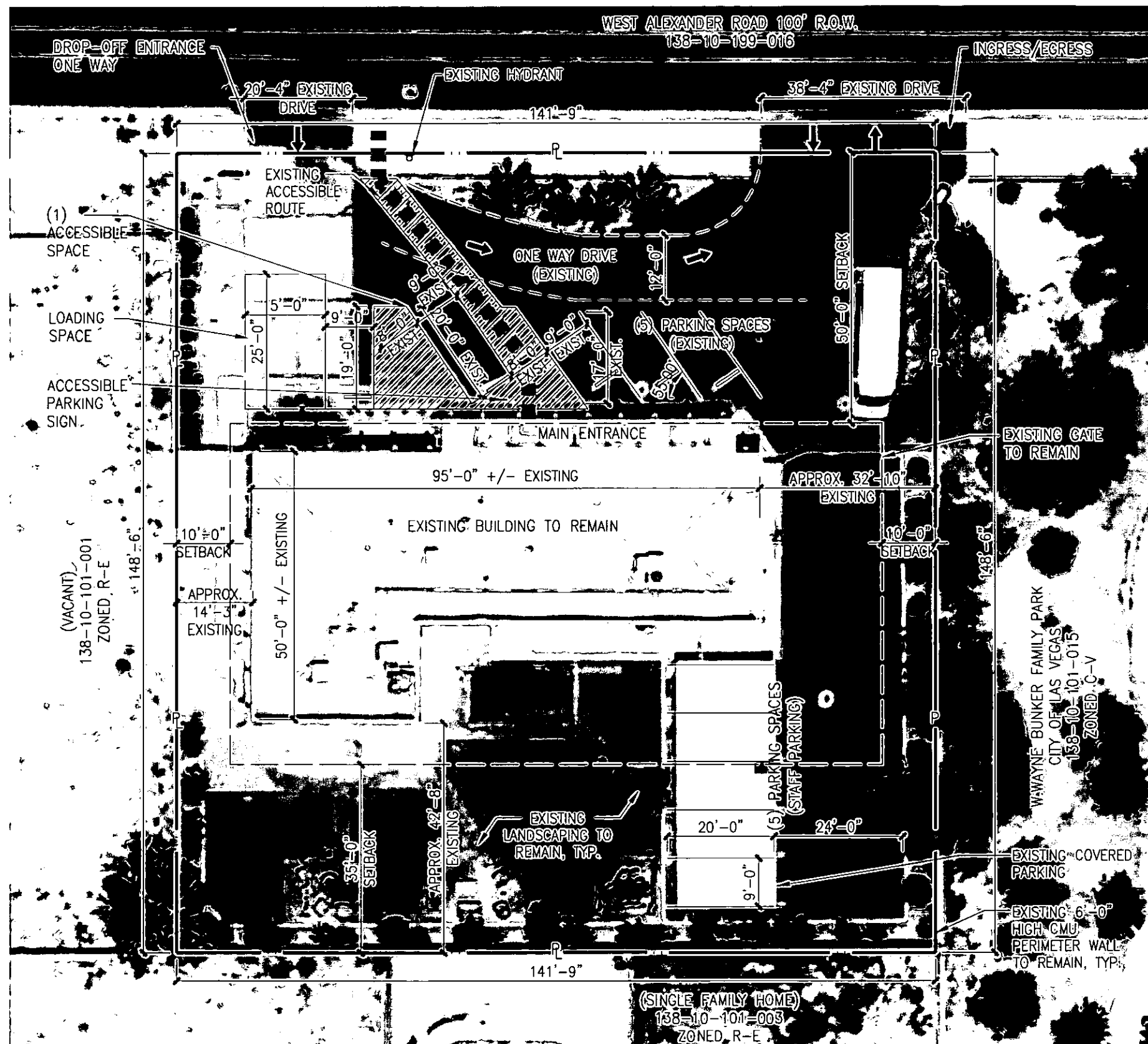
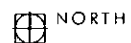




SITE PLAN
10'



QUEST ACADEMY
7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

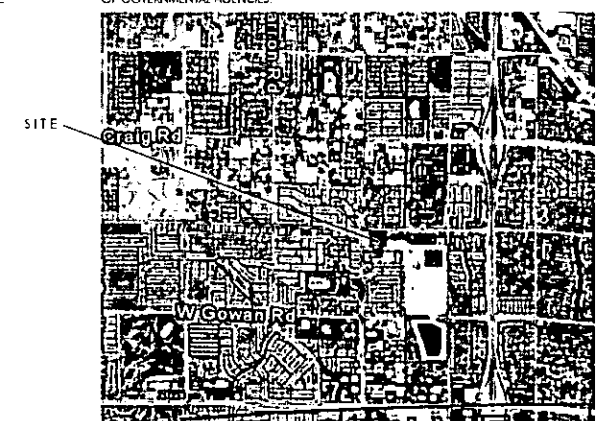


SITE DATA

APN:	138-10-101-002
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	R-E
CURRENT USE:	ADULT DAY CARE
PROPOSED USE:	KINDERGARTEN
LOT SIZE:	AREA
ACREAGE	0.48 AC
SQUARE FOOTAGE	20,909 SF
LOT COVERAGE	16.9%
BUILDING AREA:	3,543 SF
EXISTING	
PARKING	
PARKING REQUIRED	9
3 CLASSROOMS,	
3 SPACES REQ'D	
PER CLASSROOM	
LOADING AREA REQUIRED	1
LOADING AREA PROVIDED	1
EXISTING PARKING:	
ON-SITE:	
STANDARD	9
HC	1
TOTAL	10

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS WILL BE MADE TO THE EXTERIOR OF THE EXISTING BUILDING. ALL PARKING TO REMAIN UNALTERED.

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

FEB 9 2012

SUP-44571

City of Las Vegas
Department of Planning

ARCHITECTURE

7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUILDING. ALL PARKING TO REMAIN UNALTERED.



EXISTING SOUTH ELEVATION

EXISTING EXTERIOR FINISHES TO REMAIN. AREAS WHERE CRACKS WERE PATCHED WILL BE PAINTED TO MATCH WALL.

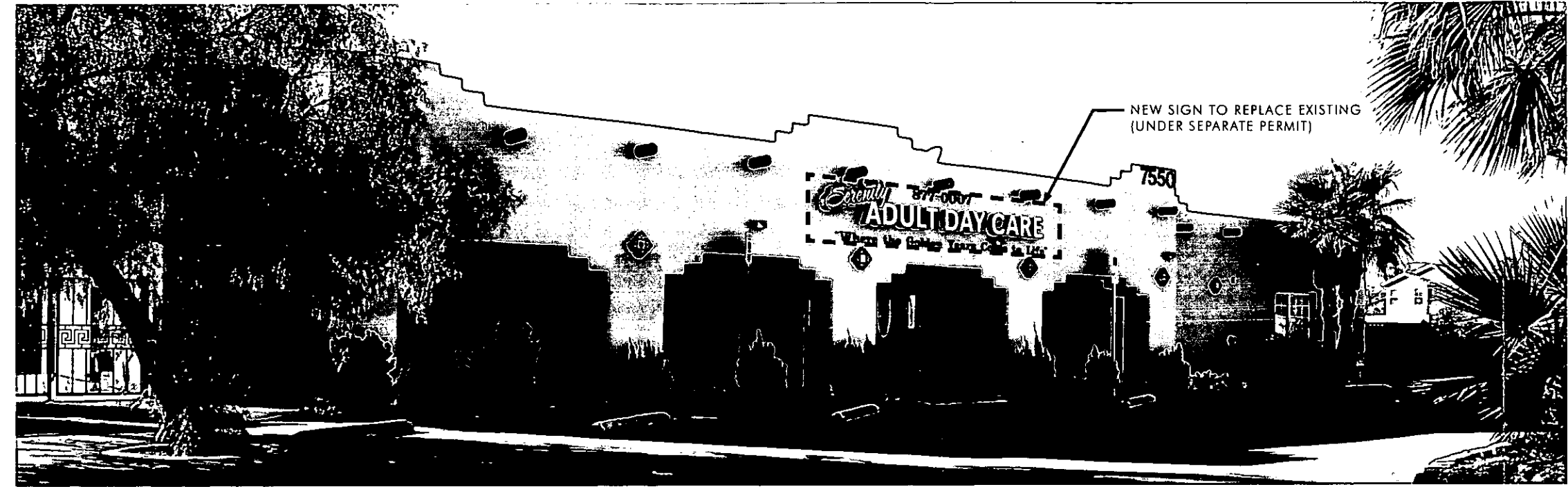
 EXISTING TEMPORARY SIGN WILL BE REMOVED.



EXISTING WEST ELEVATION

QUEST ACADEMY
 7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUILDING. ALL PARKING TO REMAIN UNALTERED.

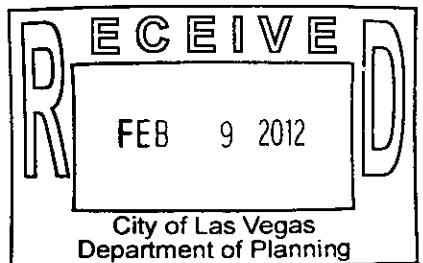


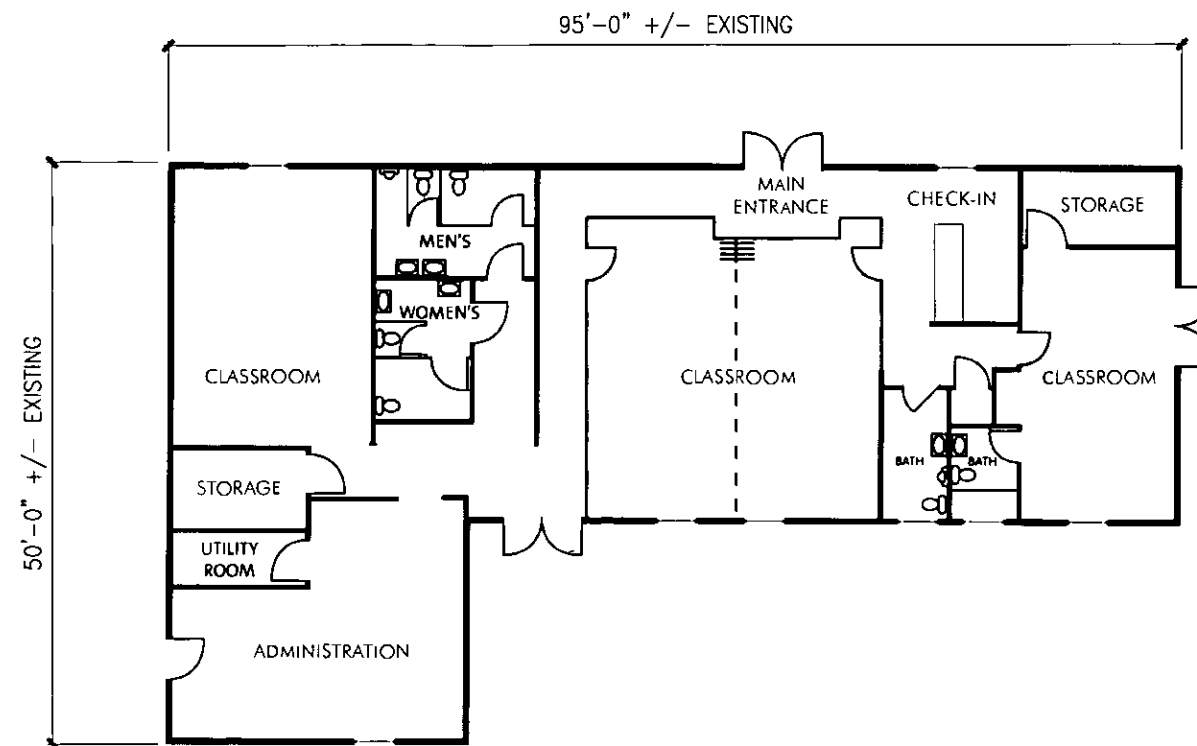
EXISTING NORTH ELEVATION (VIEW FROM ALEXANDER ROAD)



