

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-10-2022 **Aspect Academy of Learning**
Date: March 15, 2022

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.



Duane McNelly, Land Development Coordinator
Department of Public Works



3925 N. Martin L King Blvd.
Ste #207
North Las Vegas, NV 89032
PUD

February 28, 2022

To Whom it may concern,

We are requesting a Special Use Permit for the building called Hidden Canyon Plaza, located at 3925 N. Martin Luther King Blvd Suite 207, North Las Vegas, NV 89032. We are beginning a Private Montessori School at this location.

Aspects Academy of Learning will not cause any problems with traffic conditions in this area. There is a parking lot with ample parking in the front and along the sides of the plaza for parents and students, there is also parking in the back for employees. A gated townhome complex is located in the back and along the left side of the building, a gated pre-school, a community park, and the Alexander Library provide their own parking area.

Our student count is expected to be no more than 20 students for now. The Montessori Private School benefits are great for the homeschool and townhome children's parents in this neighborhood and this community in the north end of town as a whole.

At Aspects Academy of Learning we will be teaching the Common Core Curriculum to our students. School will begin at 8:00am and ending at 2:30pm Monday-Friday.

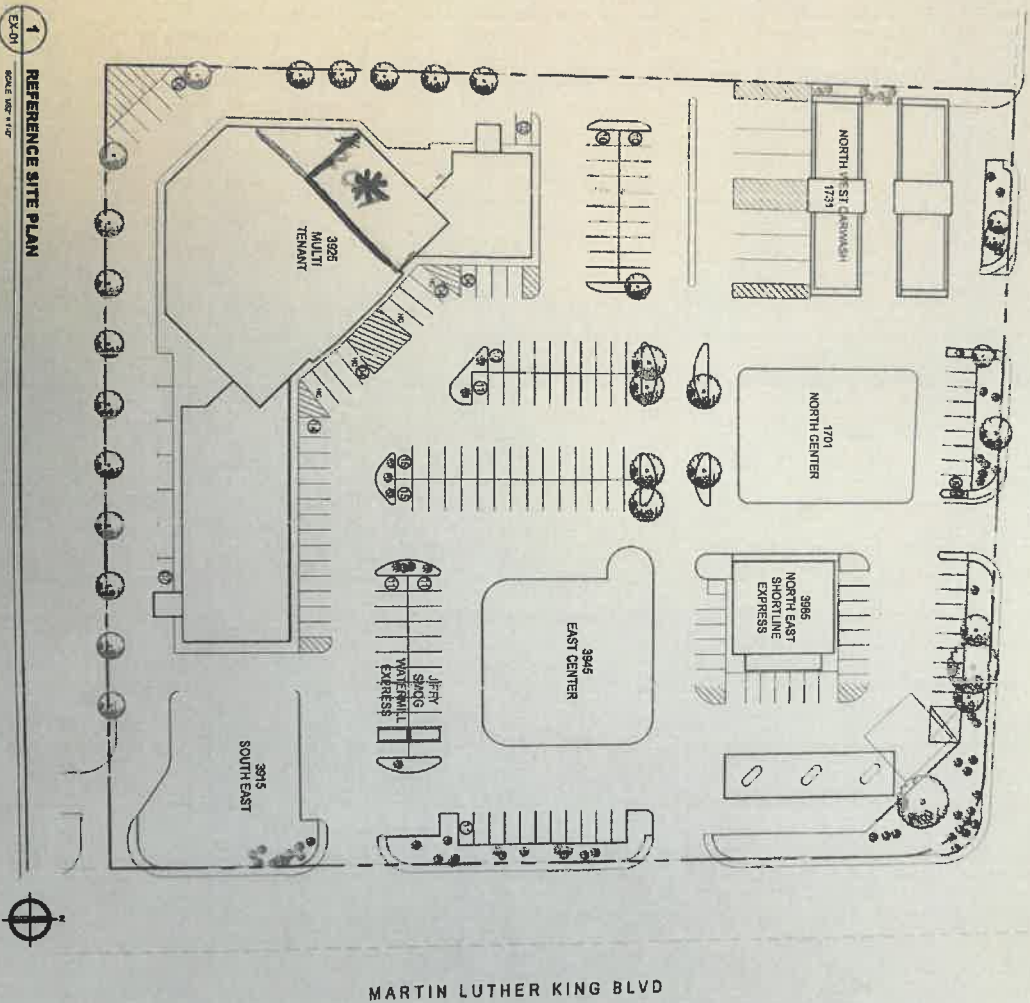
Sincerely,

Director of Aspects Academy
Marilyn D. Moore BA, Med

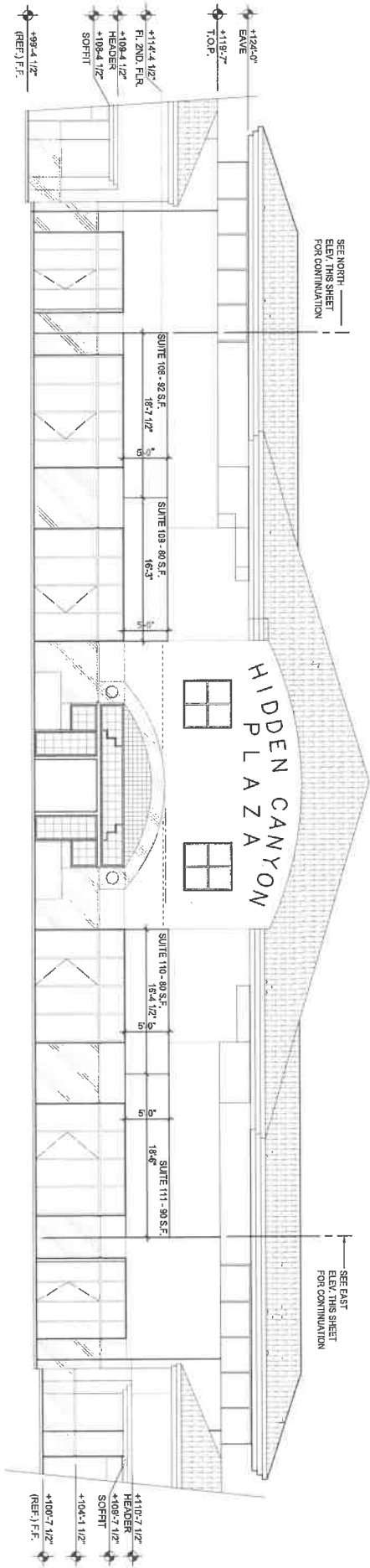
REFERENCE SITE PLAN FOR:
H C P PROPERTIES L L C

3965 N MARTIN L KING BLVD
NORTH LAS VEGAS - 89032
APN #: 139-09-101-003

ALEXANDER RD



MARTIN LUTHER KING BLVD



1 NORTH EAST ELEVATION
EX-01 SCALE 3/16" = 1'-0"

HIDDEN CANYON PLAZA - TENANT SIGNAGE EXHIBIT

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

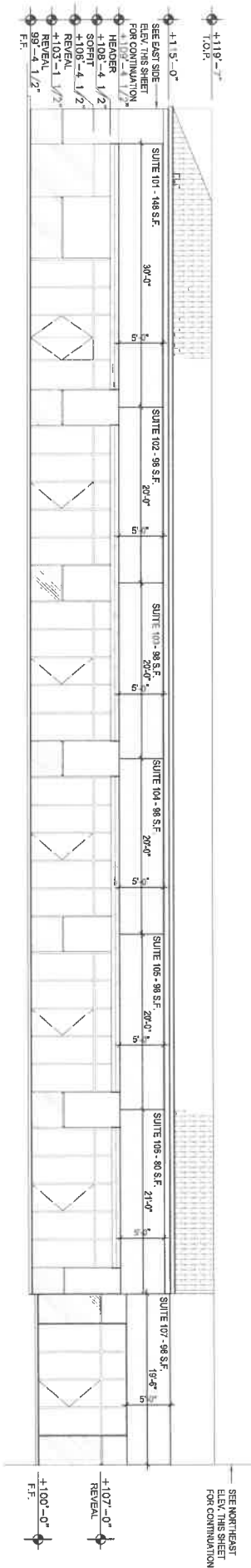
EX-01

JOB # 016-18001

EAB
INV.

