

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-20-2022 **Primrose School**
Date: May 10, 2022

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

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. 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.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

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

Narrative
Aliante Child Care Development
Parcel #124-20-414-017

The subject property is a new construction +/- 13,586 SF Child Care Facility to be located at the NWC of N. Aliante Parkway and W. Centennial Parkway, North Las Vegas, NV 89084. The subject property will be comprised of approximately +/- 1.97 acres of land (Parcel #124-20-414-017). The subject property is currently comprised of vacant land and a parking lot. It is located within the jurisdiction of the City of North Las Vegas and is currently zoned "MPC C-1 Neighborhood" within the Aliante Master Planned Community. A Special Use Permit will be required to operate the child care facility within this zoning district.

The tenant is a provider of early education and care intended for children and families in the United States. The company offers its services for children ageing from 6 weeks to 6 years and after-school programs for children up to age 12, emphasizing child development and building character in students, and also focusing on school readiness in math, language, and literacy, enrichment programs, which include music, arts, gardening and foreign language.

The tenant is a national franchise company that provide high-quality early education and care to children and families across America. Their state-of-the-art school environment, exclusive Balanced Learning® approach and national AdvancED® accreditation have set them apart in the early education industry for more than 35 years. There are more than 450 schools nationwide, serving children 6 weeks old through kindergarten and after-school students. These schools are independently owned and operated by dedicated local Franchise Owners.

Highlights of these school facilities include:

Curriculum

The provider offers full early education and care for children ages 6 weeks to 6 years and after-school programs for children up to age 12. They employ the company's proprietary Balanced Learning® curriculum, which combines traditional, teacher-guided learning with more child-initiated play. The curriculum also incorporates current research on child development and emphasizes building character in students. Their learning philosophy consists of four major components—theme-based learning, which uses topics of interest to children to place concepts in context; an academic curriculum which focuses on school readiness in math, language, and literacy; enrichment programs, which include music, arts, gardening, and foreign language, among other activities; and character development.

Community outreach is a central part of the character development component of the school's curriculum. For example, each year schools throughout the country participate in food drives in which children are encouraged to complete extra chores at home in order to earn money to shop for items to donate. The Company also places an emphasis on parent communication in order to foster the connection between home and school, which creates continuity in the children's educational experience. Schools provide orientation sessions for parents of new students, a variety of parenting

Narrative
Aliante Child Care Development
Parcel #124-20-414-017

and educational resources online, and regular communication with parents through newsletters, conferences, and school events.

After School Program & Summer Adventure Club

The Explorer Program for children ages 5 through 12 is an afterschool program that provides children with homework help and activities to help explore creative expression, sports, technology, drama, music, games, and more. They offer a variety of school-based activities that nurture active minds, healthy bodies and happy hearts. Whether your child is a budding actor, tech wizard, athlete, author or rock star, there's something for everyone in the Explorer Program.

In the Schools Summer Adventure Club, children become engineers, artists, explorers and more as they discover the joys of design thinking, a fun and innovative way to learn. Engineering design challenges, experiments and themed activities await as children unlock new ways of thinking – all while having a blast! The Summer Adventure Club provides fun for children ages Kindergarten through 5th grade.

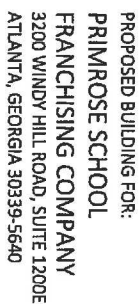
Operation

The tenant will operate Monday through Friday from 6:00am to 6:30pm. The +/- 13,535 SF building is designed to accommodate approximately 216 students and 24 staff members. The infant rooms are designed for 8-10 children with two (2) staff members required. The toddler rooms are designed for 12 children with two (2) staff members required. The early preschool & pathways rooms are designed for 16 children with two (2) staff members required. The preschool and pre-kindergarten rooms are designed for 24 children with two (2) staff members required. The kindergarten/afterschool room is designed for 30 children with two (2) staff members required. The total number of students in the building will depend upon the local interest & enrollment numbers for this facility.

