



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-48849** APN: 163-03-703-001

Name of Property Owner: Vause Family Trust, Gary & Linda Vause Trustees

Name of Applicant: Imagine Schools of East Mesa

Name of Representative: Lucy Stewart, LAS Consulting

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

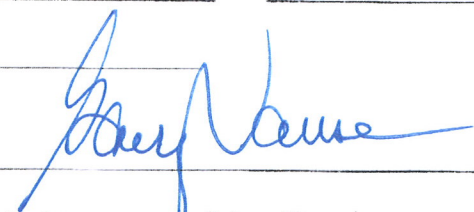
☒ No

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: \_\_\_\_\_

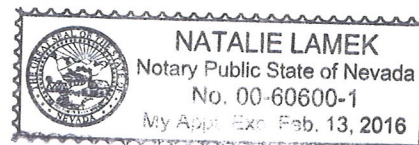
Signature of Property Owner: 

Print Name: Gary Vause

Subscribed and sworn before me

This 27 day of March, 2013

Natalie Lamek  
Notary Public in and for said County and State



**RECEIVED**

**MAR 28 2013**

**City of Las Vegas  
Dept. of Planning**



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: SUP for a school & waiver for drop off  
 Project Address (Location) 1951 S. Rainbow  
 Project Name Imagine schools Proposed Use k-2 school  
 Assessor's Parcel #(s) 163-03-703-001 Ward # 1  
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1  
 Commercial Square Footage 11,628 Floor Area Ratio \_\_\_\_\_  
 Gross Acres .69 ac Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information convert from day care to school

PROPERTY OWNER VAUSE FAMILY TRUST VAUSE Contact GARY & LINDA Vause  
 Address 3020 PLAZA DE MONTE Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City LAS VEGAS State NV Zip 89102-4046  
 E-mail Address \_\_\_\_\_

APPLICANT Imagine Schools at East Mesa Contact Tom Stackhouse  
 Address 9701 E. Southern Ave Phone: (602) 696-6198 Fax: \_\_\_\_\_  
 City Mesa State AZ Zip 85209  
 E-mail Address Tom.Stackhouse@imagineschools.com

REPRESENTATIVE LAS Consulting Contact Lucy Stewart  
 Address 1916 Trail Peak lane Phone: (702) 499-6469 Fax: (702) 946 0857  
 City Las Vegas State NV Zip 89134  
 E-mail Address stewplan@aol.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature\* Gary Vause

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

Print Name Gary Vause

Subscribed and sworn before me

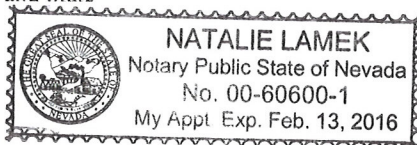
This 27 day of March, 20 13  
Natalie Lamek