EXISTING EAST ELEVATION

QUEST ACADEMY
 7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129





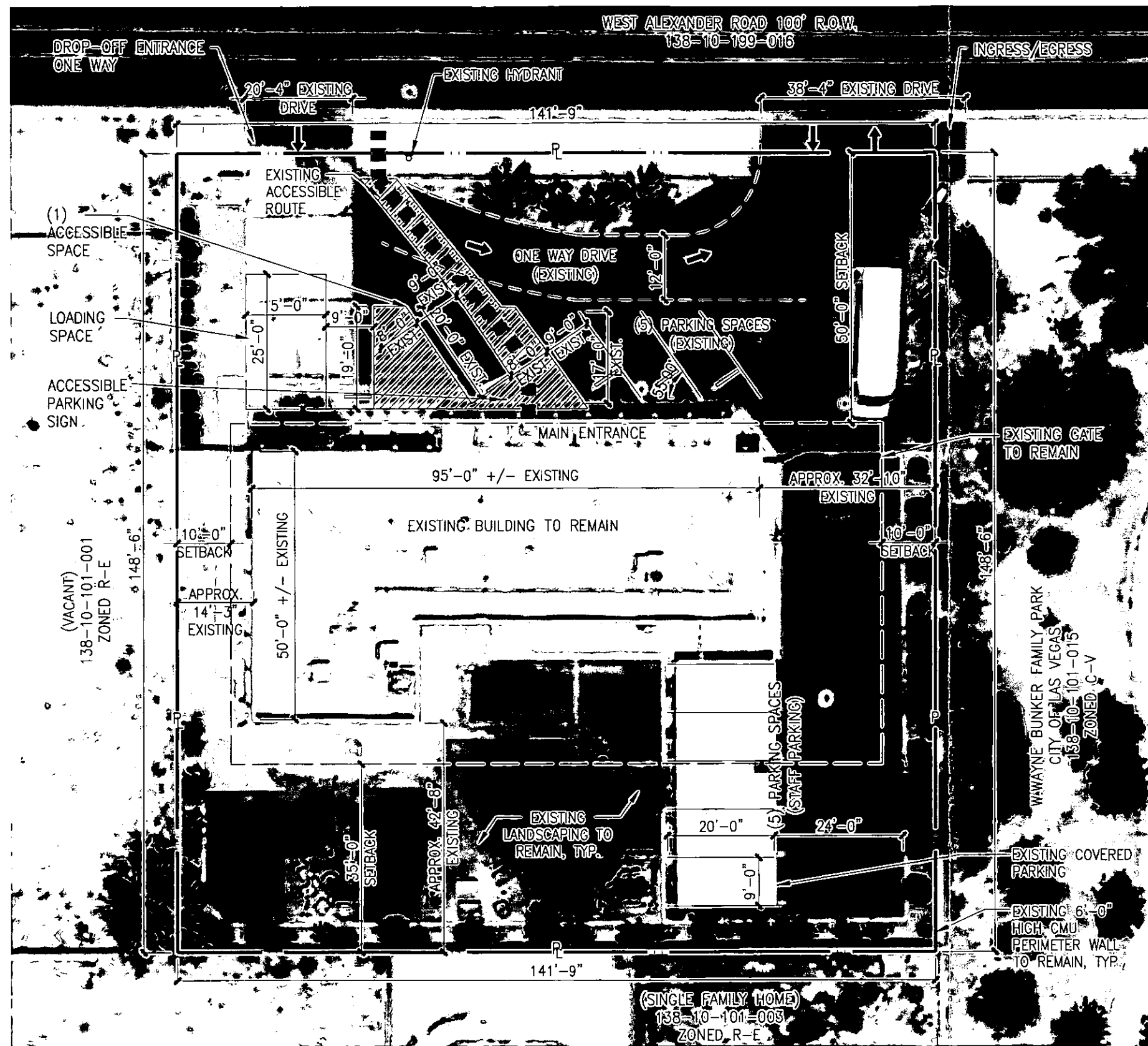
FLOOR PLAN DATA

AREA (EXISTING):	3,543 SF
OCCUPANCY:	
ADMINISTRATION 592 SF	4 OCCUPANTS
CLASSROOMS	
WEST - 470 SF	24 OCCUPANTS
CENTER - 720 SF	36 OCCUPANTS
EAST - 375 SF	19 OCCUPANTS

FLOOR PLAN  NORTH

QUEST ACADEMY
 7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129





Quest Academy

PREPARATORY EDUCATION

SITE DATA

APN:	138-10-101-002
JURISDICTION:	CITY OF LAS VEGAS
ZONING:	R-E
CURRENT USE:	ADULT DAY CARE
PROPOSED USE:	KINDERGARTEN
LOT SIZE:	AREA
ACREAGE	0.48 AC
SQUARE FOOTAGE	20,909 SF
LOT COVERAGE	16.9%
BUILDING AREA:	3,543 SF
EXISTING	
PARKING	
PARKING REQUIRED	9
3 CLASSROOMS,	
3 SPACES REQ'D	
PER CLASSROOM	
LOADING AREA REQUIRED	1
LOADING AREA PROVIDED	1
EXISTING PARKING:	
ON-SITE:	
STANDARD	9
HC	1
TOTAL	10

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VICINITY MAP

RECEIVED

FEB 9 2012

ARCHITECTURE

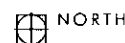
7250 Peachtree

7702.363.2221

02.363.6060

www.sh-architecture.com

SITE PLAN



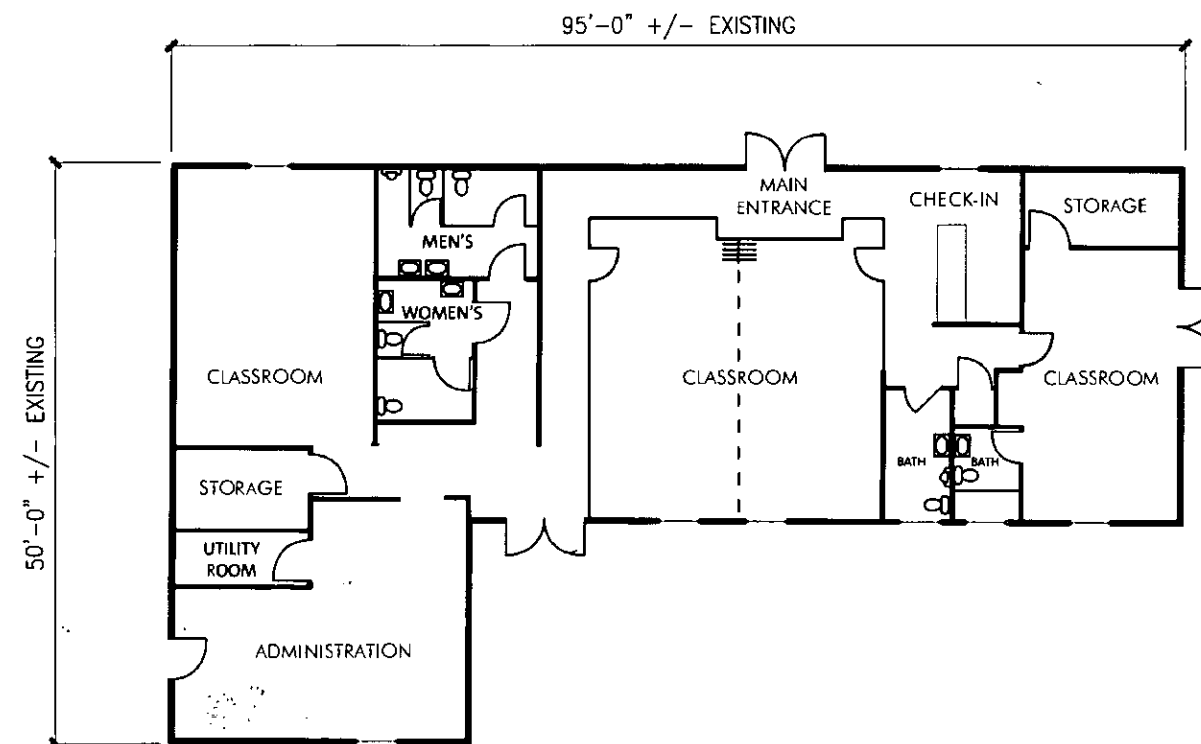
QUEST ACADEMY
7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01.30.2012

SHEET: 1 OF 4

SH PROJECT NO.: 110041

SCANNED



FLOOR PLAN DATA

AREA (EXISTING):	3,543 SF
OCCUPANCY:	
ADMINISTRATION	592 SF
CLASSROOMS	WEST - 470 SF
	CENTER - 720 SF
	EAST - 375 SF
	4 OCCUPANTS
	24 OCCUPANTS
	36 OCCUPANTS
	19 OCCUPANTS

SCANNED

FLOOR PLAN  NORTH

QUEST ACADEMY

7750 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

SUP-44571

DATE: 01.30.2012

SHEET: 2 OF 4

SH PROJECT NO.: 110041



SH

ARCHITECTURE

7250 Peak Drive Suite 216 Las Vegas Nevada 89128
p.702.363.2222 f.702.363.6060 www.sh-architecture.com

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUILDING. ALL PARKING TO REMAIN UNALTERED.



EXISTING SOUTH ELEVATION

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EXISTING TEMPORARY SIGN WILL BE REMOVED.

