

# STATE PUBLIC CHARTER SCHOOL AUTHORITY

## 2019 CHARTER SCHOOL REQUEST FOR AMENDMENT TO CHARTER CONTRACT APPLICATION

For the: **Explore Academy Las Vegas**

Date Submitted: 2/19/20

Current Charter Contract Start Date: June 13, 2019

Charter Contract Expiration Date: June 13, 2025

Key Contact: Justin Baiardo

Key Contact title: Executive Director - Explore Learning Network

Key Contact email and phone: baiardo@exploreacademy.org 505-306-5283

Date of School Board approval of this application: 2/22/20

This Request For Amendment (RFA) is submitted to request a contract amendment regarding (place an "X" to the right of the specific RFA type(s) you are applying for):

**X Facilities: Occupy a Temporary Facility**



## Section X: General Requirements Section

### A) EXECUTIVE SUMMARY

#### School Overview

1. **Identification of the school, its location(s), enrollment(s) (most recent ADE quarter), brief history, brief description of its board members and key leadership team members**

Explore Academy Las Vegas is a charter middle and high school that will serve grades 6-12 when fully enrolled. The school will open its doors in August, 2020 and serve the North Las Vegas community. The permanent site is currently planned to open in the zip code 89032. The projected enrollment for the 2020-2021 school year is 330 students, serving 120 students in 6th grade, 110 in 7th, and 100 in 9th.

The Explore Learning model was created by Justin Baiardo, an experienced educator in New Mexico and the current Executive Director of the Explore Learning Network. The choice theory model of education, which underlies the philosophy of Explore Academy, is focused on turning each student into an active learner who will increasingly become responsible for his or her own education. By allowing each student to choose and personalize his or her own educational pathway from an exceptionally diverse set of course offerings, students become more active, empowered and successful learners.

The Explore Academy philosophy uses electives to a level previously unseen in public education by incorporating the idea of a differentiated curriculum to provide all students, no matter their background, with a diversity of educational choices from which they can create individualized, custom educational pathways. Students are held to specific requirements which align to state standards; however, rather than learn objectives through longer, semester-based courses, Explore Academy uses month-long seminars to focus on fewer objectives within each learning module. What was previously a semester or year-long class is now broken up into several smaller seminars which collectively cover the same academic standards.

The diversity of the school and its curriculum come in the manner in which these seminars are delivered. Rather than providing a single option (the traditional manner of teaching), Explore Academy teachers create different versions or themes (“flavors”) of each seminar that differentiate the way in which the seminar can be offered to students. It is from this diversity that students can choose the manner in which they are educated. Specific themes for the seminar flavors, and their prominent strategies, are developed through the creativity of the school’s teachers and will be advertised to students so that they may choose the themes through which they receive their education. As students move through their seminar requirements, they come to create an education that is both unique and individualized. When students feel empowered by, engaged in, and excited about their education, the impact is felt throughout their community and the educational landscape begins to shift.

The central component of the Explore Academy model is the freedom for students to choose the manner in which they receive their education, thus shifting the focus from educating a large group in one particular manner to identifying each student as an individual, and thus



allowing for a personalization of one's education based on each individual's unique academic strengths, passions, and interests. By utilizing shorter periods of instruction which allow for choice at each monthly junction, and compounded by the Explore Academy course catalog consisting of over seven hundred flavor offerings, the combination of choices one can make ensures that no two students will ever share the same educational pathway. Explore Academy could exist for 10,000 years and no two students will ever share the same curricular experience!

The leadership team for Explore Academy Las Vegas includes the school leader, the governing board, and the staff of Explore Learning Network. The school leader, Gretchen Larsen, is an experienced educator and Ryan Fellow who has dedicated her life to serving students in the Clark County area. Justin Baiardo, founder of the Explore Learning model, is the leader of the Explore Learning Network team and provides experience and support across all aspects of school operations including finances, curriculum, educational model, governance, etc. Elisha Varela is the Director of Operations and works closely with Mr. Baiardo to provide school supports in areas such as compliance, accountability, student data, and other areas of operation in addition to leading the English content area. Kimberly DiMiceli is a highly experienced educator and teacher leader and is the Director of Instruction for Explore Learning Network. She provides all teacher training, professional development, and curricular/instructional support to the school in addition to leading the Social Studies content area. Felicia Boatman is the Director of Logistics, providing master scheduling support, student data analysis, and teacher training in addition to leading the Mathematics content area. Laura Carrica is the Science content area lead and she also works in conjunction with other ELN staff to provide teacher, administration, and student support services.

The governing board for Explore Academy Las Vegas has five members who are deeply passionate about education in the Las Vegas area and providing high quality options to students and families. Ron Coe, Board President, is a TFA alum educator and investor with experience in educational policy. Rachelle Luna, Vice President, is a government acquisition and contract specialist with in depth knowledge of legal processes and procurement procedures. Asbery Edens, Secretary, is a former teacher of 15 years and program manager for before and after school care and is connected to students and families across the county. Matthew Haggerty is a corporate lawyer in Las Vegas with a background and degree in education. Annette Dawson Owens is an education advocate who is familiar with district and charter schools across Nevada.

## 2. Statement and overview of the mission and vision

### MISSION

Explore Academy will provide each student with a personalized educational experience through the power of student choice, allowing each student to create a unique educational pathway in preparation for a college future.

### VISION

Explore Academy is a college preparatory school which will serve grades 6 to 12. Its core academic philosophy and overall vision are based on the idea of a differentiated curriculum in utilizing an expansive set of electives to provide students equal opportunity for choice in their learning, all the



while empowering them with the freedom to create unique and individualized educational pathways.

### **3. Specific statement of the request**

The Board of the above named charter school, operating under a current contract with a start date of \_\_\_\_\_ June 13, 2019 and a six-year expiration date of June 13, 2025 requests that the SPCSA approve this request to amend its charter school contract with the SPCSA regarding the following (check all that apply):

☒ 9. Facilities: Occupy a temporary facility  
Attach a copy of the document(s), including minutes, confirming approval of the RFA.

### **4. A summary explanation of the reasons that the charter school is seeking to the charter school is seeking to make this specific requested change.**

The charter school is seeking an amendment in order to occupy a temporary building outside of its previously established zip codes in order to proceed with its initial planning year launch. The school is contracted to operate within the following zip codes: 89030, 89031, and 89032. The temporary site it seeks to utilize for its first year is in the 89130 zip code, 1.8 miles from the border of the 89032 area. The permanent site will not be ready until 2021, so in order to prevent delaying the school's launch for a second time, the temporary site will allow the school to open its doors to students in the fall of 2020 and then make a move during the summer of 2021 to its permanent site in a contracted zip code (currently projected to be in 89032).

### **5. Description of proposed target model and target communities**

We are not requesting a new target model or target community. The educational model and target communities remain as described in the application.

### **6. Statement of outcomes you expect to achieve across the network of campuses**

We are not requesting a network of campuses, and the students from the temporary site will be relocated to the permanent site to start year two of operations (2021-2022).

### **7. Key components of your educational model for the expanded school**

The model remains as described in the application and charter and there is no school expansion proposed.

### **8. The values, approach, and leadership accomplishments of your school or network leader and leadership team**

As mentioned above, the Explore Learning model is centered around student choice and accountability, leading to the success of all students as they progress down their individual educational pathways. The approach is quite unique, with standards-based grading and eight shorter learning modules in place of the two traditional semesters seen in other models. Additionally, with all seminars (classes) built around creative flavors, students are offered choices that keep them engaged and challenged. The leadership team has over 70 years of combined experience in education, and the Explore Learning Network team operates a highly honored



campus in New Mexico using the same educational model and structure. The New Mexico site also started in a temporary facility before settling into its permanent home, so the whole team has the experience and skill to successfully launch in a temporary site while also preparing to transition to the permanent site for year two.

**9. Key supporters, partners, or resources that will contribute to your expanded school's success**

There is no proposed expansion, but the key supporters of the school include the City of North Las Vegas, Opportunity 180, the Ryan Fellowship Network, TFA alumni, local community centers, and the Explore Learning Network. These supporters, as well as our wonderful students and families, will continue to contribute to the success of the school in its temporary, and eventually in its permanent, site.

**NOTE**

1. **For all remaining General Requirements Sections:** Complete and submit all RFAs by answering remaining General Requirements Section questions.
2. **Indicate “No change” for any below requested response that has not changed from your charter school contract.**
3. **Indicate “N/A” for any below requested response in this General Requirements Section that is not applicable to your request. Applicants do not need to respond “N/A” to any Specific Requirements RFA section for which they are not applying.**

**B) MEETING THE NEED**

**TARGETED PLAN**

- (1) Identify the community you wish to serve as a result of the expansion or RFA and describe your interest in serving this specific community.

**NO CHANGE** from the original application. Through its commencement of operation, the school will continue to concentrate its marketing efforts on the communities within the zip codes it has been approved to serve. This temporary change in location will not change the populations that the school is focused to serve; it will simply require that those communities will attend school at a temporary facility outside of the area for the first year of the school's operation. We are dedicated to providing choice to students in areas where there are few, or no, educational options that will prepare them for a college future.