ERNEST A BECKER
INVESTMENT • COMPANY

3065 N. RANCHO DR. STE 180
LAS VEGAS, NEVADA 89130
PHN: 702-331-9060 | FAX: 702-331-2409



1 NORTH ELEVATION
EX-02 SCALE 3/16" = 1'-0"

HIDDEN CANYON PLAZA - TENANT SIGNAGE EXHIBIT

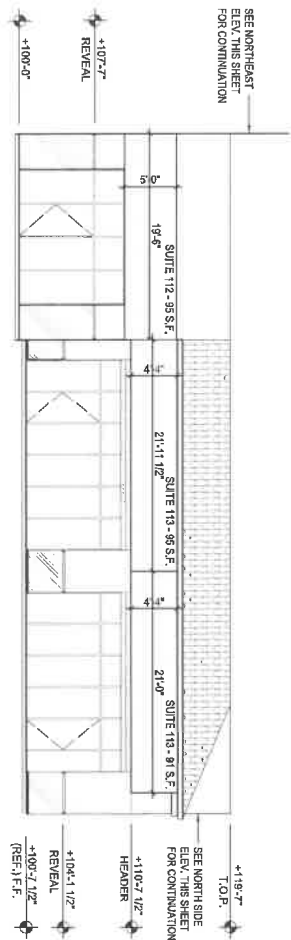
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EX-02