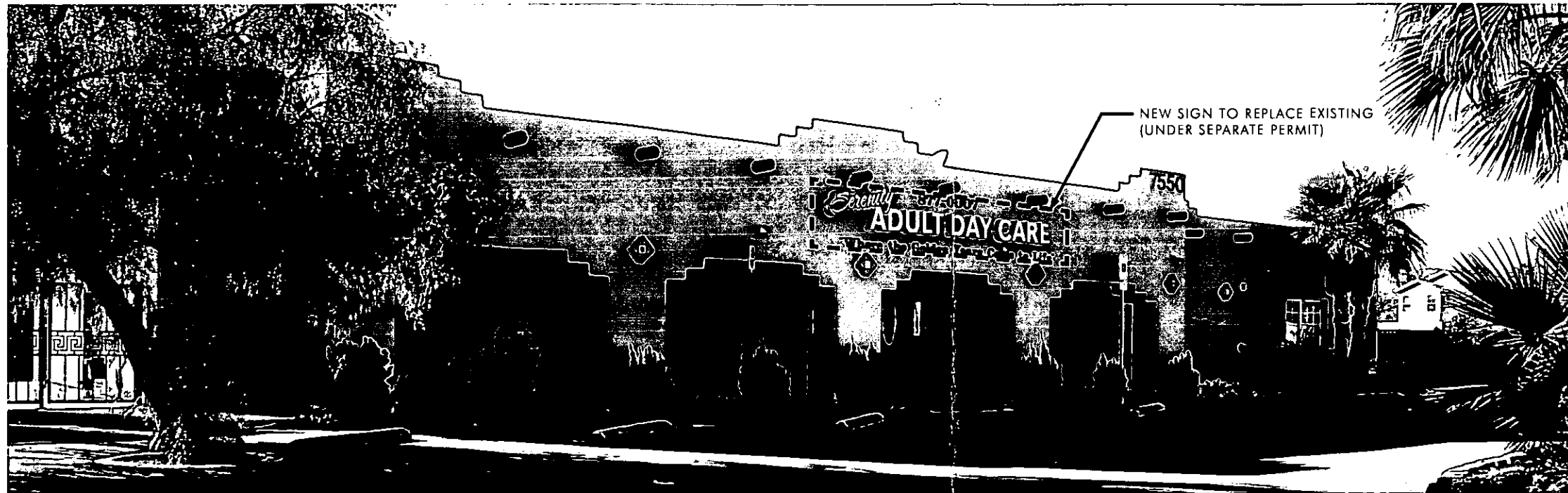


EXISTING WEST ELEVATION

QUEST ACADEMY

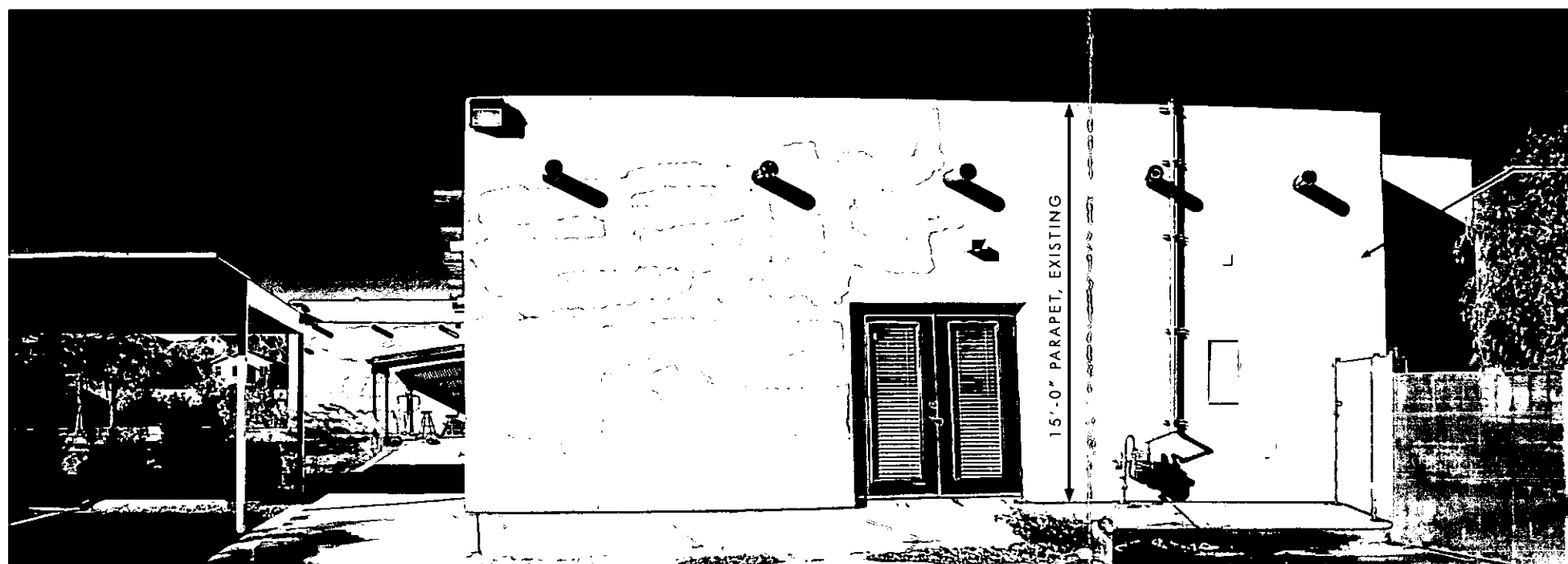
7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

SCANNED



EXISTING NORTH ELEVATION (VIEW FROM ALEXANDER ROAD)

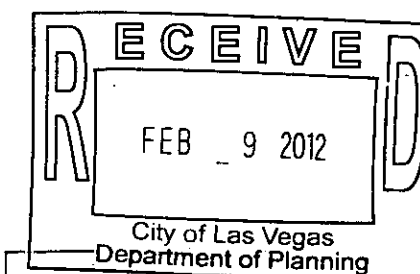
NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED AND NO MODIFICATIONS TO THE EXTERIOR OF THE EXISTING BUILDING. ALL PARKING TO REMAIN UNALTERED.



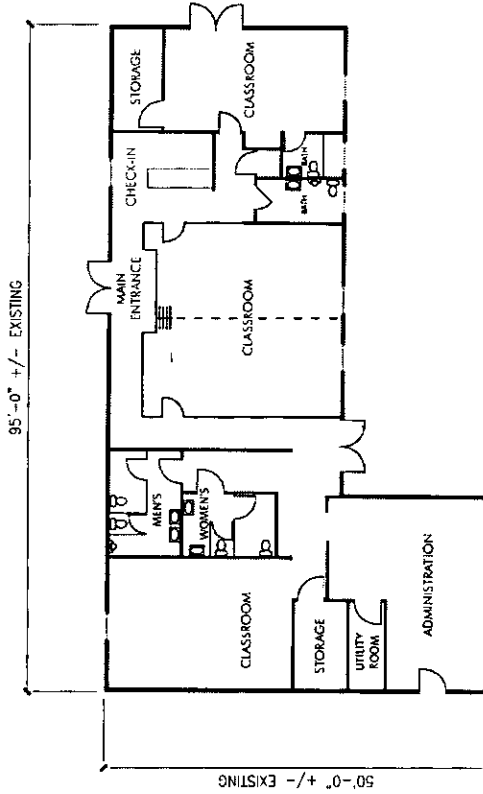
EXISTING EAST ELEVATION

SCANNED

QUEST ACADEMY
 7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129



SUP-44571
04/10/12 PC
 ARCHITECT
 7250 Peak Drive Suite 216 Las Vegas Nevada 89128
 p.702.363.2222 f.702.363.6060 www.sh-architecture.com



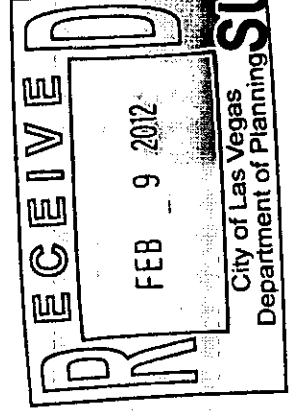
FLOOR PLAN DATA

AREA (EXISTING): 3,843 SF
OCCUPANCY:
ADMINISTRATION
CLASSROOMS
WEST - 870 SF
CENTER - 770 SF
EAST - 375 SF
4 OCCUPANTS
24 OCCUPANTS
36 OCCUPANTS
19 OCCUPANTS

FLOOR PLAN NORTH

QUEST ACADEMY
7530 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

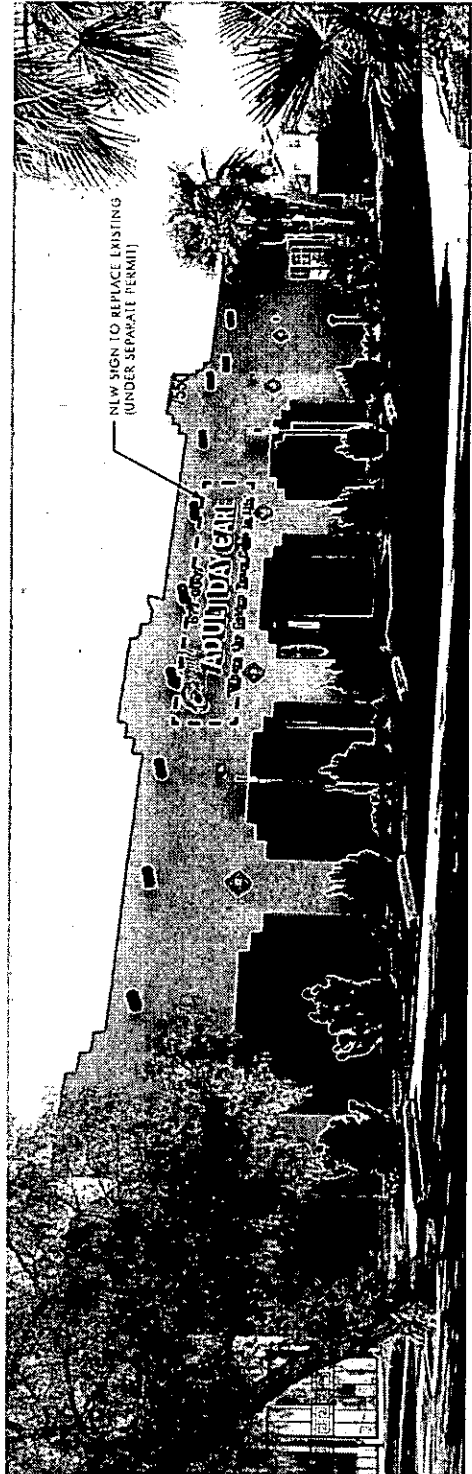
DATE: 01/30/2012 SHEET: 2 OF 4 PROJECT NO: 110041



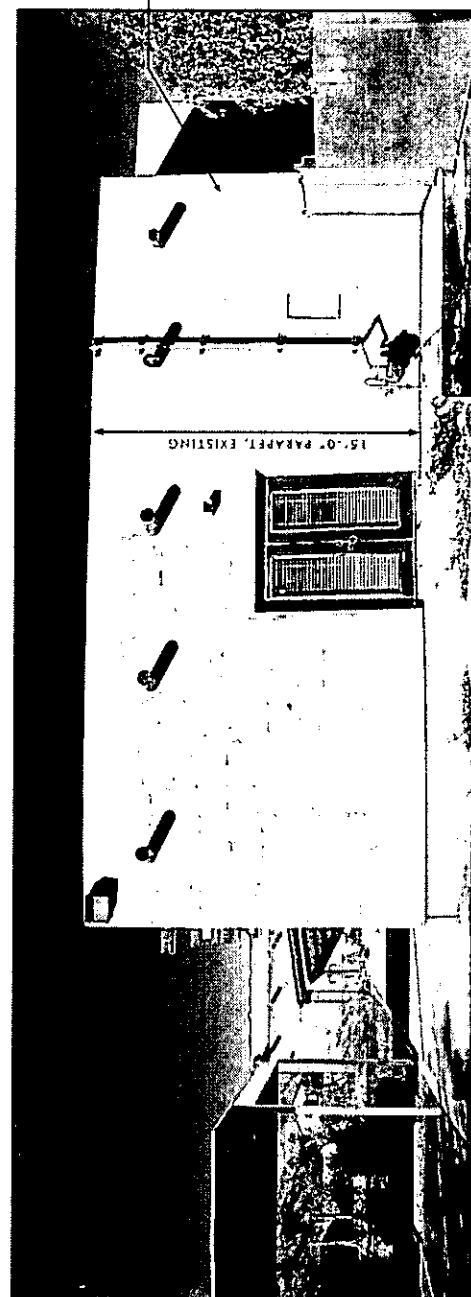
SH ARCHITECTURE
7350 Park Drive Suite 216 Las Vegas Nevada 89128
(702) 343 7272 (702) 343 6060 www.sharchitecture.com