- (2) Explain how your expansion model or RFA, and the commitment to serve this population, including the grade levels you have chosen, would meet the district and community needs and align with the mission of the SPCSA.



**NO CHANGE** from original application. The same community will be served in the temporary site, and the permanent site (starting fall 2021) will be located within the required zip codes listed in the charter contract. The at-risk students in the zip code for the permanent site (89032) will still be able to access the temporary site in zip code 89130, and our team is dedicated to providing choice to students who are living in areas with limited access to high quality school models.

### **GROWTH RATE AND RATIONALE**

(1) Describe the school's six-year growth plan for developing new schools in Nevada and other states. Please describe the proposed scope of growth over the next 6 years, including both the schools that the campuses the school has already been approved to open, those it is currently applying to open and any additional campuses that it anticipates applying to open in the next six years (number of campuses, locations, proposed six-year enrollment projections, and grade configuration/type of schools).

a. Provide a rationale for the proposed six-year growth plan; for example, how the school determined the appropriate pace and scope of the proposed growth and why the school is well-positioned to implement the growth plan. If locating in a new community within your present county of location or a new county within Nevada, please explain the rationale for the geographic expansion. If planning to operate new campuses in other states, please explain the rationale for that expansion.

**NO CHANGE** from original application

(2) Specifically identify the key risks associated with this growth plan and describe the steps the school is taking to mitigate these risks. Respondents should demonstrate a sophisticated and nuanced understanding of the challenges of replication in general and as they relate specifically to their school growth plans based on current and historic experience of charter school management organizations and similar types of multi-site social enterprises and non-profit and for-profit organizations. The response should detail specific risks and explain how the school will minimize the impact of each of these risks, and ideally provide contingency plans for them.

**NO CHANGE** from original application

(3) Discuss lessons learned during the school's past replication efforts and those of any replicated school or organization from another jurisdiction. For example: specifically identify each challenge encountered and how the school addressed them, as well as how the school would minimize such challenges for the proposed campuses.

**NO CHANGE** from original application

### **PARENT AND COMMUNITY INVOLVEMENT**

(1) Describe the role to date of any parents, neighborhood, and/or community members involved in the proposed expansion of the school.



**NOT APPLICABLE**

(2) Describe how you will engage parents, neighborhood, and community members from the time that the application is approved through the opening of the new campus(es) or grade levels. What specific strategies will be implemented to establish buy-in and to learn parent priorities and concerns during the transition process and post opening?

**NOT APPLICABLE**

(3) Describe how you will engage parents in the life of the expanded school (in addition to any proposed governance roles). Explain the plan for building family-school partnerships that strengthen support for learning and encourage parental involvement. Describe any commitments or volunteer activities the school will seek from, offer to, or require of parents.

**NOT APPLICABLE**

(4) Discuss the community resources that will be available to students and parents at the expanded school. Describe any new strategic partnerships the expanded school will have with community organizations, businesses, or other educational institutions that are part of the school's core mission, vision, and program other than dual-credit partners discussed in subsequent sections. Specify the nature, purposes, terms, and scope of services of any such partnerships, including any fee-based or in-kind commitments from community organizations or individuals that will enrich student-learning opportunities. Include, as an **Attachment**, existing evidence of support from new community partners such as letters of intent/commitment, memoranda of understanding, and/or contracts.

**NOT APPLICABLE**

(5) Describe the school's ties to and/or knowledge of the target community. How has the school learned from and engaged with this community to date? What initiatives and/or strategies will you implement to learn from and engage the neighborhood, community, and broader city/county?

**NO CHANGE** from original application

(6) Identify any organizations, agencies, or consultants that are partners in planning and expanding the school, along with a brief description of their current and planned role and any resources they have contributed or plan to contribute to the school's development. If the school is new to this county, describe how your previous work has prepared you to establish relationships and supports in this new community.

**NOT APPLICABLE**



## **C) ACADEMIC PLAN**

### **MISSION & VISION**

The mission of your school should describe the purpose of your school, including the students and community to be served and the values to which you will adhere while achieving that purpose. The vision of your school should describe what success looks like for students, for the school as a whole, and for any other entities that are critical to your mission. The mission and vision statement should align with the purposes of the Nevada charter school law and the mission of the State Public Charter School Authority and serves as the foundation for the entire proposal.

Explain whether the proposed mission and vision for the school/network is different from the existing school's mission and vision and how they differ. Describe the reasoning behind any modifications.

Explain whether the mission and vision outlined will replace the current mission and vision of the charter holder, or if the school proposes to complement a broader organizational mission and vision with campus or grade-level specific variants. How will the entity as a whole ensure consistency and coherence of its mission and vision?

**NO CHANGE** from original application

### **CURRICULUM & INSTRUCTIONAL DESIGN**

The framework proposed for instructional design must both reflect the needs of the anticipated population and ensure all students will meet or exceed the expectations of the Nevada Academic Content Standards.

(1) Historical Performance

**NO CHANGE** from original application

(2) Academic Vision and Theory of Change

**NO CHANGE** from original application

(3) Performance Management

**NO CHANGE** from original application

### **SCHOOL STRUCTURE: CALENDAR AND SCHEDULE**

a) Discuss the annual academic schedule for the school, including the calendar for the proposed new grades. Explain how the calendar reflects the needs of the student population and the educational model.

**NO CHANGE** from original application

b) Describe the structure of the school day and week for both the proposed new grades and for existing grades. Include the number of instructional minutes/hours in a day for core subjects such as language arts, mathematics, science, and social studies. Note the length of the school day, including start and dismissal times. Explain why the school's daily and weekly schedule will be optimal for the school model and for student



learning. Provide the minimum number of hours/minutes per day and week that the school will devote to academic instruction in each grade.

**NO CHANGE** from original application

c) Describe your goal for student attendance and explain how you will ensure high rates of student attendance. Who will be responsible for collecting and monitoring attendance data? What supports will be in place to reduce truancy and chronic absenteeism?

**NO CHANGE** from original application

## **DISTANCE EDUCATION**

(Distance Education Expansion Amendments) A charter school that wishes to provide distance education (online, virtual, cyber, etc.) courses and/or programs (NRS 388.820-388.874 and NAC 388.800-388.860) must submit a distance education application to the Nevada Department of Education prior to or in conjunction with its amendment request to the SPCSA. For applicants who do not propose to offer a program of distance education or who already have approval to operate such a program, please provide a brief statement explaining that the questions in this section are not applicable.

**NOT APPLICABLE** - We are not seeking a distance education expansion amendment

## **PRE-KINDERGARTEN PROGRAMS**

(All Operators Currently Operating or Proposing to Operate Pre-K). A charter school that wishes to provide pre-kindergarten services to students who will later enroll in its K-12 programs must apply separately to the Nevada Department of Education to offer education below the kindergarten level following charter approval. Approval to offer pre-kindergarten cannot be guaranteed. Consequently, revenues and expenditures related to pre-kindergarten should not be included in the initial charter application budget. Please note that state-funded pre-kindergarten programs are not directed through the state Distributive Schools Account for K-12 education. In addition to a limited amount of state pre-kindergarten funding available through the Department of Education, the SPCSA is also a sub-recipient of a federal grant to expand early childhood services in certain high-need communities through programs approved by NDE. Applicants are encouraged to review resources available at [http://www.doe.nv.gov/Early\\_Learning\\_Development/](http://www.doe.nv.gov/Early_Learning_Development/). For applicants who do not propose to offer pre-kindergarten, please provide a brief statement explaining that the questions in this section are not applicable.

**NOT APPLICABLE** - Explore Academy Las Vegas is a 6-12 school and is not seeking to add pre-k programs

## **HIGH SCHOOL GRADUATION REQUIREMENTS AND POSTSECONDARY READINESS**

*(New High School Amendments Only)* High schools approved by the SPCSA will be expected to meet or exceed Nevada graduation requirements. For operators who do not propose to operate a high school program during the initial charter term or who already have approval to operate a high school, please provide a brief statement explaining that the questions in this section are not applicable.

**NOT APPLICABLE** - We are not seeking to change our high school approval

## **SPECIAL POPULATIONS**



Pursuant to State and federal law, SPCSA schools are required to serve the needs of all students in special populations. Beginning in the 2017-18 school year, the State of Nevada will switch to a weighted formula for special education.

For the first time, this will provide for equitable special education funding across all Nevada public schools. Over time, this will necessitate current SPCSA-sponsored charter schools moving from a defined continuum of service to a broader continuum of services. All operators submitting amendment requests to the SPCSA after the conclusion of the 2015 Legislative Session should plan on offering students a broad continuum of services.

The SPCSA operates under the following principles with regards to special populations of students:

SPCSA schools serve all eligible students. SPCSA schools do not deny the enrollment of any student based on needs or disability.