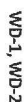
Peak on-site traffic flow will occur during primary drop off/pick up times in the mornings and evenings -between 6:00am and 9:00am, and between 3:00pm and 6:30pm, respectively. They offer touchless check-in and external drop-off and pick-up of children. Deliveries are conducted with small cargo vans and single rear axle trucks. No Loading zone is required. Playground equipment is limited to one classroom at a time and playground equipment is disinfected before and after each use.

Since opening the first school in 1982, the health and safety of children and staff has always been the priority. The Company holds each school to high standards of safety and cleanliness while maintaining a caring and nurturing environment where children can thrive. They maintain an up-to-date and customized Safe School Plan posted in all classrooms for easy teacher access. In most states, the teacher-student classroom ration is lower than what is required by state licensing.

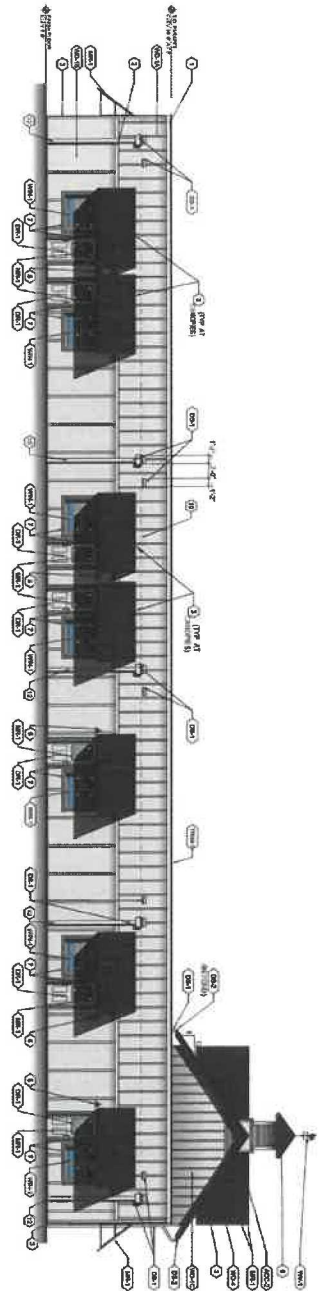
SHEET 1 OF 1	DATE 04/25/22 BY N/A CHECKED N/A SCALE 1"=80' TYPED N/A DESIGNED N/A	SITE PLAN PRIMROSE CHILD CARE FACILITY NWC OF ALIANTE PARKWAY/CENTENNIAL PKWY	 DWYER ENGINEERING INC. CIVIL ENGINEERS LAND SURVEYORS 7315 BUCKBURN BL, SUITE E LAS VEGAS, NEVADA 89131 (702) 24-2300 FAX (702) 24-2328	 REVISIONS NO. DATE DESCRIPTION APPROVED _____	SCALE OF DOCUMENT 1"=80' DATE 04/25/22 BY N/A CHECKED N/A SCALE 1"=80' TYPED N/A DESIGNED N/A
		CITY OF NORTH LAS VEGAS, NEVADA A.P.N.: 124-20-614-017			