SUP-44571

[illegible]



EXISTING NORTH ELEVATION (VIEW FROM ALEXANDER ROAD)



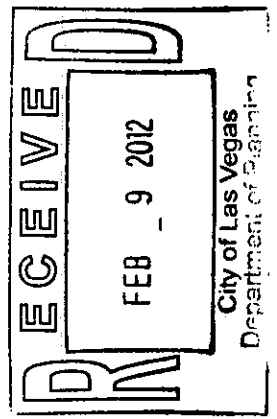
EXISTING EAST ELEVATION

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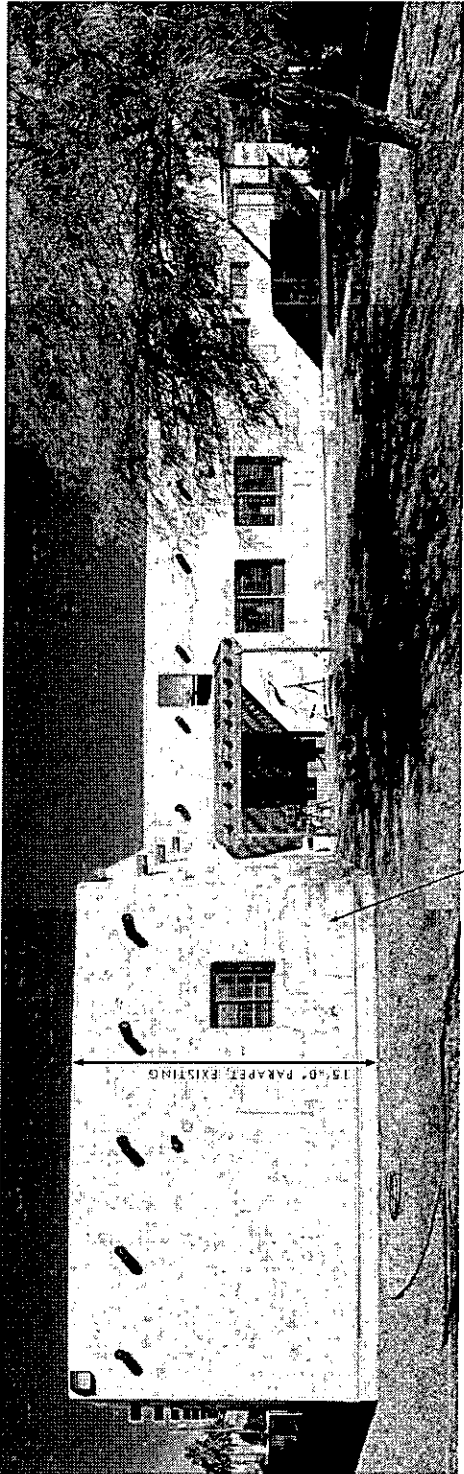
QUEST ACADEMY
7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129

DATE: 01-30-2012
SHEET: 3 OF 4
PROJECT NO: 110041

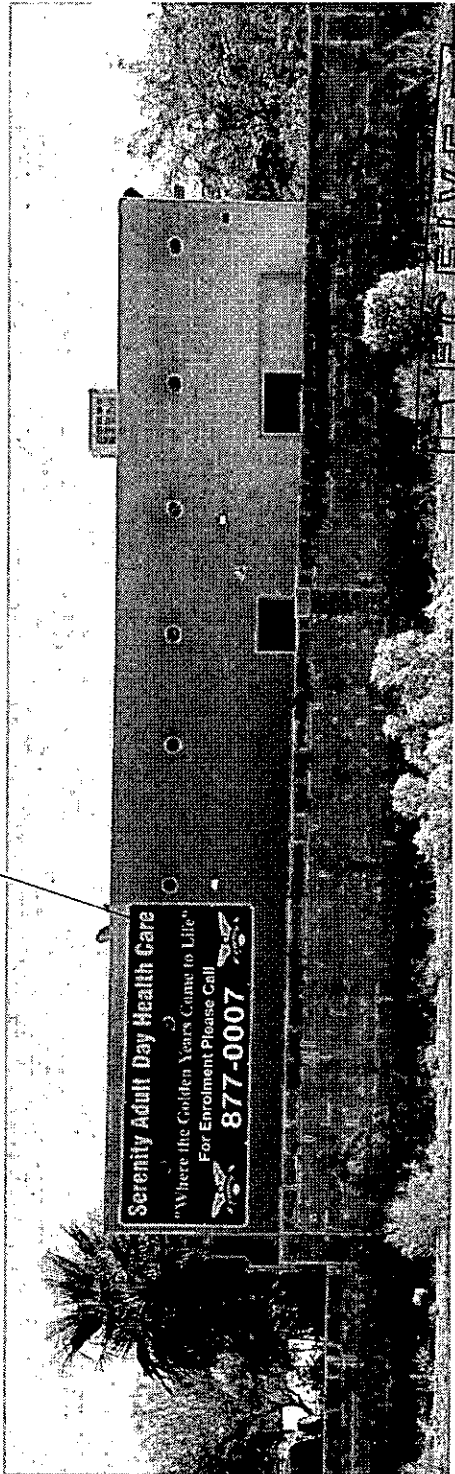


SHOCHTET
ARCHITECTURE
7550 Peak Drive Suite 216 Las Vegas, Nevada 89123
970.363.2227 / 702.363.6500 www.shochtetch.com

SUP-44571



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

NOTE: RENOVATION IS INTERIOR IMPROVEMENTS ONLY. NO ADDITIONAL AREA WILL BE ADDED TO THE BUILDING. MODIFICATIONS TO THE EXTERIOR DO NOT INCLUDE PAINTING. ALL PARKING TO REMAIN UNCHANGED.

RECEIVED
FEB 9 2012
City of Las Vegas
Department of Planning



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

April 11, 2012

Mr. Tim Hammer
Viza Real Estate Holdings, LLC
3680 Grandview Parkway
Birmingham, Alabama 35243

**RE: SUP-44571 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Mr. Hammer:

Your request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony), was considered by the Planning Commission on April 10, 2012.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Private School, Primary use.
2. The gate on the east side of the building shall remain open during regular hours of operation and activities that occur outside of regular hours of operation.
3. All unpermitted signage shall be removed within 30 days of final approval.
4. 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.
5. 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.
6. Trash enclosures, if provided, shall conform to the requirements of Title 19.08.040, including residential adjacency requirements.

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



Mr. Tim Hammer
Viza Real Estate Holdings, LLC
SUP-44571 - Page Two
April 11, 2012

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **April 10, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 23, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



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
ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax

SUP-44571 - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **APRIL 10, 2012** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax or email it to **Carmen Barney at (702) 385-7268 or cbarney@lasvegasnevada.gov**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM

APRIL 9, 2012

Signature

Date

CURT JOHN CARLSON

Please Print Name

SH ARCHITECTURE

Company Name

Sincerely,

Steve Gebcke, AICP
Planning Supervisor
Case Planning Division

RECEIVED

APR - 9 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

March 29, 2012

Mr. Tim Hammer
Viza Real Estate Holdings, LLC
3680 Grandview Parkway
Birmingham, Alabama 35243

**RE: SUP-44571 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Mr. Hammer:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 10, 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, April 4, 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

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TTY 702.386.9108

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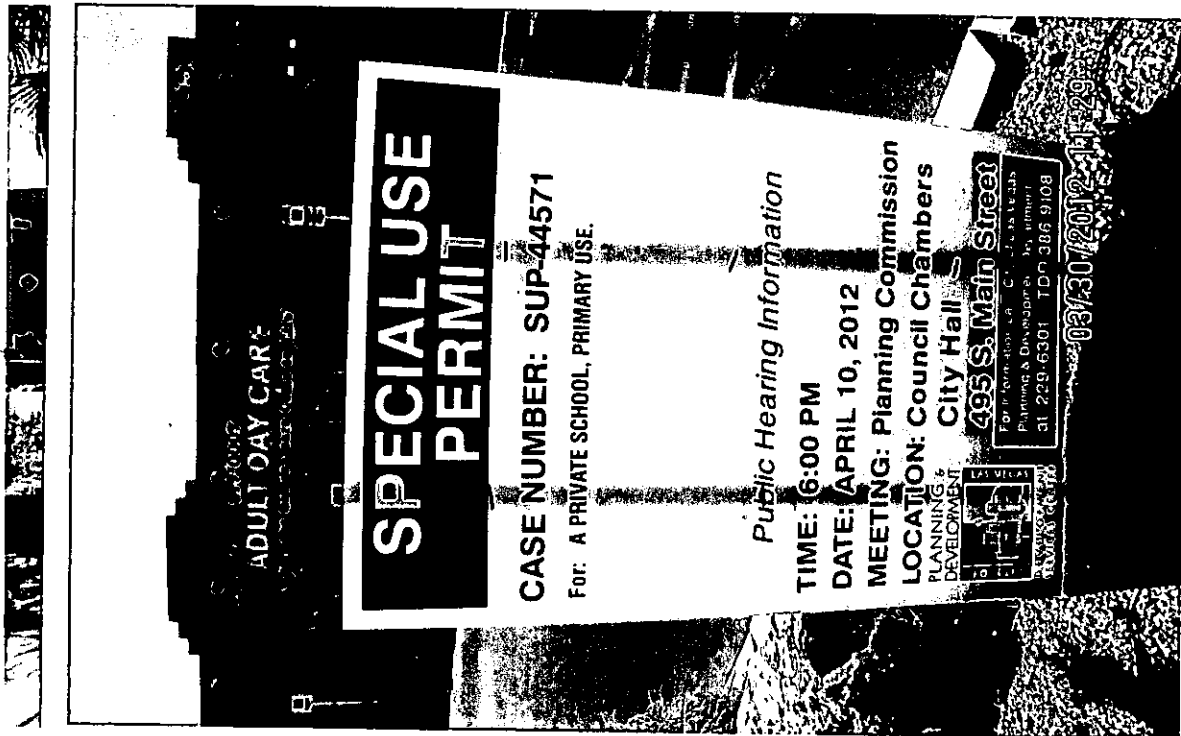
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-44571

MEETING DATE: 4/10/12 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 [Handwritten Signature]

3-30-12
Date

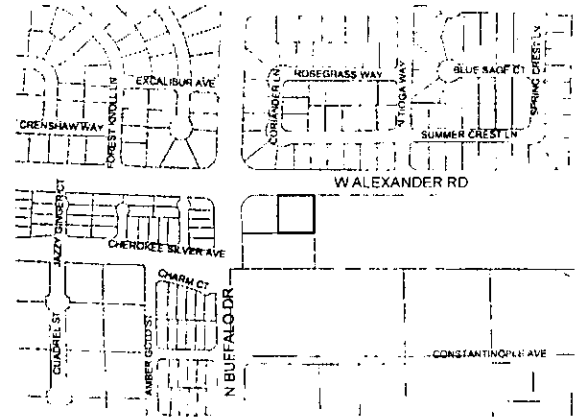
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY

Application Information

SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony).