1. SPCSA schools are to ensure streamlined access for all students requiring special programs.
2. SPCSA schools develop programs to support the needs of their students.
3. SPCSA schools do not counsel or kick any students out.
4. SPCSA schools utilize best practices to expose students to the most inclusive environments appropriate.
5. If needed, an SPCSA school is responsible for developing more restrictive placements to meet the needs of the highest needs students, including but not limited to clustered placements in consortium with other charter schools.
6. SPCSA schools are responsible for providing high functioning, trained special education teams, which focus on student advocacy and high expectations. IEP teams (including school's leadership) make placement decisions at IEP meetings. Decisions are made based on evidence/data to support what is best for the student.

## Special Education

- (1) Track Record: Please explain the extent to which the board and leadership team (instructional leader, etc.) has experience working to achieve high academic outcomes of students with disabilities, including students with mild, moderate, and severe disabilities.

**NO CHANGE** from original application

- (2) Identification: Describe in detail the school's Child Find process. How will the school identify students in need of additional supports or services?

- a) (*Elementary Schools Only*) How will the school accurately identify students prior to and following enrollment (e.g., those who require pre-school special education and related services) and in the early grades (PreK, K, 1, or 2) for appropriate services?

**NOT APPLICABLE**

- b) (*Middle and High Schools*) How will the school identify and serve students who require special education services and develop transition plans?

**NO CHANGE** from original application

- (3) (*All Schools*) How will the school handle over-identification of students as having a disability that qualifies them for special education services? What will be the process to transition a student out of special education who has been incorrectly identified as having a disability in the past?



- a) Continuum of Services: How will the school provide a broad continuum of instructional options and behavioral supports and interventions for students with a range of disabilities? Specifically describe how students with severe intellectual, learning, and/or emotional disabilities will be served. Provide a chart which graphically illustrates the continuum of services which identifies, by disability and level of severity, the means by which students with disabilities will be able to receive an appropriate public education in the least restrictive environment (note—this graphic may be created using a commercial program like Microsoft Visio or a free or low-cost internet-based solution such as Lucidchart). Identify the resources, personnel (including administrative responsibilities), and direct and related services the school is likely to provide both within general education classrooms and in other settings (e.g., collaborative team teaching (CTT), Special Education Teacher Support Services (SETSS), speech therapy, physical therapy, occupational therapy, counseling, etc.) as well as the services or settings that will be provided through a consortium or other collaborative initiative with other charter schools or through a third party contract.

**NO CHANGE** from original application

- (4) Enrollment: Describe the school's strategy and plan to recruit, enroll, and retain students with disabilities. How will the school proactively address parent and community perceptions around the availability and appropriateness of the charter school to the needs of students with disabilities?

**NO CHANGE** from original application

- (5) General Education Collaboration/Access: How will special education and related service personnel collaborate with general education teachers (e.g., team teaching, team planning, etc.) to ensure that all students are able to access a rigorous general academic curriculum?

**NO CHANGE** from original application

**Staffing:** How will you ensure qualified staffing to meet the needs of students with disabilities across a broad continuum? Note: Federal and Nevada law requires licensure for the special education teachers, related service personnel, and psychologists at all charter schools, including those which are permitted to waive other licensure requirements due to their academic track record.

- (1) Staff Development: How does the school plan to train general education teachers to modify the curriculum and instruction to address the unique needs of students with disabilities across a broad continuum?

**NO CHANGE** from original application

- (2) Discipline: Explain how the school will protect the rights of students with disabilities in disciplinary actions and proceedings and exhaust all options in order to promote the continuation of educational services in the home school.

**NO CHANGE** from original application

- (3) Monitoring: What are your plans for monitoring and evaluating both the progress and success of students who qualify for special education and related services across a broad continuum, and the extent to which your special education program complies



with relevant federal and state laws? How will curriculum and instructional decisions be tracked and monitored by IEP teams and school personnel?

**NO CHANGE** from original application

(4) Parental Involvement: What appropriate programs, activities, and procedures will be implemented for the participation of parents of students with a broad range of disabilities?

**NO CHANGE** from original application

(5) For Distance Education Schools: Describe how the school will provide appropriate services in the distance education learning environment to students with disabilities across a broad continuum. *If you are not proposing to operate a distance education or virtual school, please explain that this is not applicable.*

**NOT APPLICABLE** - We are not seeking a distance or virtual school

## **D) FINANCIAL PLAN**

**This section must be completed for all applications.**

(1) Describe the systems and processes by which the school will manage accounting, purchasing, payroll, and audits. Specify any administrative services expected to be contracted for the school and describe the criteria and procedures for the selection of contractors and the mechanism by which the board will monitor and hold the contractor responsible for providing such services.

**NO CHANGE** from original application

(2) Present a budget narrative including a detailed description of assumptions and revenue estimates, including but not limited to the basis for revenue projections, staffing levels, and costs. The narrative should specifically address the degree to which the school budget will rely on variable income (e.g., grants, donations, fundraising, etc.). There is no page limit for the budget narrative. Include the following: A detailed discussion of Per-Pupil Revenue: Use the figures provided in developing your budget assumptions.

**NO CHANGE** from original application

(3) Submit a completed financial plan for the proposed school

**NO CHANGE** from original application

(4) Submit a detailed budget for the operator at the network level

**NO CHANGE** from original application

(5) Provide historical financial documents for any affiliated CMO from another state or any EMO providing services to the school, including audited financials for each school operated by the affiliate as well as any other campus by campus financial evaluations conducted by charter school authorizers. At least three years of school financial audits



are required for any school operating for three years or longer. Such financials must be provided as converted PDF documents to ensure accessibility.

**NO CHANGE** from original application

- (6) Complete the audit data worksheet in **Attachment** \_\_\_\_\_. In the info tab, please identify any schools or campuses listed under the student achievement tab for which, pursuant that relevant state's charter law, financial data is consolidated for reporting and auditing purposes in the independent audits provided in **Attachment** \_\_\_\_\_.

**NO CHANGE** from original application

- (7) Provide a six-year development plan that addresses the annual and cumulative fundraising need at the network and school levels including a description of the staff devoted to development. The plan should include a history of the school's fundraising outcomes and identify funds that have already been committed toward fundraising goals. The plan should also identify the role of the members of the board, particularly as relates to give/get requirements, and should demonstrate alignment with the expectations for board members discussed elsewhere in the amendment request. If funds are raised at a partner organization level, describe the methodology to be used in allocating funds to the school and the proposed campuses. If the school has not raised any funds to support its programming to date and the budget does not include any fundraising activity, please explain that this question is not applicable to your school.

**NO CHANGE** from original application

- (8) Describe the campus, school, and any management organization distinct responsibilities in the financial management and oversight of the proposed campuses, including, but not limited to, their respective roles in overseeing or implementing internal controls and in making financial management decisions including budget development. Detail the process and frequency by which key financial information is communicated to and reviewed by the various organizations and different levels of leadership and governance.

**NO CHANGE** from original application

## **E) OPERATIONS PLAN**

Indicate "No Change" to the sections or subsections below, where applicable. Otherwise, all applications require completion of this section.

### **1. Historical performance**

- (a) Performance Data: schools are only eligible to complete the amendment request and business plan if the existing schools meet the Authority's eligibility criteria; these criteria reflect a proven academic track record of success with Nevada students and our operating expectations or similar performance in another state. Please provide a narrative demonstrating that the school meets the organizational criteria for approval.



**NO CHANGE** from original application - The Explore Learning Network and its school, Explore Academy, in New Mexico has shown exceptional success and continues to be one of the highest performing schools in the state, traditional or charter. The success of the Explore Learning model and the track record of the founding team provides high levels of support and compliance capacity for Explore Academy Las Vegas.

- (b) Interventions: Please explain any past organizational/compliance performance that has not met expectations. How did the governing body diagnose the under-performance, how were appropriate intervention(s) determined by the governing body, how are they being implemented by staff, and how is the governing body monitoring implementation of the interventions on a monthly basis?

**NOT APPLICABLE**

- (c) What are the key areas in which the existing school or schools/campuses need to improve, as determined by the governing body, and what are the priorities to drive further success?

**NOT APPLICABLE**

2. Organization governance structure & board development:

**NO CHANGE** from original application

3. Organization charts and decision-making authority:

**NO CHANGE** from original application

4. Describe the proposed organizational model; include the following information:

**NO CHANGE** from original application

5. Describe the leadership team's individual and collective qualifications for implementing the multi-site school design and business and operating plan successfully, including capacity in areas such as:

**NOT APPLICABLE**

6. Explain who is responsible for school leader coaching and training and what those processes will look like in action. Please include any existing competencies used for school leader selection and evaluation, if available (provide as an **Attachment** ).

**NO CHANGE** from original application

7. Explain your school leader's role in the successful recruitment, hiring, development and retention of a highly effective staff.

**NO CHANGE** from original application

8. Explain your campus instructional leader's role in providing instructional guidance and school culture guidance. How will the leadership team work in support of the campus instructional leader's guidance?

**NO CHANGE** from original application



9. What systems are in place in your leadership team structure to ensure redundancies in knowledge and skill?

**NO CHANGE** from original application

## **2. LEADERSHIP FOR EXPANSION**

- a) Describe the operator's current or planned process for recruiting and training potential network leaders. Explain how you have developed or plan to establish a pipeline of potential leaders for the network as a whole. If known, identify candidates already in the pipeline for future positions.