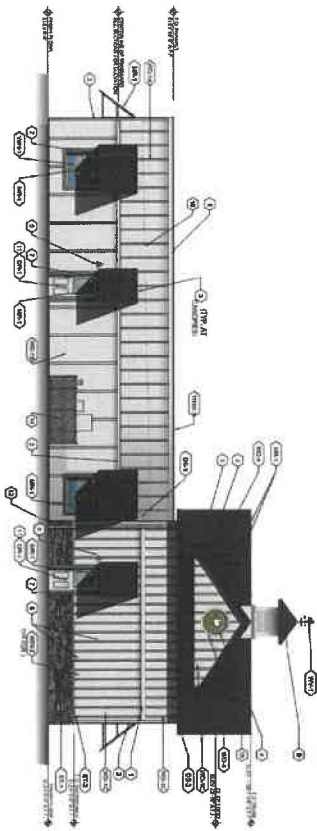
1. 5/4 X 8 TIMBERBOARD, W/O-2
2. 5/4 X 8 TIMBERBOARD, W/O-2
3. 5/4 X 4 TIMBERBOARD, W/O-2
4. 4/2 ROUND END LIGHTED SIGN INTERNALLY
5. USE 5/4 X 4 FOR MOUNTING DETAIL
6. LIGHTING, REFER TO ELECTRICAL DRAWINGS
7. TRIM POWERED AT OFFICE WINDOW, HORIZ TO BE 5/4 X 6, VERT TO BE 5/4 X 4, BOTH W/O-2
8. TIMBERBOARD AT ALL EXTERIOR DOORS AND CORNER ON WINDOW, 5/4 X 5/4, W/O-2
9. NOT USED.
10. CUPOLA WITH WEATHERBARK PAINT ALL SURFACES TO MATCH "WAGTID WHITE".
11. ROOF TO BE 1/2" INSULATION, 1/2" INSULATION FOR CORNITION.
12. GLASSING TO RECEIVE WINDOW FILM, INT-1.
13. USE FINISH CORNER SHEET 4-2.
14. DOWNPOUTS TWO INTO W/STORAGE
15. STORM SEWER BELOW GRADE
16. HOOK BOX OR APPROVED EQUAL
17. ELECTRICAL CONNECTION TO LOCAL FIRE OFFICIAL.
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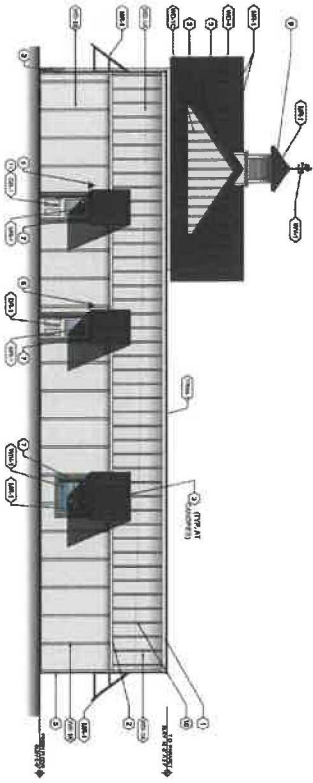
MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
NORTH ALIANTE PKWY
NORTH LAS VEGAS, NV
04/25/22



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
FRANCHISING COMPANY
 3200 WINDY HILL ROAD, SUITE 1200E
 ATLANTA, GEORGIA 30339-5640



COLORED ELEVATIONS
PRIMROSE SCHOOL
 NORTH ALANTE PKWY
 NORTH LAS VEGAS, NV
 04/25/22

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



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- RIGHT OF WAY PCL
- MAJOR LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PARCEL SUBSESS NUMBER
- 202 PARCEL SUBSESS NUMBER
- 5 BLOCK NUMBER
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BOOK	T19S R61E
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26125	124 123
37138	139 140