Application Location



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

Public Hearing Information

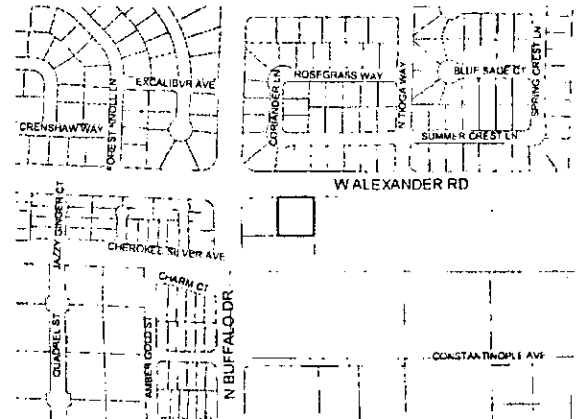
Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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 Information

SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony).

Application Location



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

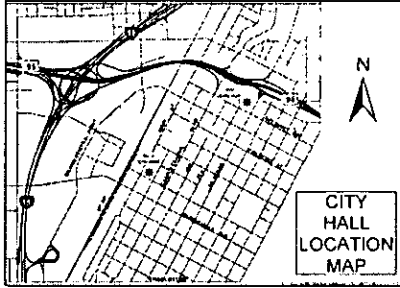
Public Hearing Information

Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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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

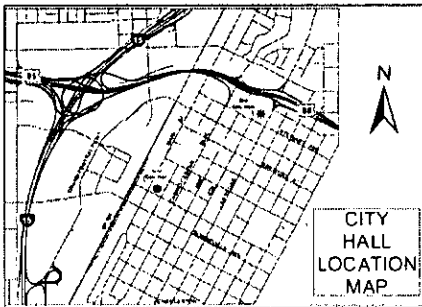
Please use available blank space on card for your comments.

SUP-44571

Planning Commission Meeting of 4/10/2012

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.

SUP-44571

Planning Commission Meeting of 4/10/2012

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 
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 14, 2012
Re: **SUP-44571** Quest Academy 7550 W. Alexander Rd.
Request for a Special Use Permit for a proposed private school, primary use

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a private school, primary use within an existing building at 7550 West Alexander Road.

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Thursday, March 08, 2012 2:29 PM
To: Carman Burney
Subject: CLV Planning Commission Review -- LVVWD Comments

Hi Carman,

Below are the comments from LVVWD for the April Planning Commission meeting.

Thank you,
Doa

Agenda Item: #8 (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: #9 - #12 (GPA-44653, ZON-44654, VAR-44656, SDR-44655)

APN 162-02-514-006

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 (GPA-44682, ZON-44683)

APN 139-28-301-020 & 029

1st Parcel has no service currently and second Parcel has an existing Ground Water Well. Civil plans will need to be submitted to LVVWD.

Agenda Item: #15 & #16 (GPA-44704, ZON-44705))

APN 125-26-401-001,002,003 and 125-26-304-005 thru 008

Plan calls for Residential Subdivision. Civil plans will need to be submitted to LVVWD.

Agenda Item: #17 - #20 (MOD-44703, SUP-44701, VAC-44702, SDR-44700)

APN 125-20-803-002 & 125-20-810-001

Parcels have no existing service. Civil plans will need to be submitted to LVVWD.

Agenda Item: #25 (SUP-44571)

APN 138-10-101-002

New use for a currently served parcel. Civil plans will need to be submitted to LVVWD.

Agenda Item: #27 & #28 (SUP-44662, SUP-44663)

APN 139-35-401-004

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

Agenda Item: #34 (SUP-44681)

APN 140-31-401-036

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

Carman Burney

From: Brian O'Callaghan [B5623O@LVMPD.COM]
Sent: Thursday, March 08, 2012 5:05 PM
To: Carman Burney; Nora Lares
Subject: RE: 04/10/12 PC submittal materials

Hello,

The following are the comments for PC submittal materials and DINAs:

Item 24 SUP-4451

The proposed project will have a minimal impact on police services; however, these types of projects are becoming more prevalent which gives our agency concern. There is potential for these projects to be used by certain criminal elements. If approved, LVMPD requests the applicant strictly adhere to Title 6.

Item32 SUP-44677

The proposed project will have a minimal impact on police services; however, these types of projects are becoming more prevalent which gives our agency concern. There is potential for these projects to be used by certain criminal elements. If approved, LVMPD requests the applicant strictly adhere to Title 6.

DINAs

SUP-44551

The proposed project will have a minimal impact on police services; however, these types of projects are becoming more prevalent which gives our agency concern. There is potential for these projects to be used by certain criminal elements. If approved, LVMPD requests the applicant strictly adhere to Title 6.

SUP-44571

Northwest Area Command, 9850 W. Cheyenne Ave, is approx. 3.87 miles from the proposed project.

SUP-44681

Northeast Area Command, 3750 Cecile Ave, is approx. 4.5 miles from the proposed project.

Thanks

Brian O'Callaghan
Government Liaison (commissioned)
Office of Intergovernmental Services
Las Vegas Metropolitan Police Department
400 S. Martin L. King Blvd.
Las Vegas, Nv 89106
Phone: (702) 828-5538
Cellular: (702) 510-9405
Fax: (702) 828-1565



Development Notification

PC Meeting: April 10, 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:

SUP-44571

Cambridge Crossing Community Association

Canyon Ranch Estates HOA

Cimarron Gowan Community Association

Day Dawn Estates HOA

Deerbrooke HOA

Desert Shores Community Association

Hobble Creek Estates Property Owners Association

Kokopelli HOA

Liberty at Mayfield Community Association

Lone Mountain Village HOA

Miramonte Estates Neighborhood

Mountain Shadows HOA

Northshore Reflections HOA

Pine Cove LMA

Rosewood Estates

Sunhampton HOA

Sunset Estates Property HOA

Woodcrest HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-44571

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
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	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
*SID (DPW)	PATRICK MURPHY	4 TH 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>**

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*

SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - *For possible action on a request for a Special Use Permit TO ALLOW A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony).*

PLANNING COMMISSION: **APRIL 10, 2012**
CITY COUNCIL: **MAY 16, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 8, 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 02/09/2012 01:31 PM

Submitted By

Page 1

A/P # 44571 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/09/2012 08:56	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

SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL ESTATE HOLDINGS, LLC - For possible action on a request for a Special Use Permit TO ALLOW A PRIVATE SCHOOL, PRIMARY USE at 7550 West Alexander Road (APN 138-10-101-002), R-E (Residence Estates) Zone, Ward 4 (Anthony).

Parent A/P #

Project # 44571 Project/Phase Name QUEST ACADEMY CHARTER SCHOOL Phase #
Size/Area 0.48 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13810101002

Location

Owner/Tenant

Contact ID AC1878085 Name VIZA REAL ESTATE HOLDINGS L L C
Mailing Address 3680 GRANDVIEW PKWY Organization % NEXITY BANK
City BIRMINGHAM State/Province AL
ZIP/PC 35243-3326 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

7550 W ALEXANDER RD
LAS VEGAS, 89129-

A/P Addresses

No Other Addresses are associated to this Application

Linked/Parcels

No Parcels are linked to this Application

A/P Linked/Parcels

13810101002

Report Date 02/09/2012 01:31 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1878085 ☐ Foreign
Effective Expire
Name VIZA REAL ESTATE HOLDINGS L L C
Day Phone Eve Phone Organization % NEXITY BANK
Pager PIN # Position % T HAMNER
Fax Mobile Profession
E-Mail
Address 3680 GRANDVIEW PKWY
BIRMINGHAM, AL 35243-3326
Seasonal Addr

Valid From To
Comments application signed by Tim Hammar

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 OTHER Other REP Contact ID AC1140466 ☐ 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 7250 PEAK DRIVE
SUITE 216
LAS VEGAS, NV 89128
Seasonal Addr

Valid From To
Comments No Comments

Report Date 02/09/2012 01:31 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Training

Orientation Attended

There are no items in this list

Primary Y 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 Contact is Connie Jordan

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Training

Orientation Attended

There are no items in this list

Report Date 02/09/2012 01:31 PM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
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
Reviews Added:	13
DEVCD	
NEIGH P&S	
B&S PLAN	
FLOOD	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
ROW	
LAND DEV	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	1
Z-LEGAL	
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/09/2012 09:00	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/09/2012 09:00	30.00
PROCESSING FEE	P	02/09/2012 09:00	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities

Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
483415	DEVCO	1	Incomplete	☐	02/09/2012 13:30			
483416	NEIGH P&S	1	Incomplete	☐	02/09/2012 13:30			

Report Date 02/09/2012 01:31 PM

Submitted By

Page 5

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

483417	B&S PLAN	1	Incomplete	☐	02/09/2012 13:30			
483418	FLOOD	1	Incomplete	☐	02/09/2012 13:30			
483419	TRAFFIC	1	Incomplete	☐	02/09/2012 13:30			
483420	TEFO	1	Incomplete	☐	02/09/2012 13:30			
483421	SURVEY	1	Incomplete	☐	02/09/2012 13:30			
483422	SID	1	Incomplete	☐	02/09/2012 13:30			
483423	SEWER	1	Incomplete	☐	02/09/2012 13:30			
483424	ROW	1	Incomplete	☐	02/09/2012 13:30			
483425	LAND DEV	1	Incomplete	☐	02/09/2012 13:30			
483426	FIRE ENG	1	Incomplete	☐	02/09/2012 13:30			
483427	ENGDESIGN	1	Incomplete	☐	02/09/2012 13:30			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By MREX

Modified Date/Time 02/09/2012 08:56

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y	Application/Petition Form	Y	Floor Plan, if Applicable (1 Folded, 1 Rolled)
Y	Deed and Legal Description	Y	Laser Print Site Plan
Y	Justification Letter	Y	Laser Print Floor Plan
Y	DINA (Not Always Required)	Y	Statement of Financial Interest

Y 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

981094

02/09/2012 13:30

N

Report Date 02/09/2012 01:31 PM

Submitted By

Page 6

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigner
Condition	Supervisor Required	Comments				

Project #	AVP Type	Status	Stage	Relation
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No children exist for this project

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

SPECIAL USE PERMIT

Y DINA Required? Y Will this go to the City Council? Hearing Type
N Project of Regional Significance? Public or Admin? PUBLIC
N Parent Project link required? Is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?
PUBLIC OR PRIVATE SCHOOL, PRIMARY
N Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments					
Added By					
04/10/2012	PC	SCHEDULED	0	0	0
MREX	02/09/2012				

Template Type	AVP #	AVP Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	984728	02/09/2012 09:01		0.00
	KURT CARLSON; QUEST ACADEMY; CK#2023; 702.363.2222				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 7550 W. Alexander

Project Name Quest Academy Charter School Proposed Use Kindergarten

Assessor's Parcel #(s) 138-10-101-002 Ward # 4

General Plan: existing R proposed _____ Zoning: existing R-E proposed _____

Commercial Square Footage approx. 3360 sf Floor Area Ratio 16%

Gross Acres 0.48 Lots/Units 1 Density 7,000 sf/acre

Additional Information A-O District (200 feet)