**NO CHANGE** from original application

- b) Identify the proposed regional director candidate, if applicable, and explain why this individual is qualified to lead the expansion of the organization (provide a resume as an **Attachment** ). Summarize the proposed leader's academic and organizational leadership record. Provide specific evidence that demonstrates capacity to design, launch, and manage a high-performing charter school network.

**NOT APPLICABLE**

- c) If a regional director candidate has not yet been identified, provide the job description (as an **Attachment**\_\_\_\_) or qualifications and discuss the timeline, criteria, and recruiting and selection process for hiring the regional director.

**NOT APPLICABLE**

## **3. STAFFING**

- a) **Complete and submit a working copy of the RFA Staffing & Enrollment Worksheets Excel file.** indicating projected staffing needs for the proposed campuses over the next six years. Schools should also complete the second table outlining projected staffing needs for the entire network over the next six years. Include full-time staff and contract support that serve the network 50% or more. Change or add functions and titles and add or delete rows as needed to reflect organizational plans.

**NO CHANGE** from original application

## **4. HUMAN CAPITAL STRATEGY**

Describe your strategy, plans, and timeline for recruiting and hiring teachers for a multi-site charter school. Explain key selection criteria and any special considerations relevant to your school design.

**NO CHANGE** from original application

## **5. SCALE STRATEGY**

**NOT APPLICABLE**



## 6. STUDENT RECRUITMENT AND ENROLLMENT

Like all public schools, public charter schools must be open to any such child, regardless of that child's race, gender, citizenship, or need for accommodations or special education services. Thus, recruitment and enrollment practices should demonstrate a commitment to providing all students equal opportunity to attend the school, and help schools avoid even the appearance of creating barriers to entry for eligible students.

- a. Explain the plan for student recruitment and marketing for the new campuses that will provide equal access to interested students and families, including how the school will comply with the requirements of SB208 (2015 session). Specifically, describe the plan for outreach to: families in poverty; academically low-achieving students; students with disabilities; and other youth at risk of academic failure. For schools which are giving one or more statutorily permissible admissions preferences pursuant to NRS 386.580 or SB390 (2015 session), please indicate if you plan to focus your student recruitment efforts in specific communities or selected attendance areas.

**NO CHANGE** from original application

- b. Provide a detailed discussion of the school's track record in recruiting and retaining students that reflect the ethnic, socio-economic, linguistic, and special needs diversity of the current charter school and each campus to at least the level reflected by the attendance zones where the charter school will operate facilities before approving the proposal. Please provide the school's past enrollment and retention performance for all years since the inception of the school broken out by race, ethnicity, language other than English, disability and 504 status, and eligibility for free and reduced priced lunch both as a school and in comparison, to the school's current zoned schools.

**NO CHANGE** from original application

- c. Detail how the school's programmatic, recruitment, and enrollment strategies are designed to recruit, enroll, and retain a student population that is representative of the zoned schools which prospective students would otherwise attend in the community. Schools which do not currently represent their communities based on the data identified above and are not serving an at-risk population are expected to add several of the following programmatic, recruitment, and enrollment strategies to merit approval: (1) participation in state-funded pre-K programs (including federal pre-K) for low-income students; (2) substituting online and social media marketing which advantages affluent and well-connected populations with a community-based, grassroots campaign which targets high need populations in the community, including aggressive door-to-door outreach and publishing marketing materials in each language which is spoken by more than 5 percent of families within each attendance zone; (3) an explicit commitment to serving a broad continuum of students with disabilities and the expansion of programs, including cluster programs or consortia, to meet the needs of a broad spectrum of student needs; (4) a weighted lottery<sup>4</sup> which provides additional opportunities for specific target populations to be admitted to the school in a manner consistent with state and federal law; and (5) other enrollment policies and strategies which have had a demonstrated track record of success in dramatically increasing the diversity of student populations in a high achieving charter school to at least the poverty, disability, and ELL profile of the zoned school.

**NO CHANGE** from original application

- d. What is the enrollment calendar for both the first year of operation and subsequent years of operation? Please specify the dates on which the school will begin accepting applications and how long the enrollment window will last prior to conducting a lottery.



**NO CHANGE** from original application

- e. What enrollment targets will you set and who will be responsible for monitoring progress towards these targets? What is your target re-enrollment rate for each year? How did you come to this determination? What are the minimum, planned, and maximum projected enrollment at each grade level? Outline specific targets in the table below.

**NO CHANGE** from original application

- f. What systems will you put in place to ensure that staff members are knowledgeable about all legal enrollment requirements pertaining to special populations and the servicing of particular populations of students and can answer parent inquiries in a manner consistent with the letter and spirit of state and federal law?

**NO CHANGE** from original application

- g. Describe the student recruitment plan once your school has opened. In what ways will it be different than your pre-opening year, in terms of the strategies, activities, events, persons responsible and milestones? How will the school backfill vacancies in existing grades?

**NO CHANGE** from original application

- h. Complete the following tables for the proposed school to open in 2019-20. Schools applying for multiple campuses must complete enrollment summary tables for each school campus opening in fall 2019 and fall 2020.

**NO CHANGE** from original application

## **7. BOARD GOVERNANCE**

**NO CHANGE** from original application or most recent amendment.

## **8. INCUBATION YEAR DEVELOPMENT**

**NOT APPLICABLE**

## **9. SCHOOL MANAGEMENT CONTRACTS**

**NOT APPLICABLE**

## **10. SERVICES**

**NOT APPLICABLE**

## **11. ONGOING OPERATIONS**

**NOT APPLICABLE**



# **SPECIFIC RFA SECTIONS**

## **Facility RFAs**

### **10. RFA: Occupy a Temporary Facility**

- a. Complete the general sections above and the general and specific facility sections below
- b. If there is no change to any part of the below specific section or specific subsections from your current contract... state "No change to section" in a row inserted below the heading of the applicable section.
- c. The notice of intent and the RFA must include an explanation of the reasons that the charter school is seeking to make this specific requested change.

## **General Facility RFA requirements**

1. Describe the school's capacity and experience in facilities acquisition and development, including managing build- out and/or renovations, as applicable. Provide a description and analysis of any construction or development delays which have impacted a school or campus calendar and schedule in the past and a discussion of any organizational or operational adjustments that have been made to prevent recurrence in the future.
2. Identify the entity responsible for acquiring and maintaining school facilities and describe that entity's relationship to both the school and any management organization. If costs related to the facility will be borne by the proposed school's education management organization or a related party such as a foundation, it should identify the level of capital support the organization (or related party) is willing to provide to the school.
3. If a proposed facility has been identified and requires no construction or renovation prior to the commencement of instruction, please provide:

- a) The physical address of the facility and supporting documentation verifying the location, including the Assessor's Parcel Number and a copy of the Assessor's Parcel Map for the proposed facility.

**4660 North Rancho Drive Las Vegas, NV 89130**

- b) A copy of the current deed on the property (if the school owns the facility) or a copy of the proposed lease or rental agreement noting any additional square footage to be leased.

### **ATTACHED**

- c) A copy of the proposed purchase and sale agreement or a copy of the proposed lease or rental agreement.

**[BEING DRAFTED AT PRESENT]**



d) A copy of the floor plan of the facility, including a notation of the size of the facility which is set forth in square feet AND an assurance the school will submit final documentation in compliance with NAC 386.3265.

**ATTACHED - Attachment A**

e) The name, address, and full contact information of the current owner of the facility and any proposed landlord and a disclosure of any relationship between the current owner or landlord and the school, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school as

**Current Owner:**

**TOWER DISTRIBUTION CENTER L L C**

**RR3 # A-O**

**PROVO UT 84604**

*Disclosure: there exists no relationship between the current owner or landlord and the school, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school*

f) A copy of the Certificate of Occupancy

**ATTACHED - Attachment B**

g) Documentation demonstrating that the proposed facility meets all applicable building codes, codes for the prevention of fire, and codes pertaining to safety, health and sanitation as an **Attachment B**.

**ATTACHED - Attachment B (Certificate of Occupancy)**

h) Documentation demonstrating the governing Body has communicated with the Division of Industrial Relations of the Department of Business and Industry regarding compliance with the federal Occupational Safety and Health Act (OSHA) in compliance with NAC 386.3265 as an **Attachment C**.

**ATTACHED - Attachment C**

4. If a proposed facility has not been identified or the proposed facility requires any construction or renovation prior to the commencement of instruction, please provide:

**NOT APPLICABLE**

5. For schools which are seeking to occupy multiple facilities over several years, please list the number of facilities you project operating in each of the next six years and identify all potential target jurisdiction at the county and municipal levels, including any unincorporated areas.

**NOT APPLICABLE**



6. Please include the organization's plans to finance these facilities, including:

**NOT APPLICABLE**



## **Facility RFA Attachments required**

1. A letter of transmittal signed by the Board chair formally requesting the amendment and identifying each of the elements to be submitted in support of the request.