Notary Public in and for said County and State

Revised 10/27/08

MAR 28 2013

City of Las Vegas  
Dept. of Planning



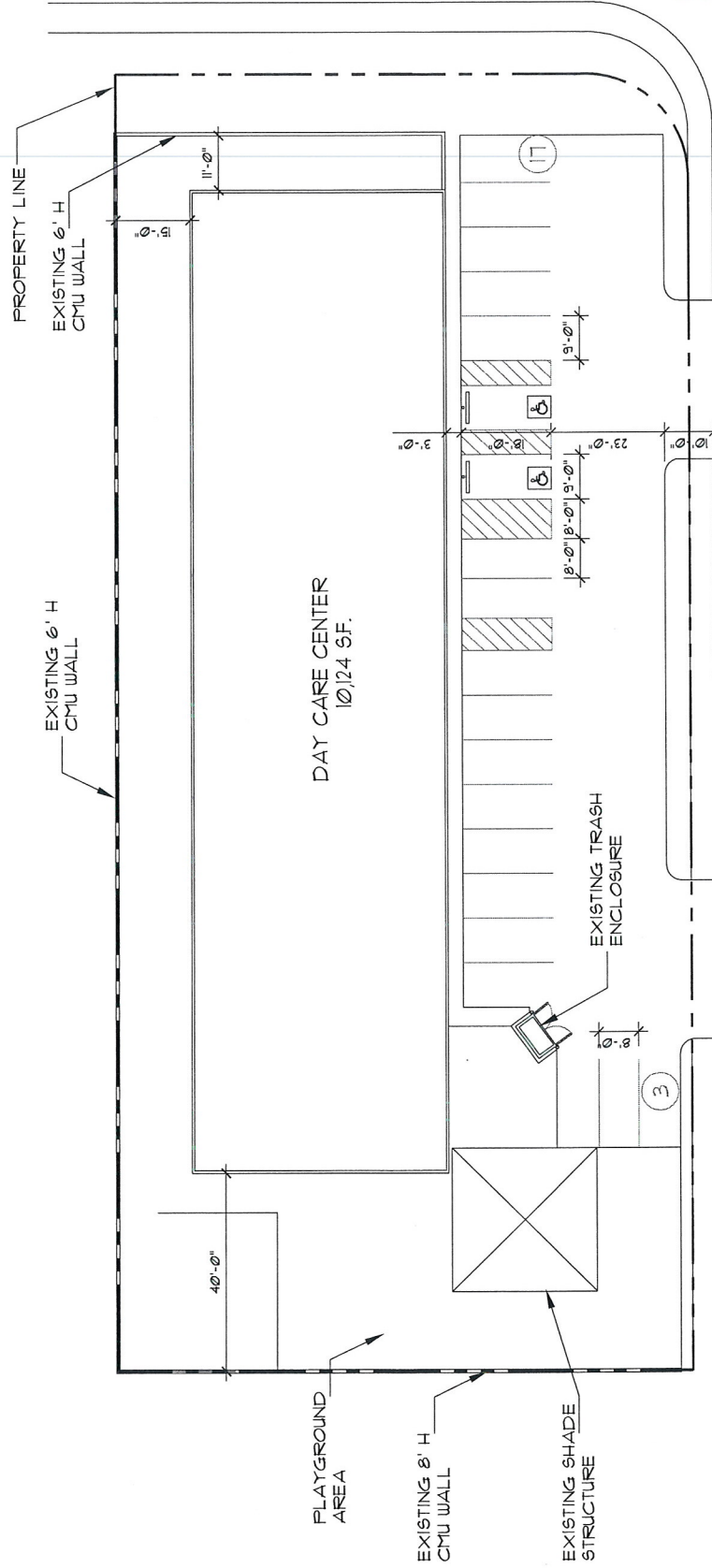
### FOR DEPARTMENT USE ONLY

Case # SUP-48849  
 Meeting Date: 05/14/13  
 Total Fee: \$ 1030.00  
 Date Received: 03/28/13  
 Received By: Jonathan B

\* 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.

F:\Depot\Application Packet\Application Form.pdf

|                                         |  |                |        |
|-----------------------------------------|--|----------------|--------|
| 13-647 PROJECT DATA (CITY OF LAS VEGAS) |  |                |        |
| ACCESSOR'S PARCEL                       |  | 163-03-103-001 |        |
| <hr/>                                   |  |                |        |
| ON SITE PARKING                         |  |                |        |
| <hr/>                                   |  |                |        |
| REQUIRED                                |  | 24             | SPACES |
| 3 PER CLASSROOM (8 CLASSROOMS)          |  |                |        |
| PROVIDED                                |  | 20             | SPACES |
| 2 HANDICAP SPACES                       |  |                |        |



SITE PLAN  
SCALE: 3/32" = 1'-0"

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Dept. of Planning



Imagine Schools  
1951 S. Rainblw Blvd

6325 South Jones Blvd,  
Suite 100  
Las Vegas, Nevada 89118  
Tel (702) 894-5028  
Fax (702) 894-5028  
www.gmraarchitect.com



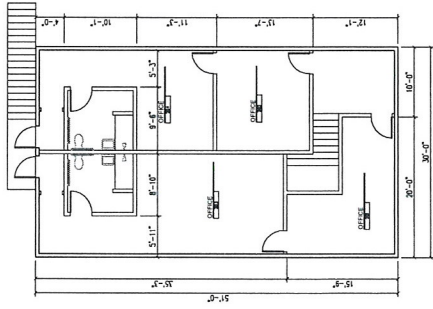
George M. Rogers, Architect Architecture Interiors