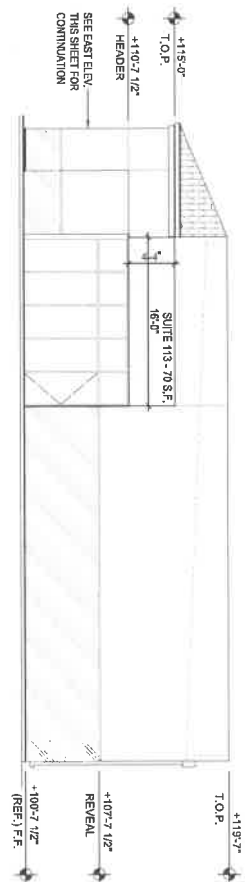
JOB # 016-18001



3065 N. RANCHO DR. STE 130
LAS VEGAS, NEVADA 89130
PHN: 702-331-9080 | FAX: 702-331-2408

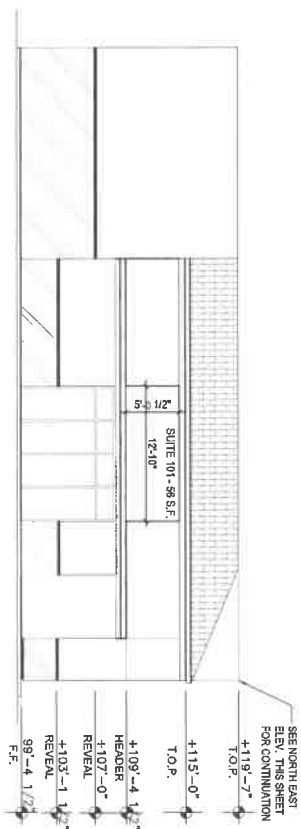


1 EAST ELEVATION
EX-03
SCALE 3/16" = 1'-0"



2 NORTH (SIDE) ELEVATION
EX-03
SCALE 3/16" = 1'-0"

3 EAST (SIDE) ELEVATION
EX-03
SCALE 3/16" = 1'-0"



HIDDEN CANYON PLAZA - TENANT SIGNAGE EXHIBIT

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

EX-03

JOB # 016-18001



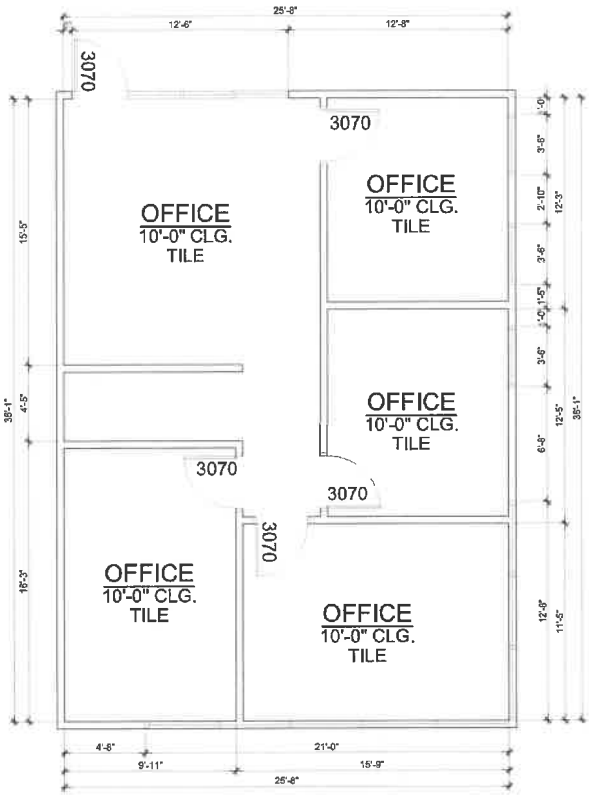
ERNEST A. BECKER
INVESTMENT COMPANY

3065 N. RANCHO DR. STE 130
LAS VEGAS, NEVADA 89130
PHN: 702-331-9080 | FAX: 702-331-2409

HIDDEN CANYON

AREA TABULATION

SUITE 207 LEASABLE SPACE = 1002 S.F.
*INTERIOR DIMENSIONS LOCATED BELOW.



1 #207 AS-BUILT PLAN
A1.00 SCALE: 3/32" = 1'-0"

NOTES:

- (D) DATA
 - (E) ELECTRIC PANEL
 - (C) CABLE
- FIRE SPRINKLED - YES
FIRE ALARMED - YES

REVISIONS	#	DATE	DESCRIPTION	DRAFTER INFORMATION	DRAFTING COMPANY: STREAMLINE CONCEPT DRAFTING & DESIGN, LLC COMPANY ADDRESS: 6935 ALIANTE PARKWAY, STE. 104-432 NORTH LAS VEGAS, NEVADA 89084 COMAPNY CONTACT: DYLAN YORKE - OWNER 702-416-0795	PROJECT INFORMATION	PROJECT NAME: HIDDEN CANYON PLAZA SHOPPING CENTER PROJECT ADDRESS: 3915-3965 MARTIN LUTHER KING BOULEVARD NORTH LAS VEGAS, NEVADA 89032 PROJECT NUMBER: 016-18001	DRAWING INFORMATION	PLOT DATE: 02-29-2020 PHASE AS-BUILT SUBMITTAL SHEET NAME AS-BUILT FLOOR PLAN SHEET NO. A1.00

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PACEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSID NUMBER
- PG 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 6.5 LOT NUMBER