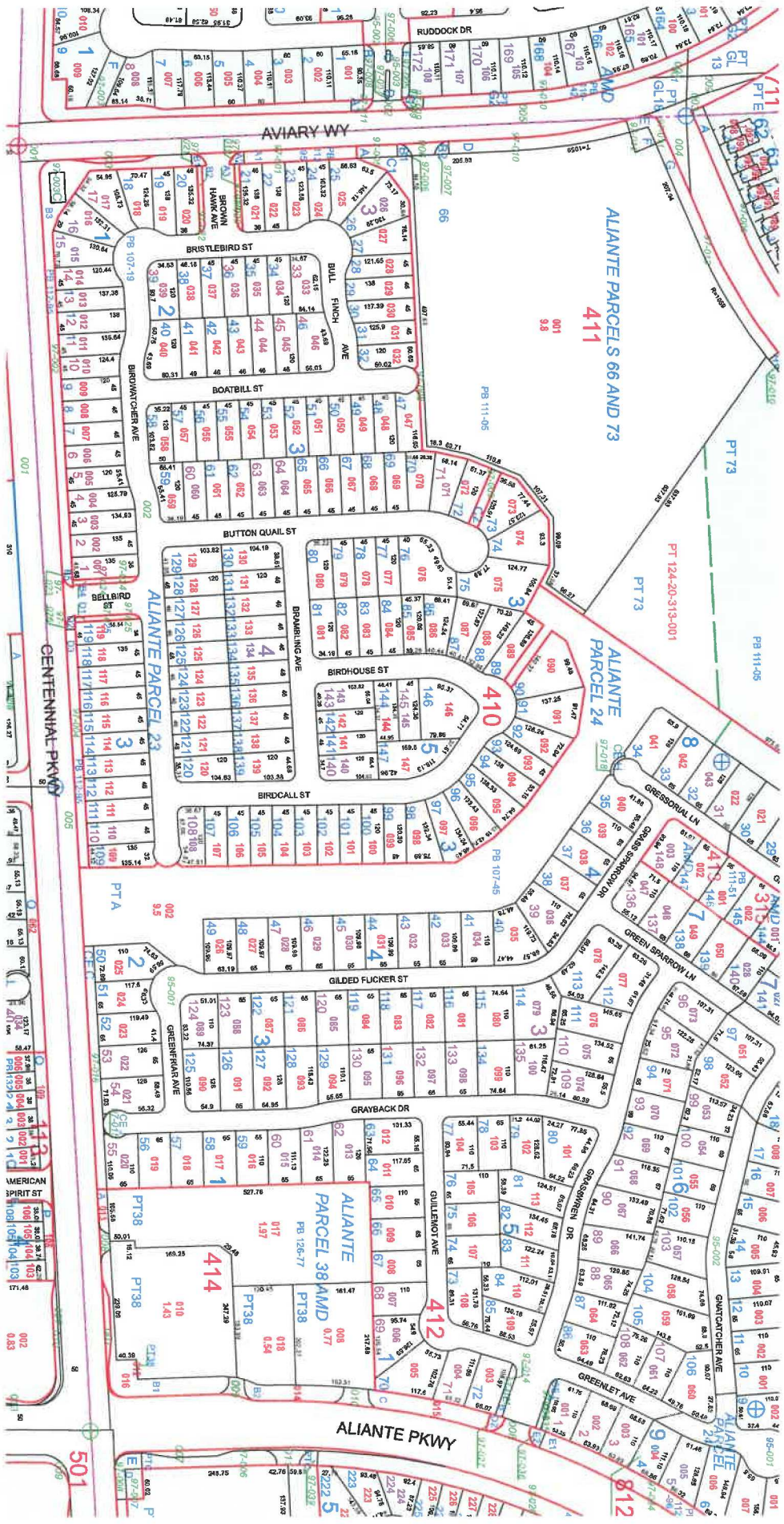
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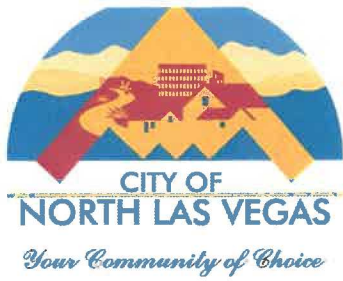
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Scale: 1" = 200'