PROPERTY OWNER Viza Real Estate Holdings LLC Contact Tina Hammer

Address 3680 Grandview Parkway Phone: 296-6409 Fax: _____

City Birmingham State AL Zip 35243

E-mail Address t.hammer@alstarbank.com

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* Tina Hammer

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

Print Name Tina Hammer, Agent

Subscribed and sworn before me

This 2nd day of February, 20 12

Michael Smith

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SOP-44571

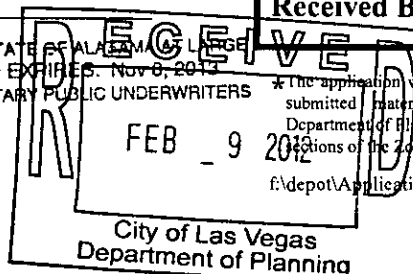
Meeting Date: 4/10/2012

Total Fee: 1030%

Date Received: 2/9/2012

Received By: M REX

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: NOV 8, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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

f:\depot\Appl Packet\Appl Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44571** APN: _____

Name of Property Owner: Vien Rem Estate Holdings, LLC

Name of Applicant: _____

Name of Representative: _____

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: [Signature]

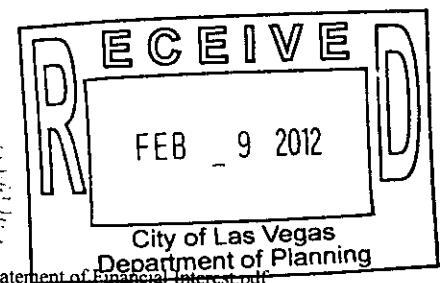
Print Name: Tim S. Hammer, Agent

Subscribed and sworn before me

This 2nd day of February 2012
[Signature]

Notary Public in and for said County and State

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Michele W. Shafe, Assessor

REAL PROPERTY PARCEL RECORD

[Click Here for a Print Friendly Version](#)

Assessor Map	Aerial View	Building Sketch	Ownership History	Neighborhood Sales	New Search
------------------------------	-----------------------------	---------------------------------	-----------------------------------	------------------------------------	----------------------------

GENERAL INFORMATION

PARCEL NO. 138-10-101-002

OWNER AND MAILING ADDRESS VIZA REAL ESTATE HOLDINGS L L C
%NEXITY-BANK
%T HAMNER
3680 GRANDVIEW PKWY
BIRMINGHAM AL 35243-3326

LOCATION ADDRESS 7550 W ALEXANDER RD
CITY/UNINCORPORATED TOWN LAS VEGAS

ASSESSOR DESCRIPTION PARCEL MAP FILE 31 PAGE 94
LOT 2

RECORDED DOCUMENT NO. SEC 10 TWP 20 RNG 60
* 20110303:04142

RECORDED DATE 03/03/2011

VESTING NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE

TAX DISTRICT 200

APPRAISAL YEAR 2011

FISCAL YEAR 11-12

SUPPLEMENTAL IMPROVEMENT VALUE 0

SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER N/A

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2011-12	2012-13
LAND	24500	17500
IMPROVEMENTS	164508	169743
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	189008	187243
TAXABLE LAND+IMP (SUBTOTAL)	540023	534980
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	189008	187243
TOTAL TAXABLE VALUE	540023	534980

VIZA REAL ESTATE HOLDINGS, LLC**Business Entity Information**

Status:	Default	File Date:	10/14/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0497022010-7
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101752366	Business License Exp:	10/31/2011

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	SUPERIDR CORPORATE SERVICES OF NEVADA, LLC	Address 1:	810 S CASINO CENTER BLVD STE 104
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

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

Officers☐ Include Inactive Officers

Manager - ALOSTAR BANK OF COMMERCE			
Address 1:	3680 GRANDVIEW PARKWAY	Address 2:	
City:	BIRMINGHAM	State:	AL
Zip Code:	35243	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20100773297-78	# of Pages:	2
File Date:	10/14/2010	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100888511-14	# of Pages:	1
File Date:	11/29/2010	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20110339344-70	# of Pages:	1
File Date:	5/5/2011	Effective Date:	
(No notes for this action)			

January 3, 2012

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

Re: Special Use Permit for APN 138-10-101-002

To Whom It May Concern,

The enclosed information is for the property located at 7550 W. Alexander Road. The building is currently vacant but was previously used as an adult daycare center. The new user intends to use the facility as a charter school for kindergarten in conjunction with their existing facility – Quest Academy at Grand Monticeto Parkway. Quest has outgrown their current facility and is in dire need of a larger facility to accommodate the students.

The proposed use would be very similar to the previous use from the standpoint of intensity and traffic. The facility would maintain the current entry points off Alexander and the current property line walls along the east, south and west property lines. The east property line abuts a city park, the south property line abuts an existing residence, church and existing school. The west property line abuts a vacant parcel. The conversion would not require any exterior modifications to parking, landscape or access points. All parking would be handled onsite.

The anticipated number of employees would be 9 (teachers, administrative and support staff). Students do not drive to the facility, and are dropped off by private vehicles which are accommodated in controlled loading zones onsite.

The hours of operation would be normal school hours (7am-4 pm) for the majority of the time. There will be off hours uses for school activities that occur at night and weekends on a limited basis.

Quest Academy currently operates a facility at 6610 Grand Monticeto Parkway (which this facility would replace).

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



January 3, 2012

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

Re: Special Use Permit for APN 138-10-101-002

To Whom It May Concern,

The enclosed information is for the property located at 7550 W. Alexander Road. The building is currently vacant but was previously used as an adult daycare center. The new user intends to use the facility as a charter school for kindergarten in conjunction with their existing facility – Quest Academy at Grand Monticeto Parkway. Quest has outgrown their current facility and is in dire need of a larger facility to accommodate the students.

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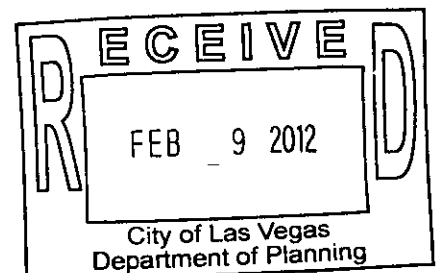
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Sincerely,


SHARCHITECTURE
Curt John Carlson, AIA, LEED AP



CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements



ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as QUEST ACADEMY KINDERGARTEN, located at 7550 W. ALEXANDER ROAD, LAS VEGAS, NV 89129.

This document is being prepared by:

Company Name: SH Architecture
Address: 7260 Peak Drive
Suite 216
Las Vegas, NV 89128

Contact Person:

Name: Curt Carlson, AIA
Title: Principal
Telephone: (702) 363-2222
Fax: (702) 363-6060
E-mail: ccarlson@sh-architecture.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct. I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: _____

Name:
Title:

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Quest Academy Kindergarten
1.b Application #: APN 138-10-101-002, Special Use Permit
1.c Project location: 7550 W. Alexander Road, Las Vegas, NV 89129
1.d Project sponsor
Name: Quest Academy, Connie Jordan
Address: 6610 Grand Montecito Parkway, Las Vegas, NV 89149
Telephone: (702) 631-4751

1.e G. P. designation: R
1.f Zoning: R-E

1.g Project description:
Total site acreage: 0.48 AC

i) Residential

Total units:
FAR per Lot:
Lot Coverage per Lot:

ii) Hospitality

Total rooms:
Total entertainment:

iii) Commercial

Total S.F.: 3,360 SF
Total FAR: 7000 SF/ACRE
Total Lot Coverage: 16%

1.h Briefly describe the project's surrounding land use and setting:

North: West Alexander Road
East: W. Wayne Bunker Family Park, City of Las Vegas
South: Single Family Residential (one unit, one lot)
West: Single Family Residential (not developed)

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: The project is an interior renovation to convert the existing adult day care to a kindergarten.

ENVIRONMENTAL IMPACT ASSESSMENT

2

Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes. Existing emergency access to remain.

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes. 9 spaces required. 10 provided on site.

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: No

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes.

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: Weekday peak hour vehicle trips:

T=73; New= 39; Pass-by=11; Diverted=23

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: NA

Age-restricted units: NA

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: NA

Distance from site²: NA

Number of pupils: NA

Junior High/Middle School

School name: NA

Distance from site²: NA

Number of pupils: NA

High School

School name: NA

Distance from site²: NA

Number of pupils: NA

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Existing building - no additional burden on firefighting service

Existing/proposed:

Distance from site³:

Police

Name of the facility: Existing building - no additional burden on police service

Existing/proposed:

Distance from site³:

Emergency Services

Name of the facility: Existing building - no additional burden on emergency service

Existing/proposed:

Distance from site³:

- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No change is anticipated.

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

ENVIRONMENTAL IMPACT ASSESSMENT

5 Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: The general plan use of the property is residential. Schools are permitted in this zone and plan use area with an approved Special Use Permit.

- 5.b Would the project displace or eliminate existing housing?

Explain: No

- 5.c What are the project characteristics, in terms of:

Density: NA

Height: NA

Gated community: NA

Housing Type: NA

Home ownership: NA

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: None

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6	Mass Transit
----------	---------------------

6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: Existing building - no additional demand for mass transit

Location:

Distance from site⁴:

6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No

6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: None

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

ENVIRONMENTAL IMPACT ASSESSMENT

7

Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Existing building

Location:

Distance from site⁷:

Community Park

Park name: Existing building

Location:

Distance from site⁷:

Regional Park

Park name: Existing building

Location:

Distance from site⁷:

- 7.b Based upon 2000 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: NA

- 7.c How much public parkland would be included in the proposed project?

Explain: NA

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: NA

5 See Exhibit 2

6 See Exhibit 3

7 Attach a map indicating the straight distance from the project property line to the park property line.

8 See Exhibit 4

ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: No

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: None

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: NA

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: NA

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: No

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Existing building and site conditions will remain

ENVIRONMENTAL IMPACT ASSESSMENT

9

Water Quality

- 9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Existing building - current water service will remain with no change

- 9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No

- 9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: Existing building

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Existing utilities to remain

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: Existing building

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No

10.d Would the proposed project generate any industrial waste?

Explain: No

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofert Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
2000

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 2000 SF3)

Owner Occupied	Persons per Unit
Single Family Detached	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

Renter Occupied	Persons per Unit
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.29

APN: 138-10-101-002

(The undersigned hereby affirms that no social security number of any person or persons appears in this document)

WHEN RECORDED MAIL TO:

Fennemore Craig
Attn: Mark A. Hawkins
300 South Fourth Street, Suite 1400
Las Vegas, Nevada 89101

MAIL TAX STATEMENTS TO:

Nexity Bank
Attn: Tim Hamner
3680 Grandview Pkwy
Birmingham, AL 35243-3326

Inst #: 201103030004142

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

RPTT: \$3001.35 Ex: #

03/03/2011 03:32:14 PM

Receipt #: 695283

Requestor:

FENNEMORE CRAIG PC

Recorded By: SUO Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

4-1

TRUSTEE'S DEED UPON SALE

This Indenture, made February 28, 2011, by Fennemore Craig P.C., an Arizona professional corporation (the "Trustee"), in favor of VIZA REAL ESTATE HOLDINGS, LLC, a Nevada limited liability company, its successors and assigns (the "Grantee").