BOOK T205 R61E

100'	101'	102'
125	124	123

SEC. 9

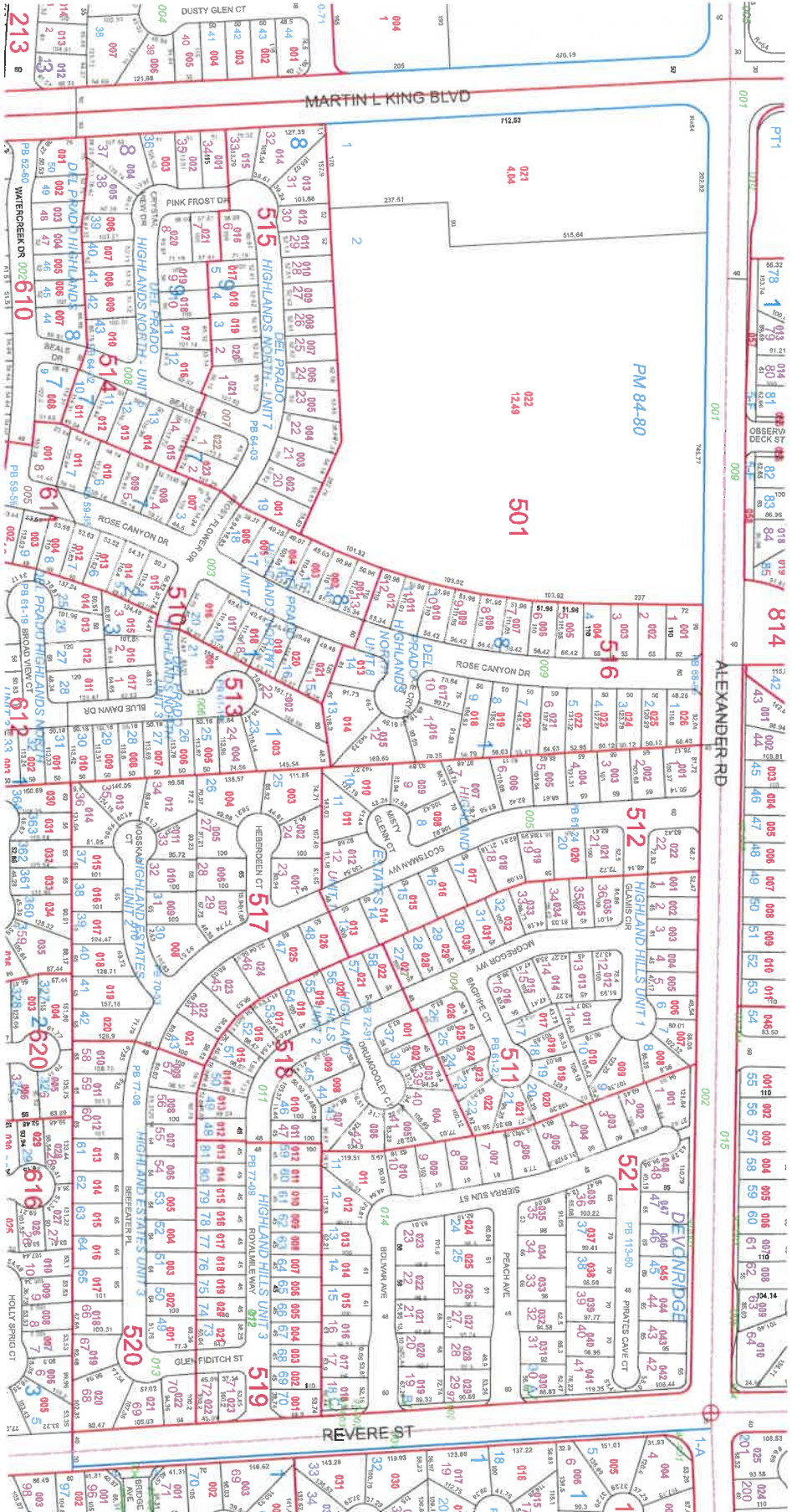
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1	2	3	4	5	6	7	8	9	10