**ATTACHED - Attachment D**

2. Agenda for Board Meeting Where Board Voted to Request an Amendment to Add Additional Grades, Expand Enrollment, or Occupy a New or Additional Facility

**ATTACHED - Attachment E**

3. Draft or Approved Minutes for Board Meeting Where Board Voted to Request an Amendment to Add Additional Grades, Expand Enrollment, or Occupy a New or Additional Facility

**[PENDING]**

4. **If a facility has been identified, the physical address of the facility and supporting documentation verifying the location, including the Assessor's Parcel Number and a copy of the Assessor's Parcel Map for the proposed facility** OR, if a facility has not been identified, a discussion of the desired community of location and the rationale for selecting that community AND an assurance that the school will submit such documentation for review and approval prior to acquisition of any facility in compliance with NAC 386.3265

**Physical address: 4660 N Rancho Dr, Las Vegas, NV 89130**

**Assessor's Parcel Number and Map Attached**

**Parcel Information: Palisades Business Park, 138-02-113-001**

**Assessor Description: PALISADES BUSINESS PARK PLAT BOOK 141 PAGE 51 LOT 1**

5. If a facility has been identified, a copy of the proposed purchase and sale agreement or a copy of the proposed lease or rental agreement OR a narrative explaining the rationale for the budgeted cost of acquisition of an owned or leased facility AND an assurance that the school will submit such documentation for review and approval prior to acquisition of any facility in compliance with NAC 386.3265

**[BEING DRAFTED AT PRESENT]**

6. **If a facility has been identified, a copy of the floor plan of the facility, including a notation of the size of the facility which is set forth in square feet** OR, if a facility has not been identified, a discussion of the general specifications to be utilized during the facility search, including approximate square footage AND an assurance that the school will submit such documentation for review and approval prior to acquisition of any facility in compliance with NAC 386.3265

**ATTACHED - Attachment G**



7. If a facility has been identified, the name, address, and full contact information of the current owner of the facility and any proposed landlord and a disclosure of any relationship between the current owner or landlord and the school, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school OR a description of the process and resources the school will use to identify a facility AND an assurance that the school will submit such information for review and approval prior to acquisition of any facility in compliance with NAC 386.3265

**Current Owner:**

**TOWER DISTRIBUTION CENTER L L C**

**RR3 # A-O**

**PROVO UT 84604**

***Disclosure:** there exists no relationship between the current owner or landlord and the school, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school*

8. **Full Certificate of Occupancy** OR a detailed construction project plan and timeline, including a Gannt chart, identifying all facility development activities necessary to obtain a full certificate of occupancy prior to the first day of school AND documentation of the inspection and approval processes and timelines for the state, municipal, or county agencies which will issue the Certificate of Occupancy, including a discussion of whether such agencies issue temporary or conditional approvals and a copy of the standard form documentation that the sponsor can consult in such circumstances to confirm compliance with NAC 386.3265

**ATTACHED - Attachment B**

9. **Documentation demonstrating that the proposed facility meets all applicable building codes, codes for the prevention of fire, and codes pertaining to safety, health and sanitation** OR a detailed construction project plan and timeline, including a Gannt chart, identifying all facility development activities necessary to obtain all such code approvals prior to the first day of school AND documentation of the inspection and approval processes and timelines for the state, municipal, or county agencies which will conduct all code inspections, including a discussion of whether such agencies issue temporary or conditional approvals and a copy of the standard form documentation that the sponsor can consult in such circumstances to confirm compliance with NAC 386.3265.

**ATTACHED - Attachment B**

10. **Documentation demonstrating the governing Body has communicated with the Division of Industrial Relations of the Department of Business and Industry regarding**



compliance with the federal Occupational Safety and Health Act (OSHA) in compliance  
with NAC 386.3265

ATTACHED - Attachment C



# EXPLORE ACADEMY

To the Members of the Nevada State Public Charter School Authority,

The purpose of this letter is to formally request a Good Cause exemption from the SPCSA for an amendment to the school's existing charter contract. Explore Academy is in the planning stages of launching its operations for the fall of 2020. Through the last several months, the founders, board members, and school leader have conducted an exhaustive search of the zip codes in which the school has been determined (and contracted) to serve. This search has left the school with no options for inhabiting a building to commence operations in the fall, including facilities that would serve a temporary purpose in allowing the school to launch in the fall along its proposed timeline.

The school has thus been forced to look at a construction project on vacant parcels of land; however, the timelines associated with a custom-build project push well beyond the timeline for launch in the fall. As a result, the school's personnel has been tasked with identifying a facility that could serve as a temporary site during the period in which construction on its permanent site can be completed. This search has yielded no prospective facilities that could meet the requirements set forth to allow for school use, with the exception of a facility that was discovered outside of the approved zip codes that the school is contracted to serve.

The purpose of this letter is to request an amendment to the school's charter contract to allow for the school to temporarily operate within a facility outside of its contract zip code, or expand the zip code range, for a period of one year. After operating in this temporary facility for one year, the school will return to its predetermined zip codes (89030, 89031, 89032) where its permanent facility will be located and completed, ready for operations beginning in the fall of 2021.

The temporary facility the school is proposing to occupy is located in the 89130 zip code, approximately 1.8 miles away from the 89032 boundary, where the school's permanent facility will be located. This facility has been occupied by a school in the past, and thus holds all the necessary certifications for use by a school without any changes to zoning, permitting, etc. As such, it is available for school use immediately.

Being adjacent and close in proximity to one of its target zip codes, this temporary site should not significantly influence the school's ability to recruit and serve students from its intended geographic range, and as such, the school's leadership feels a Good Cause exemption to occupy this facility for the 2020-21 school year is merited. We ask that you consider this request so the school may continue its marketing efforts and continue along its timeline to commence operations in August of 2020.

Sincerely,



Gretchen Larsen  
Explore Academy Head  
Administrator



PROJECT DATA

A.P.N.:	138-02-113-001	
EXISTING ZONING:	C - 1 & R - E	
PROPOSED ZONING:	E	
SITE AREA:	279,552 S.F. (6.41 ACRES)	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	20' - 0"	20' - 0"
SIDES	10' - 0"	10' - 0"
REAR	20' - 0"	20' - 0"

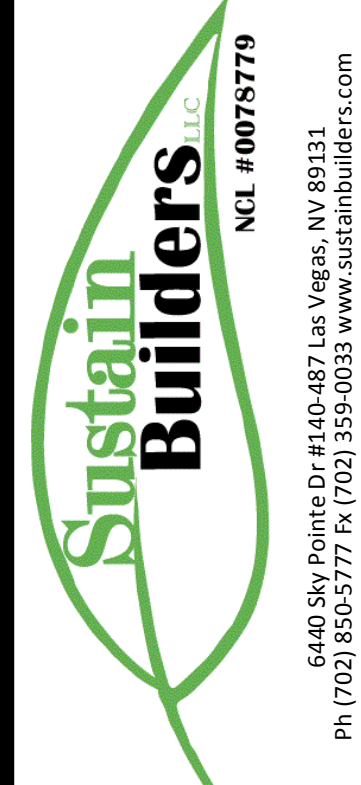
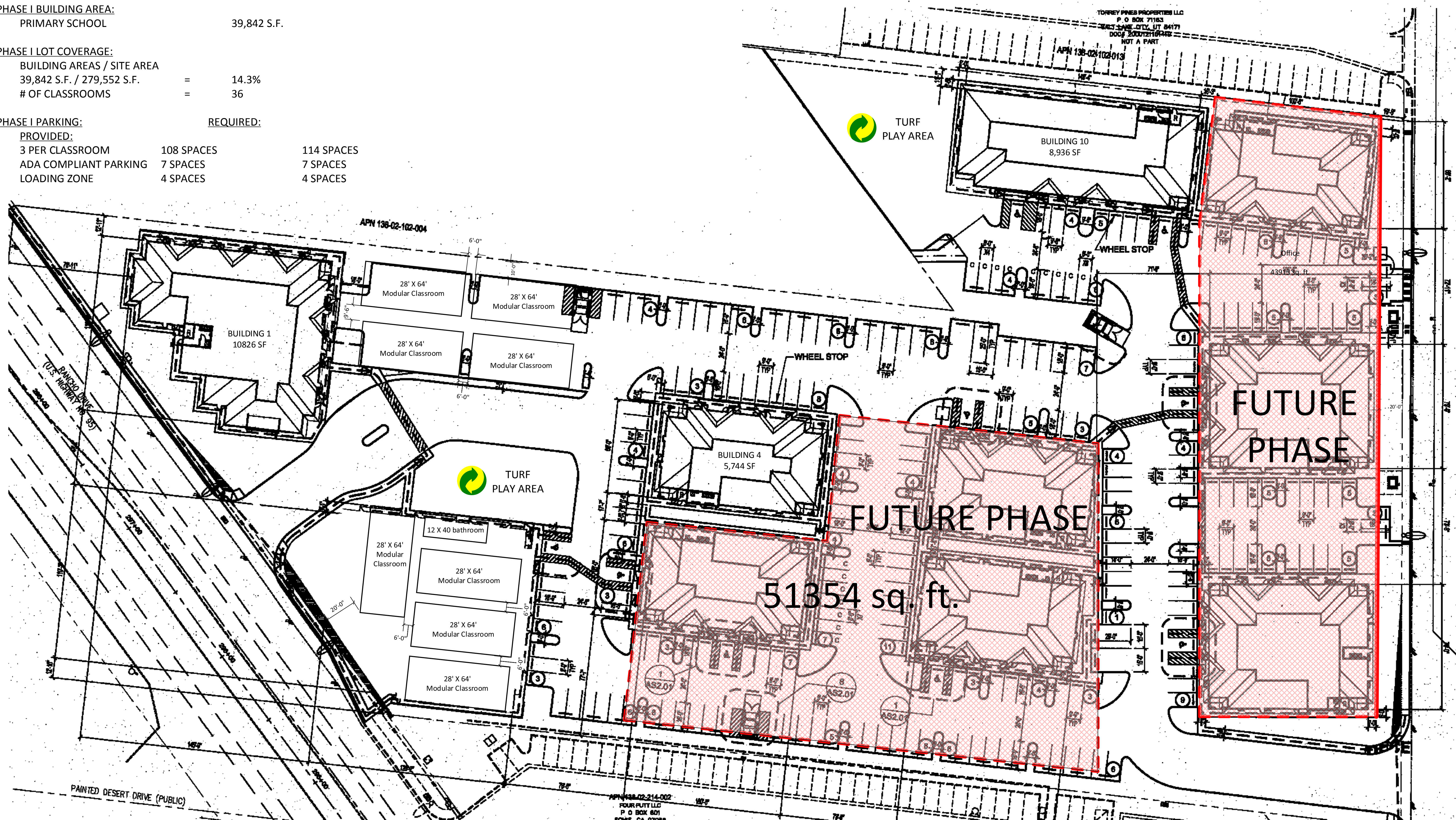
PHASE I BUILDING AREA:	
PRIMARY SCHOOL	39,842 S.F.

