell. This would allow a much better operation of the student pick-ups in the main parking lot.
- 3.) This in turn, would reduce the number of vehicles using the southern driveway into the main parking lot which would reduce the number of vehicle conflicts at this driveway.
- 4.) An emphasis should be placed on training parents not to turn left out of the main parking lot driveway, nor to turning right out of the driveway then make an immediate left turn into the Doolittle Community Center parking lot
- 5.) Likewise, an emphasis should be placed on training parents not to make U-turns in J Street.

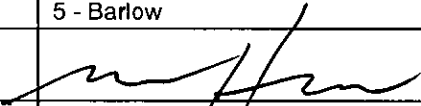
Respectfully,
SUPERIOR ENGINEERING SERVICES, INC.



Roger L. Freeman, P.E.
Traffic Engineer

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FEB 16 2012

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 <u>EACH</u> 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	Notification	Recordation	Sub-Total	
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)							
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)							
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)							
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			Grand Total Fees:		\$ 830		
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: Public or Private School, Primary & Secondary							
		Parking space count and typical dimensions labeled							
		234 # regular + [30% or less of total] # compact + # handicap = Total							
☒	☐	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)							
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.									
APN(s):		139-21-701-003; 139-21-702-001 - 005		Application Type:		Variance			
Location:		1201 W. Lake Mead BLVD		Application Purpose:		Parking Spaces for Public or Private School, Primary & Secondary			
Ward:		5 - Barlow		Pre-App. Meeting Date:		1/17/12			
Planner's Signature:				Submittal Deadline:		01/26/12 - no later than 2:00 pm			
Planner:				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 <u>no later than 15 days prior</u> 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.									



DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

Variance - Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.