N 2 NE 4

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1	2	3	4	5	6	7	8	9	10

139-09-5

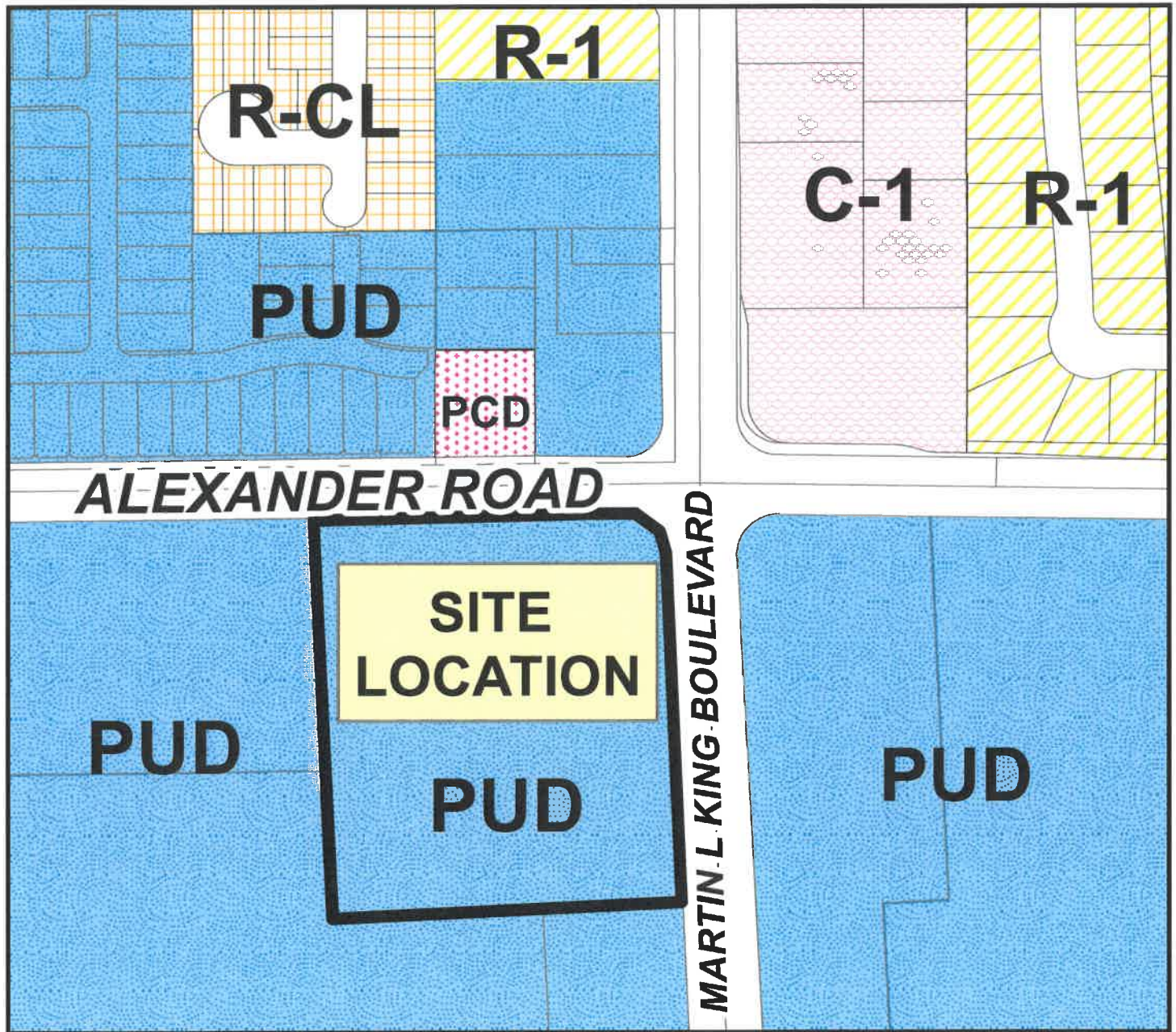
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Marilyn Moore
Application Type: Special Use Permit
Request: To Allow a School (Elementary or Secondary)
Project Info: 3925 Martin Luther King Boulevard, Suite 207
Case Number: SUP-10-2022

3/09/2022