PHASE I LOT COVERAGE:	
BUILDING AREAS / SITE AREA	
39,842 S.F. / 279,552 S.F.	= 14.3%
# OF CLASSROOMS	= 36

PHASE I PARKING:	REQUIRED:
PROVIDED:	
3 PER CLASSROOM	108 SPACES
ADA COMPLIANT PARKING	7 SPACES
LOADING ZONE	4 SPACES

TEMPORARY FENCE

PERMANENT FENCE



DESIGN-BUILDER

CONTRACTOR  
These plans are prepared and submitted in compliance with NRS 624 therefore are exempt from NRS 623.330

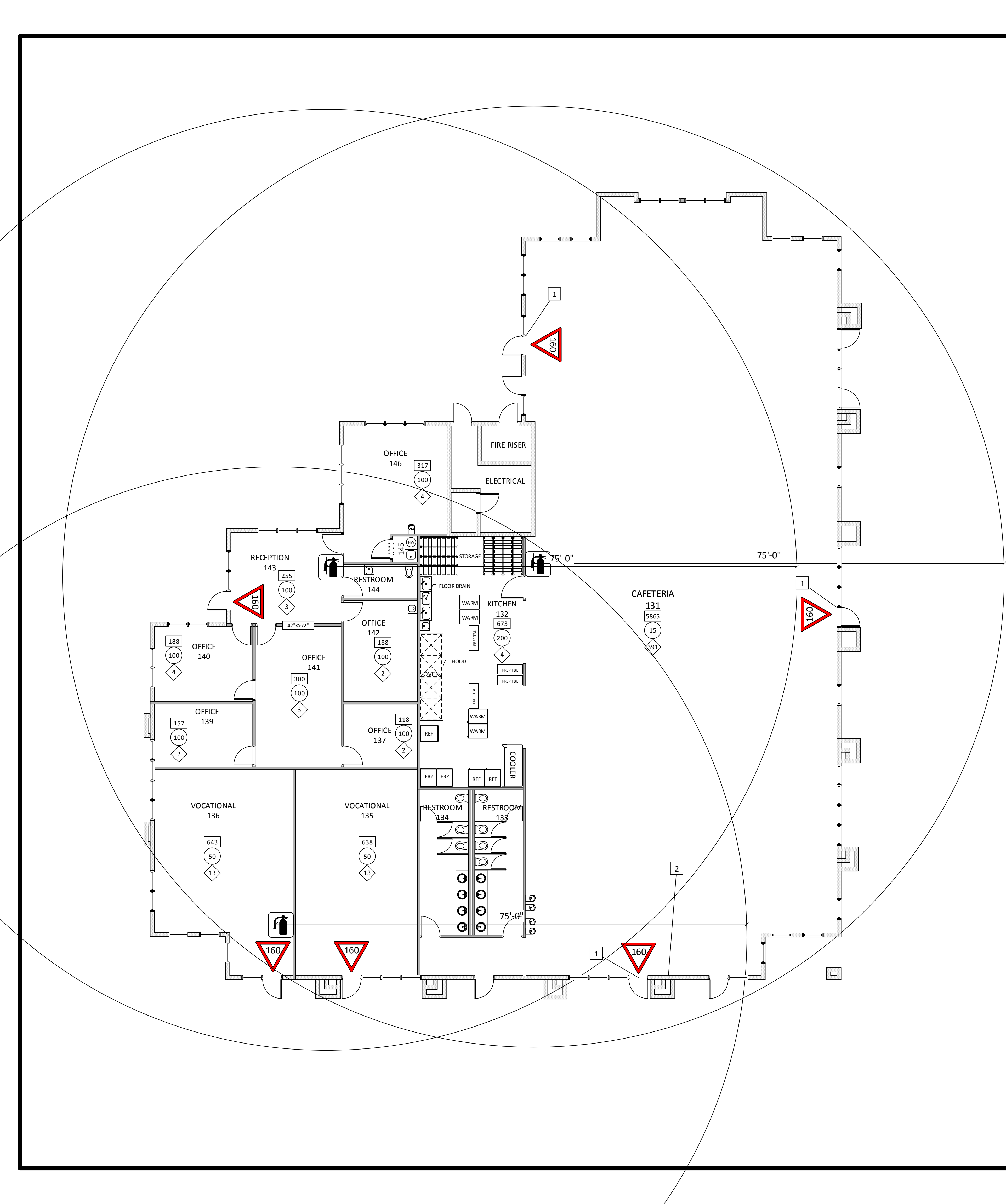
Prepared By:

Signed:

SITE PLAN

C0.04





Room #	Room Name	Area	SF PER Occupant	Occupant Load
131	Cafeteria	5865	15	391
132	Kitchen	673	200	4
135	Vocational	638	50	13
136	Vocational	643	50	13
137	Office	118	100	2
139	Office	157	100	2
140	Office	188	100	4
141	Office	300	100	3
142	Office	188	100	2
143	Reception	255	100	3
146	Office	317	100	4
TOTAL				441

**GENERAL NOTES**

1. ALL FRAMING IS 10" 6" TO TOP OF WALL A.F.F. UNLESS NOTED.

2. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE UNLESS NOTED.

3. ALL MATERIAL AND LABOR SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.


4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES INTERPRETED BY THE GOVERNING AUTHORITIES.

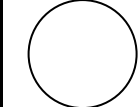
5. ALL WORK SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN-BUILDER.

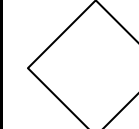
6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

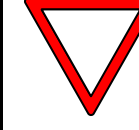
7. MECH, ELECT, PLUMB, FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE DESIGNED BY THE SUBCONTRACTOR FOR EACH TRADE AS DIRECTED BY THE GENERAL CONTRACTOR THRU COORDINATION WITH THE OWNER. ALL SUBCONTRACTORS SHALL PROVIDE AND SUBMIT REQUIRED DRAWINGS, CALCS, ETC. AS DEEMED NECESSARY BY THE BUILDING DEPARTMENT HAVING JURISDICTION FOR ACQUIRING ALL PERMITS TO COMPLETE WORK AS REQUIRED.