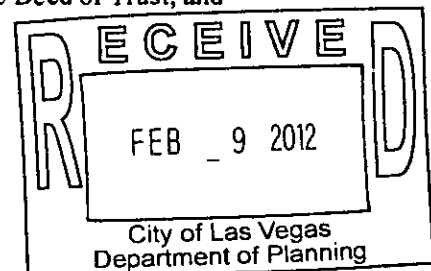
WITNESSETH:

WHEREAS, VIZA ENTERPRISES, LLC, a Nevada limited liability company, by that certain Deed of Trust and Security Agreement with Assignment of Rents and Fixture Filing dated June 19, 2008 and recorded July 3, 2008, in the Official Records in the Office of the Recorder of Clark County, Nevada (the "Recorder's Office") in Book No. 20080703 as Document No. 0000559 (the "Deed of Trust"), did grant and convey to Nevada Title Company ("Nevada Title"), upon the trusts therein expressed, the property hereinafter described, among other uses for the purpose of securing the payment of that certain promissory note and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and

WHEREAS, on July 21, 2009, the then beneficiary under the Deed of Trust executed and recorded on July 29, 2009 in the Recorder's Office in Book No. 20090729 as Document No. 0004405 that certain Substitution of Trustee, which substituted the Trustee for Nevada Title to act as substitute trustee under the Deed of Trust; and

WHEREAS, breach and default occurred under the terms of the Deed of Trust as more fully set forth in the Notice of Breach and Election to Sell Under Deed of Trust (the "Notice of Breach") hereinafter referred to, to which reference is hereby made; and

WHEREAS, on July 21, 2009, the then beneficiary and holder of the note did execute and deliver to the Trustee the Notice of Breach, which Notice of Breach was thereafter filed for record on July 29, 2009 in Book No. 20090729 as Document No. 0004406 in the Recorder's Office, to cause the Trustee to sell the property to satisfy the obligation secured by the Deed of Trust; and



WHEREAS, the Trustee, in consequence of said election, declaration of default, and demand for sale, and in compliance with the Deed of Trust and with the Nevada Revised Statutes in such cases, and provided, made and published for more than twenty (20) days before the date of sale therein fixed in the Nevada Legal News, a newspaper of general circulation printed and published in Clark County, State of Nevada, in which the property to be sold is situated. Notice of Sale as required by law, containing a correct description of the property and stating that the Trustee would under the provisions of said Deed of Trust sell the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on February 15, 2011, at 10:00 A.M. of said day, on the entrance to Nevada Legal News, located at 930 S. Fourth Street, Las Vegas, Nevada 89101 was recorded on January 14, 2011 as Instrument No. 201101140003516 in the Recorder's Office; and

WHEREAS, three (3) true and correct copies of the Notice of Sale were posted in three (3) of the most public places in Las Vegas, Clark County, State of Nevada, in which said sale was notice to take place, and where the property is to be sold for not less than twenty (20) consecutive days before the date of sale therein fixed; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of law regarding the service of notice required by statute, and with the Soldiers' and Sailors' Relief Act of 1940, the Trustee, on February 15, 2011, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the Grantee, the current beneficiary under the Deed of Trust, for the sum of Five Hundred Eighty-Eight Thousand Two Hundred Fifty and 44/100 Dollars (\$588,250.44), the Grantee being the highest bidder therefore.

NOW, THEREFORE, the Trustee, in consideration of the foregoing premises and the aforementioned money bid and paid by the Grantee, the receipt of which is hereby acknowledged, and by virtue of these premises, does hereby remise, release and forever quit claim and convey, without warranty or covenants, expressed or implied, unto the Grantee all that certain property situated in Clark County, State of Nevada, more particularly described as:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) OF PARCEL MAP AS SHOWN BY MAP THEREOF ON FILE IN FILE 31 OF PARCEL MAPS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH all appurtenances in which the Trustee (by virtue of the Deed of Trust) has any interest, including water rights benefitting said real property whether represented by shares of a company or otherwise.

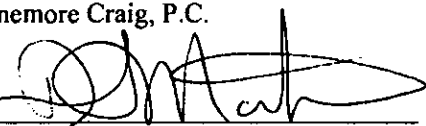
[Signature Page Follows]

IN WITNESS WHEREOF, Fennemore Craig, P.C., an Arizona professional corporation, as substitute Trustee under the Deed of Trust, has executed this Trustee's Deed Upon Sale as of this 28 day of February, 2011.

TRUSTEE:

Fennemore Craig, P.C.

By


Don Martin, Esq.

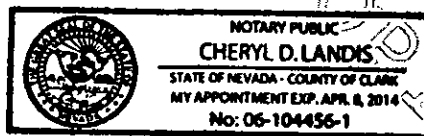
ACKNOWLEDGMENT

STATE OF NEVADA }
 } ss
COUNTY OF CLARK }

This instrument was acknowledged before me on February 28, 2011, by Don Martin, as Director, of Fennemore Craig, P.C., in its capacity as substitute trustee.


(Signature of notarial officer)

(Seal, if any)



109153.1/27547.001

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 138-10-101-002
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due

\$ 588,250.44
(0.00)
\$ 588,250.44
\$ 3,001.35

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____%

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

Signature: [Signature]

Capacity: Attorney for Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Nextly Bank
Address: 3680 Grandview Parkway
City: Birmingham
State: AL Zip: 35243-3326

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Viza Real Estate Holdings, LLC
Address: 3680 Grandview Parkway, Suite 200
City: Birmingham
State: AL Zip: 35243-3326

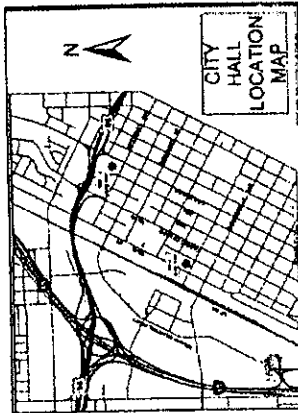
COMPANY REQUESTING RECORDING

Print Name: Mark Hawkins, Esq.
Address: 300 S Fourth Street, Suite 1400
City: Las Vegas

Escrow #: _____
State: NV Zip: 89101

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.

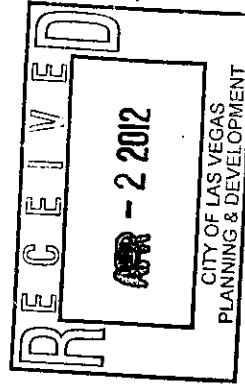
☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

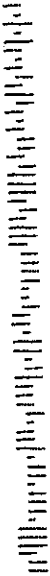
SUP-44571

Planning Commission Meeting of 4/10/2012



Case: SUP-44571

13809519009
 CRUCES JUAN E
 FRASSOLDATI SILVIA
 7620 CONSTANTINOPLE AVE
 LAS VEGAS NV 89129-1787

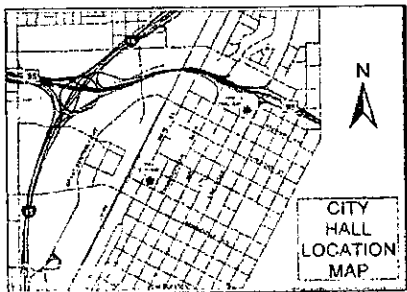


69 APR 11 09:12:29

7P

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

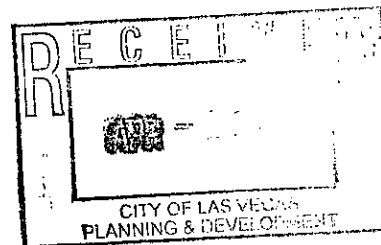
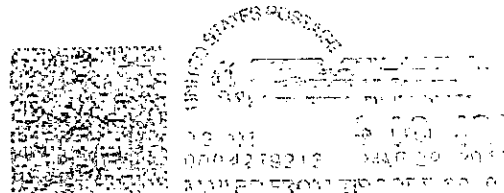


I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44571

Planning Commission Meeting of 4/10/2012



13804813006

Case: SUP-44571

LEMME R & P TRUST
LEMME RALPH D & PATRICIA CO-TRS
4016 FOREST KNOLL LN
LAS VEGAS NV 89129-5430 89129-5430

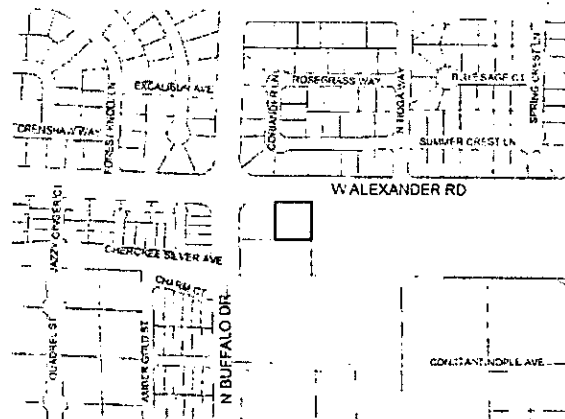
66 BROFN11 89129

Application Information

SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL
ESTATE HOLDINGS, LLC - For possible action on a request for a
Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at
7550 West Alexander Road (APN 138-10-101-002), R-E (Residence
Estates) Zone, Ward 4 (Anthony).

*We think that using the corner
for a school is fine for us.
Good Luck!!*

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

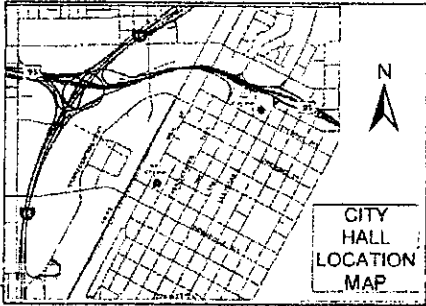
7P

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>.

COPY

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.

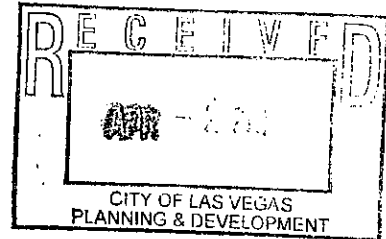
SUP-44571

Planning Commission Meeting of 4/10/2012

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PLANS

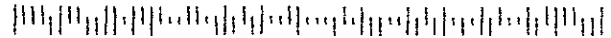


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Case: SUP-44571
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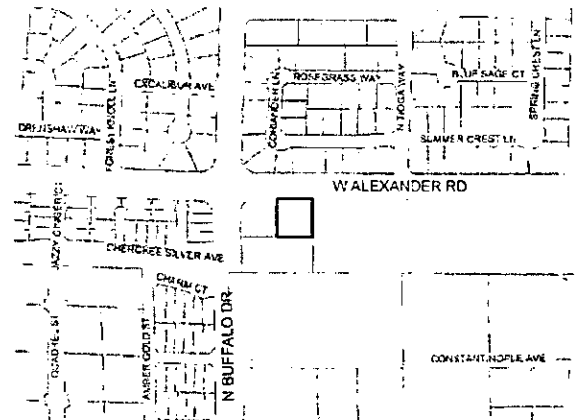


Application Information

SUP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL
ESTATE HOLDINGS, LLC - For possible action on a request for a
Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at
7550 West Alexander Road (APN 138-10-101-002), R-E (Residence
Estates) Zone, Ward 4 (Anthony).