REV: 10/2019

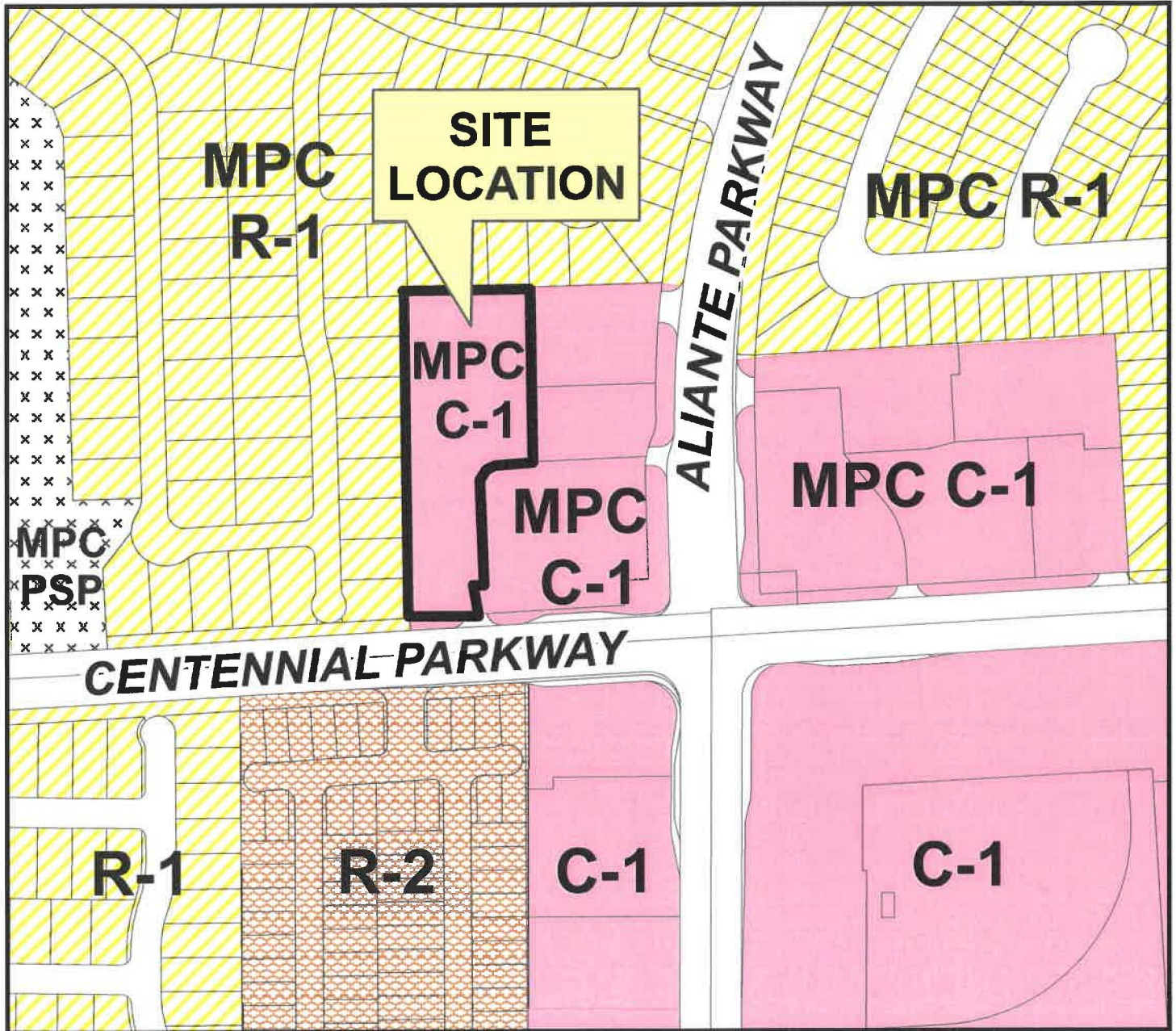


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Eig14t (8-14 Architect)
Application Type: Special Use Permit
Request: To Allow a Child Care Facility
Project Info: Generally Located on the Northwest corner of Centennial Parkway and Aliante Parkway
Case Number: SUP-20-2022

5/19/2022