DATE: 28 March, 2013  
JOB NO.: 13-647  
OWNER/DEVELOPER: N/A

SITE PLAN  
A1.0

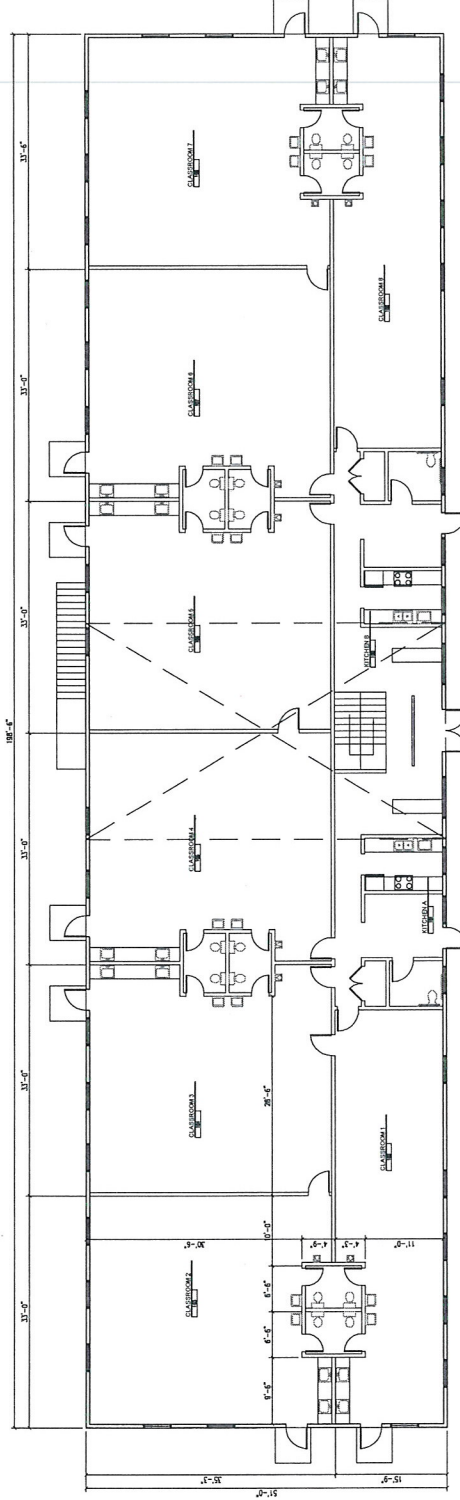
VAR-48850

SUP-48849



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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MAR 28 2013

City of Las Vegas  
Dept. of Planning

**GMRA**  
George M. Rogers, Architect  
Architecture • Interiors  
www.gmraarchitect.com

Imagine Schools  
1951 S. Rainblw Blvd

DATE: 28 March, 2013  
JOB NO.: 13-647  
OWNER/DEVELOPER: N/A

FLOOR PLAN  
A2.0

**VAR-48850**  
**SUP-48849**

**SUP 48849**

**Imagine Schools at East Mesa**

**1951 S. Rainbow Boulevard**

Proposed 275 student private school.

**Existing Use**

|                             | DESCRIPTION               | #UNIT  | RATE/#<br>UNIT | TOTAL |
|-----------------------------|---------------------------|--------|----------------|-------|
| Average Daily Traffic (ADT) | DAY CARE CENTER [1000 SF] | 10.124 | 79.26          | 802   |
| AM Peak Hour                |                           |        | 12.26          | 124   |
| PM Peak Hour                |                           |        | 12.46          | 126   |

**Proposed Use**

|                             | DESCRIPTION                    | #UNIT | RATE/#<br>UNIT | TOTAL |
|-----------------------------|--------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | PRIVATE SCHOOL, K-8 [STUDENTS] | 275   | 2.76           | 758   |
| AM Peak Hour                |                                |       | 0.90           | 248   |
| PM Peak Hour                |                                |       | 0.60           | 165   |

**Net Change**

|                             | DESCRIPTION                    | #UNIT | RATE/#<br>UNIT | TOTAL |
|-----------------------------|--------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | PRIVATE SCHOOL, K-8 [STUDENTS] | 275   | 2.76           | -45   |
| AM Peak Hour                |                                |       | 0.90           | 123   |
| PM Peak Hour                |                                |       | 0.60           | 39    |

**Existing traffic on all nearby streets:**

**Rainbow Boulevard**

|                                    |        |
|------------------------------------|--------|
| Average Daily Traffic (ADT)        | 39,075 |
| PM Peak Hour (heaviest 60 minutes) | 3,126  |

**Oakey Boulevard**

|                                    |       |
|------------------------------------|-------|
| Average Daily Traffic (ADT)        | 6,988 |
| PM Peak Hour (heaviest 60 minutes) | 559   |

**El Parque Avenue**

|                                    |     |
|------------------------------------|-----|
| Average Daily Traffic (ADT)        | 680 |
| PM Peak Hour (heaviest 60 minutes) | 54  |

**Traffic Capacity of adjacent streets:**

**Adjacent Street ADT Capacity**

|                   |        |
|-------------------|--------|
| Rainbow Boulevard | 51,800 |
| Oakey Boulevard   | 34,500 |
| El Parque Avenue  | 3,000  |

This project is expected to decrease traffic on Rainbow Blvd., Oakey Blvd & El Parque Ave. by about 45 trips per day. Currently, Rainbow is at about 75 percent of capacity, Oakey is at about 20 percent of capacity and El Parque is at about 23 percent of capacity. With this project, Rainbow is expected to remain at about 75 percent of capacity, Oakey to remain at about 20 percent of capacity and El Parque to be at about 21 percent of capacity.

Based on Peak Hour use, this project will increase traffic by about 123 trips in the peak hour, or about two every minute.

Note that this report assumes all traffic from this development uses all named streets.