*Increase in traffic on a
street that already has
high volume of traffic.*

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

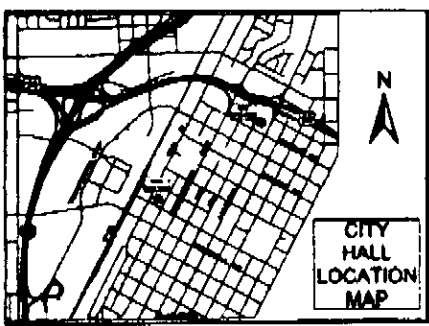
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COPY

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

☒

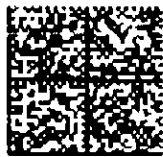
I OPPOSE
this Request

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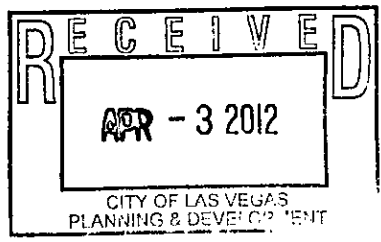
SUP-44571

Planning Commission Meeting of 4/10/2012

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FIRST CLASS



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13810101001
SUNSHINE HOLDINGS L L C
51262 CHERRY HILL RD
CANTON MI 48187-4604 48187-4604

Case: SUP-44571



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Application Information

UP-44571 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: QUEST ACADEMY - OWNER: VIZA REAL
STATE HOLDINGS, LLC - For possible action on a request for a
 Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY USE at
 550 West Alexander Road (APN 138-10-101-002), R-E (Residence
 states) Zone, Ward 4 (Anthony).

WHAT DOES PRIVATE SCHOOL MEAN?

PROPERTY IS NOT LARGE - WHAT ABOUT
 PARKING?

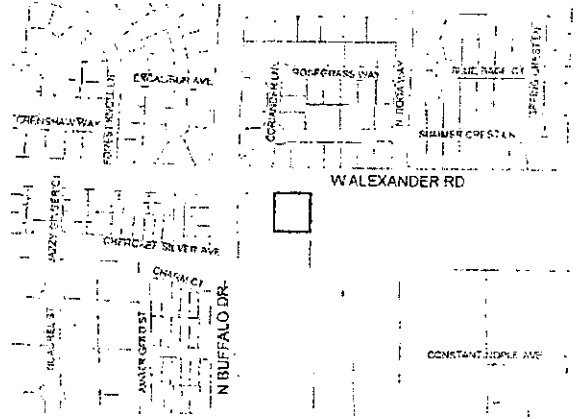
ALEXANDER HEAVILY TRAVELED WITH
 PEOPLE NOT DOING POSTED SPEED.
 ALEXANDER WILL HAVE THE CONGESTION
 AND SLOW DOWN LIKE RAMPART AROUND
 THE MEADOWS SCHOOL.

DON'T PUNISH THE PEOPLE WHO LIVE
 HERE.

I OPPOSE THIS REQUEST.

Diana A. Viza

Application Location



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

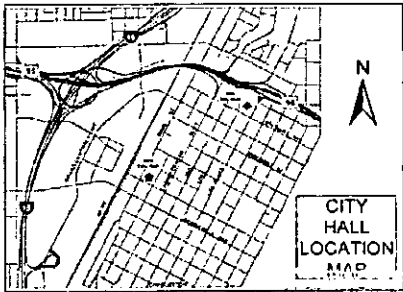
Public Hearing Information

Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
 495 South Main Street
 Las Vegas, Nevada

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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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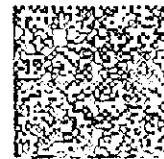
☒ I OPPOSE
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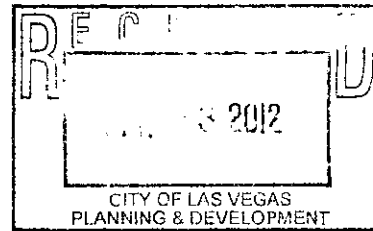
SUP-44571

Planning Commission Meeting of 4/10/2012

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 4021 FOREST KNOLL LN
 LAS VEGAS NV 89129-5432 89129-5432

Case: SUP-44571

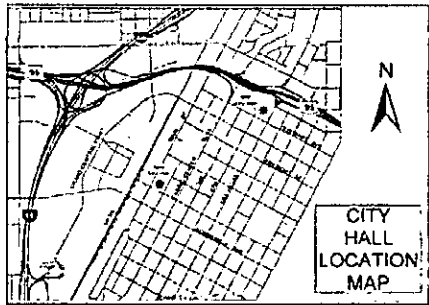
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

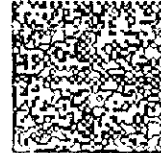
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SUP-44571

Planning Commission Meeting of 4/10/2012

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13809519009 Case: SUP-44571
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FRASSOLDATI SILVIA
7620 CONSTANTINOPLE AVE
LAS VEGAS NV 89129-1787 89129-1787

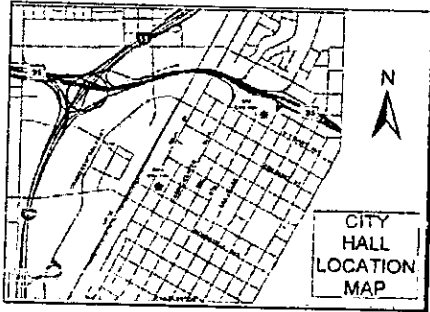
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

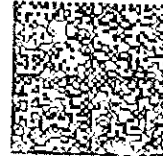
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SUP-44571

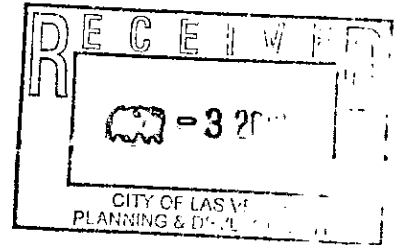
Planning Commission Meeting of 4/10/2012

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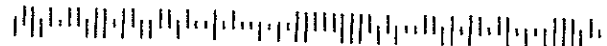


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13803411038 Case: SUP-44571
LORENZO MICHAEL
7500 BLUE SAGE CT
LAS VEGAS NV 89129-6011 89129-6011

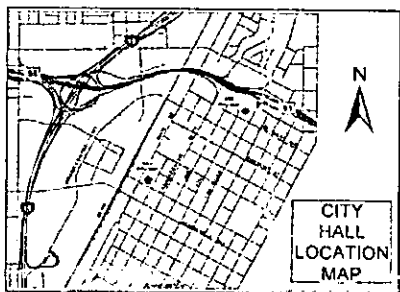
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Las Vegas, Nevada 89106

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I SUPPORT
this Request

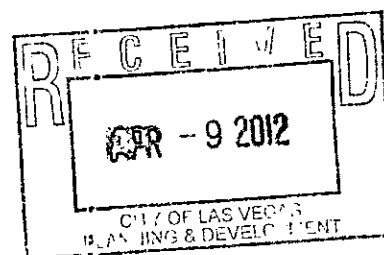


I OPPOSE
this Request

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SUP-44571

Planning Commission Meeting of 4/10/2012



13803411029

Case: SUP-44571

LORENZO MICHAEL A & THERESA
7405 BLUE SAGE CT
LAS VEGAS NV 89129-6019 89129-6019

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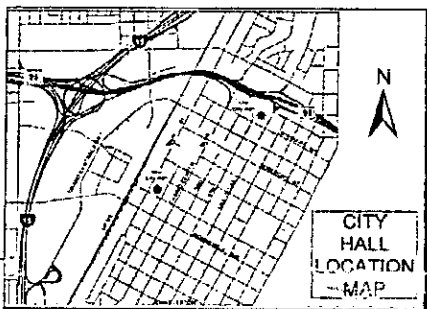


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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

**Return Service Requested
Official Notice of Public Hearing**



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☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44571

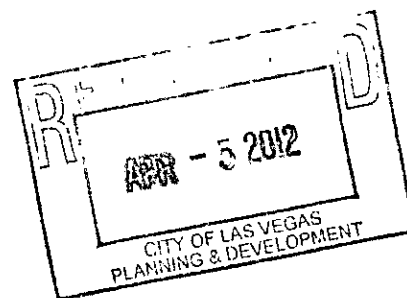
Planning Commission Meeting of 4/10/2012

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13803411037 Case: SUP-44571
SEIZLER JENNIFER M
7504 BLUE SAGE CT
LAS VEGAS NV 89129-6011 89129-6011

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

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Project Name: Quest Academy - Alexander

APN(s):	138-10-101-002	Pre-app Date:	01/19/12
Location:	7550 W. Alexander Road	Meeting Location:	DSC Conference Room 3D - 331
Ward #:	4 - Anthony	Acres:	0.48
		Time:	4:00 p.m.

Ownership Info:	VIZA REAL ESTATE HOLDINGS L L C %NEXITY BANK %T HAMNER	Last Change of Ownership Date:	03/03/11
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Quest Academy		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	SH Architecture		
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Adult Day Care Center
	Proposed:	Private School, Primary
General Plan:	Existing:	R (Rural Density Residential)
	Proposed:	No change proposed
Zoning:	Existing:	R-E (Residence Estates)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	A-O District (200 Feet)	
	Special Land Use Designation (per plan, if applicable): N/A	

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

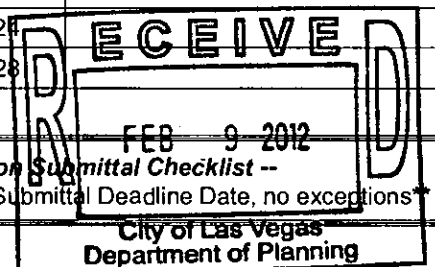
Between CLV Planning Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Curt Carlson, AIA	SH Architecture	363-2222	363-7070	ccarlson@sh-architecture.com
2. Marc Abelman	Quest Academy			
3.				
4.				
5.				
6.				
7.				
9. Charlene Gerard	CLV - Planning / Business License	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0128	
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**



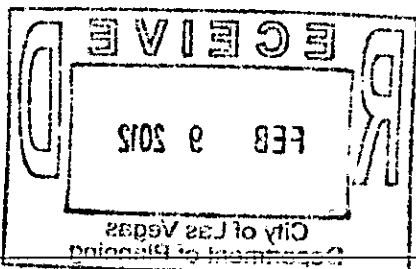
City of Las Vegas Department of Planning Pre-Application Conference Notes

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. A Special Use Permit for a Private School, Primary in the R-E District is required for this property. Use requirements must be adhered to or waivers must be requested with adequate justification. Students will be dropped off in the front loading zone.
2. This development is intended to replace a similar facility at 6610 Grand Montecito Pkwy for kindergarten students.
3. The parking requirement is 3 spaces per classroom. A full parking analysis shall be provided with the site plan. A Variance will be required if the required number of parking spaces cannot be provided.
4. This proposal is deemed a Project of Regional Significance due to its proximity to land in Clark County's jurisdiction. An impact questionnaire (PRS) shall be completed, signed and submitted along with other required plans.
5. Landscaping: No new development is proposed; therefore, the existing landscaping on the site shall be maintained.

Traffic flow analysis for this site to be added to the Tenaya study.



Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)
Item Required	

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

APN(s):	138-10-101-002	Application Type:	Special Use Permit
Location:	7550 W. Alexander Rd.	Application Purpose:	Private School, Primary in R-E zone
Ward:	4 - Anthony	Pre-App. Meeting Date:	01/19/12
Planner's Signature:	<i>Steve Swanton</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.

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							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)							
☒	☐	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS) PRS							
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00	
☒	☐	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: <i>show dimensions/photo ok</i>						
☒	☐	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