**KEY NOTES**

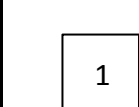
 **AREA**

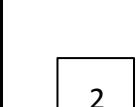
 **OCCUPANT LOAD FACTOR PER IBC 1004.1.1**

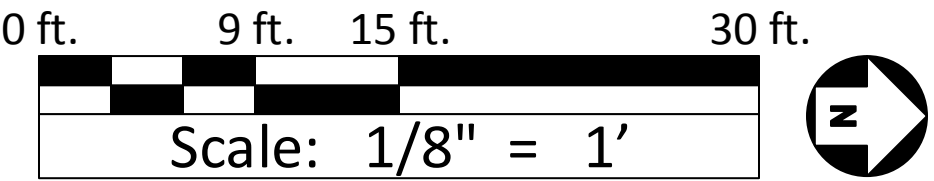
 **NUMBER OF OCCUPANTS PER IBC 1004.1.1**

 **EXITING LOCATION AND QUANTITY PER IBC 1005.1**

 **FIRE EXTINGUISHER CABINETS PER IBC [F] 906.3.1**

 **PANIC HARDWARE REQUIRED**

 **POST OCCUPANT LOAD**



DESIGN-BUILDER

**CONTRACTOR**  
These plans are prepared and submitted in compliance with NRS 624 therefore are exempt from NRS 623.330

Prepared By: \_\_\_\_\_

Signed: \_\_\_\_\_

**BUILDING 1**  
**4660**  
**LIFE SAFETY**  
**A0.01**







Room #	Room Name	Area	SF PER Occupant	Occupan	Load
102	Office	278	100	3	
107	Classroom	576	20	29	
108	Classroom	533	20	27	
109	Classroom	526	20	27	
110	Classroom	510	20	27	
111	Classroom	510	20	26	
112	Classroom	510	20	26	
113	Classroom	510	20	26	
114	Classroom	505	20	26	
115	Classroom	491	20	26	
116	Classroom	515	20	26	
117	Classroom	520	20	26	
118	Classroom	508	20	26	
TOTAL				26	

- GENERAL NOTES
1. ALL FRAMING IS 10" F" TO TOP OF WALL A.F.F. UNLESS NOTED.

2. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE UNLESS NOTED.

3. ALL MATERIAL AND LABOR SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES INTERPRETED BY THE GOVERNING AUTHORITIES.

5. ALL WORK SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN BUILDER.

6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

7. MECH, ELECT, PLUMB, FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE DESIGNED BY THE SUBCONTRACTOR FOR EACH TRADE AS DIRECTED BY THE GENERAL CONTRACTOR THRU COORDINATION WITH THE OWNER. ALL SUBCONTRACTORS SHALL PROVIDE AND SUBMIT REQUIRED DRAWINGS, CALCS, ETC. AS DEEMED NECESSARY BY THE BUILDING DEPARTMENT HAVING JURISDICTION FOR ACQUIRING ALL PERMITS TO COMPLETE WORK AS REQUIRED.



- KEY NOTES
- AREA

OCCUPANT LOAD FACTOR PER IBC 1004.1.1

NUMBER OF OCCUPANTS PER IBC 1004.1.1

EXITING LOCATION AND QUANTITY PER IBC 1005.1

FIRE EXTINGUISHER CABINETS PER IBC [F] 906.3.1

1 PANIC HARDWARE REQUIRED

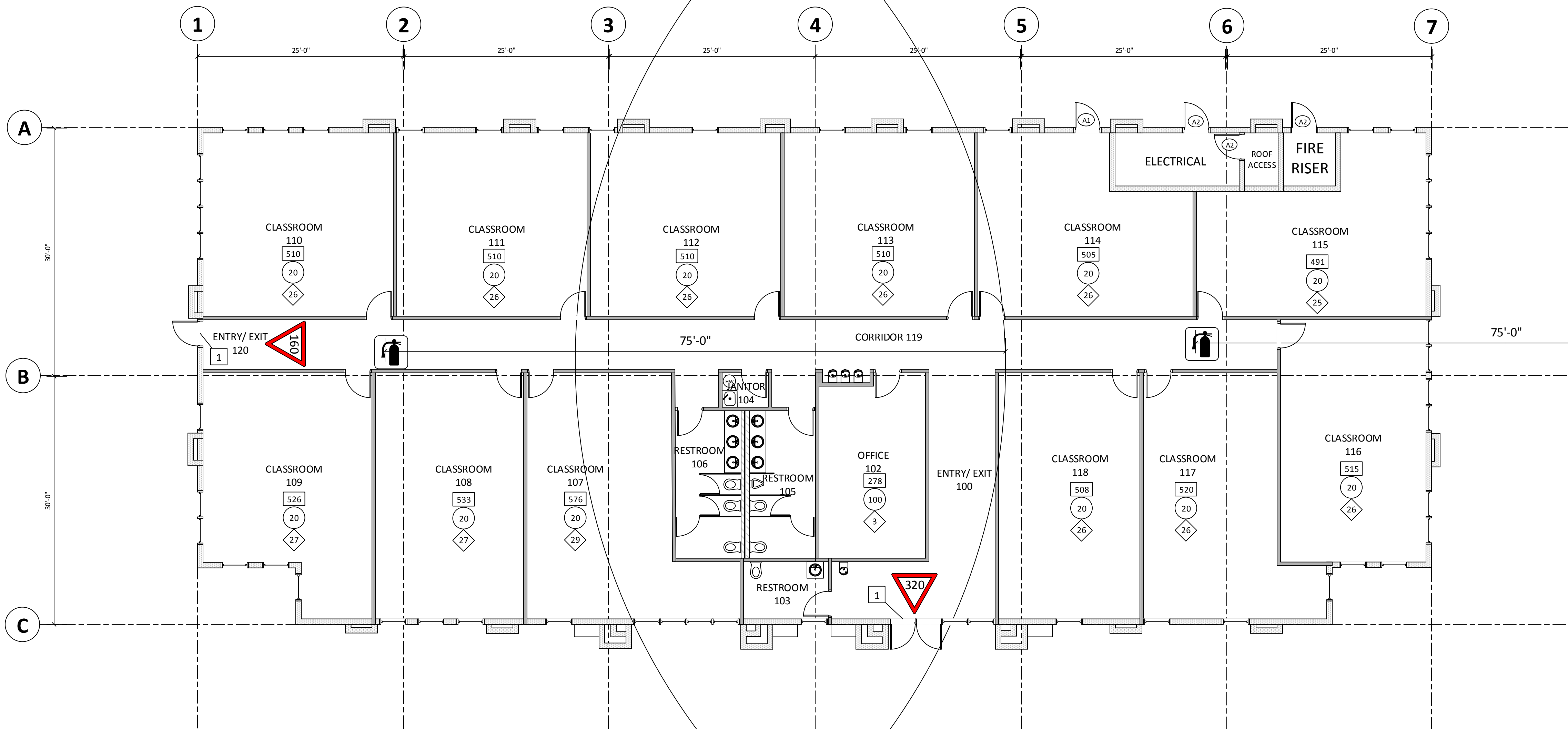
DESIGN-BUILDER

CONTRACTOR  
These plans are prepared and submitted in compliance with NRS 624 therefore are exempt from NRS 623.330

Prepared By:

Signed:

BLD 10  
4648  
LIFE SAFETY  
A0.03

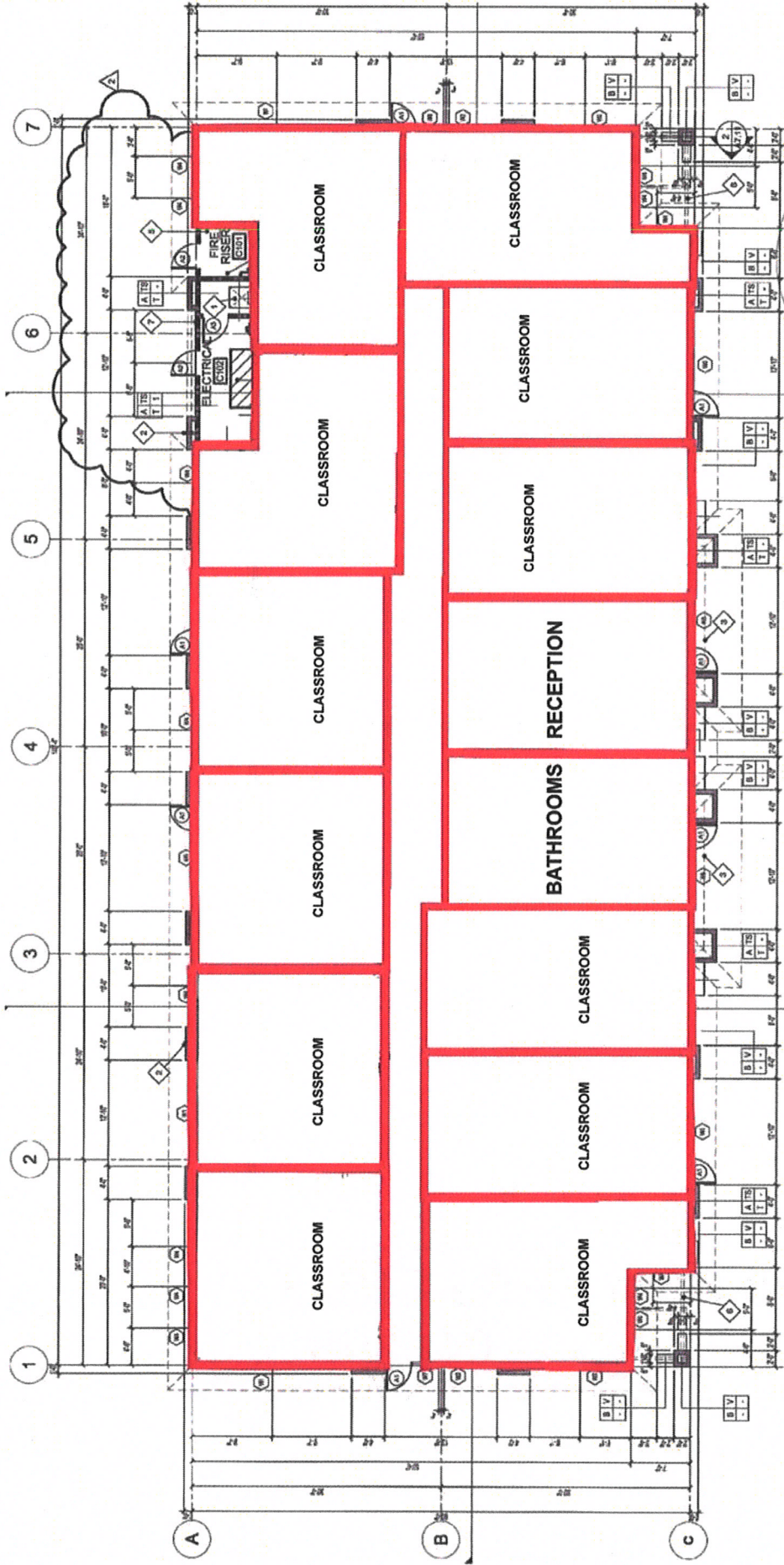






# SUP-58561 and SDR-58562 - REVISED

FLOOR PLAN - BUILDING 30






# Certificate of Occupancy

City of Las Vegas, Nevada  
Department of Building & Safety

*This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.*

Building Address	4660 N Rancho Dr	Building Permit No:	C-289655
Type of Construction	VB	Suite No.	
Building Owner's Name:	TOWER DISTRIBUTION CENTER L L C	Occupancy Classification	E
Owner's Address:	RR3 #A-O Provo, UT 84604	Area	10826
Tenant's Name:	QUEST ACADEMY - TORREY PINES C	S.F.	
Code Year:	2012		
Occupant Load:	443		
By:			

Kevin T. McOsler  
BUILDING OFFICIAL

POST IN CONSPICUOUS PLACE



7.5.  
STATE OF NEVADA

BRIAN SANDOVAL  
*Governor*

BRUCE BRESLOW  
*Director*



JOSEPH (JD) DECKER  
*Administrator*

TODD R. SCHULTZ CSP, CSHM, CPM  
*Chief Administrative Officer*

DEPARTMENT OF BUSINESS AND INDUSTRY  
DIVISION OF INDUSTRIAL RELATIONS  
SAFETY CONSULTATION AND TRAINING SECTION

August 4, 2017

Mr. David Lamb  
Head of School  
Far West Academy  
4660 North Rancho Drive  
Las Vegas NV 89130

Dear Mr. Lamb:

Thank you for sending us your description of the actions you have taken to correct the serious hazards documented in our visit report # 175548. Your response was received on August 4, 2017. We have reviewed your response and are pleased to inform you that your action, as stated, have corrected the identified hazard.

We congratulate you on the successful elimination of the serious hazards identified during the survey of your workplace. Through voluntary compliance with assistance from the Safety Consultation and Training Section, you are meeting the basic intent and stated purpose of the Nevada Occupational Safety and Health Act: "To provide safe and healthful working conditions for every employee."

Due to periodic changes in the OSHA regulations and their interpretations, it is important for you to review your operations regularly with respect to identifying, correcting, and preventing hazards.

Our office also offers on-going training programs that may be of benefit to your company. Our trainers conduct scheduled training sessions on a variety of topics, and will also conduct training on specific topics as requested by an employer.

It has been a pleasure to serve you. If you have any questions or require additional information or assistance, please feel free to contact us. If you know of any other employer who could benefit from our services, please refer them to SCATS or let us know how we can contact them.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Harris", with a checkmark at the end.

Bob Harris  
Consultation Supervisor



STATE OF NEVADA

BRIAN SANDOVAL  
*Governor*

BRUCE BRESLOW  
*Director*



JOSEPH (JD) DECKER  
*Administrator*

TODD R. SCHULTZ CSP, CSHM, CPM  
*Chief Administrative Officer*

DEPARTMENT OF BUSINESS AND INDUSTRY  
DIVISION OF INDUSTRIAL RELATIONS  
SAFETY CONSULTATION AND TRAINING SECTION

July 26, 2017

Mr. David Lamb  
Head of School  
Far West Academy  
4660 North Rancho Drive  
Las Vegas NV 89130

Dear Mr. Lamb:

In response to your request, Safety Specialist Kirti Shah conducted a full service safety survey at your facility on July 17, 2017.

The enclosed report includes a summary of the visit, identifies the hazards and non-compliances found during the visit, and presents recommendations for correcting the identified hazards and for preventing their recurrence. The report also includes a discussion concerning management practices that are considered to be an essential ingredient in the effective implementation of an ongoing, systematic hazard prevention program, as required pursuant to Nevada Revised Statute (NRS) 618.383.

Accompanying this report is a List of Hazards which itemizes all of the serious hazards found during this visit. Included on this list is a description of the hazard and the date by which we mutually determined that the hazard would be corrected. This list must be posted, unedited, in a prominent location where it is readily observable by all employees for three working days, or until the hazard(s) are corrected, whichever is later. We encourage you to keep your employees informed of all hazards found during the survey and all of the corrective actions that you take. This knowledge will help them to do their part in maintaining a safe and healthful workplace, and it will let them know of your concern for their safety. Should you need, and we approve, an extension to the correction due date(s), a new List of Hazards will be sent to you showing the extended date(s).

During the time that you are working on correcting these hazards, Nevada Occupational Safety and Health Administration may not conduct a scheduled inspection at your work site, providing that you are within the correction due dates, interim protection is in place, and the List of Hazards is posted. Should these conditions not be met, a compliance inspection may be conducted.

*Your Partner for a Safer Nevada*  
[www.4safenv.state.nv.us](http://www.4safenv.state.nv.us)



The hazards found during the survey of your workplace are identified in Attachment A - Report of Hazards Found. Each hazard is categorized and described and recommendations are given for its correction. Hazards are in order of item number, not necessarily in order of importance.

Hazards could be in any of the following categories:

**IMMINENT DANGERS** are hazards that can reasonably be expected to cause death or serious physical harm immediately or before this written report is received. Any such hazards would have been corrected immediately.

**SERIOUS HAZARDS** can cause an accident or health hazard exposure resulting in death or serious physical harm. Each such hazard has been assigned a mutually agreed-upon date by which correction is to be completed.

**OTHER-THAN-SERIOUS HAZARDS** lack the potential for causing serious physical harm, but could have a direct impact on employee safety and health. No correction dates have been set, but we highly encourage you to correct these hazards and to notify us of the action taken.

**REGULATORY HAZARDS** reflect violations of the Nevada Revised Statutes 618 and Nevada Administrative Code 618. No correction dates have been set, but we highly encourage you to correct these hazards and to notify us of the action taken.

Those hazards that were identified and classified as serious show a projected schedule for correction. Also included with this visit report is Attachment B - Employer Report of Action Taken, a form to record the actions you are taking to correct the identified hazards. You must notify us in writing when the serious hazards are corrected. **Please complete Attachment B and return it to our office before the scheduled correction date of August 25, 2017.**

As you were informed during the visit, we are required to notify Nevada OSHA if serious hazards are not corrected by the agreed-upon corrective action date. Extensions to the corrective action dates may be granted if you encounter difficulties completing correction within the established time frames. However, we must receive your written request for an extension before the correction due date. Extension requests must be accompanied by a copy of Appendix B of this report annotated to show the actions taken for each of the hazards identified during the visit. Incomplete extension requests will not be approved. The extension request must include the following information:

- An explanation of why the request is necessary.
- A list of the hazards for which corrective actions are not complete and that will require an extension.
- An explanation of the interim actions that the employer has taken to minimize the hazard potential while awaiting final corrective action completion.
- The date when corrective actions are expected to be complete.

*Your Partner for a Safer Nevada*

[www.4safenv.state.nv.us](http://www.4safenv.state.nv.us)

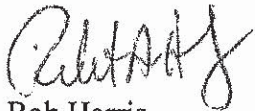


Although we are not required to notify Nevada OSHA if other-than-serious or regulatory hazards are not corrected, these hazards could result in injury to your employees. Moreover, your company could be subject to a citation for these hazards if they were found during a Nevada OSHA enforcement inspection.

In the event of a Nevada OSHA inspection, it is important to remember that the compliance officer is not legally bound by the consultant's advice or by the consultant's failure to point out a specific hazard. You may, but are not required to, furnish a copy of this report to the compliance officer, who may use it to determine your good faith efforts toward safety and health and reduce any proposed penalties. You are, however, required by 29 CFR 1910.1020 to furnish any employee exposure data from this report.

Thank you for accepting our assistance. Contact Kirti Shah for any additional information concerning closure of the report or for any further assistance with your programs.

Sincerely,



Bob Harris  
Consultation Supervisor

Enclosures (2)

Consultation Visit Report #175548  
List of Hazards



# **CONSULTATION REPORT**

**For**

**Far West Academy  
4660 North Rancho Drive  
Las Vegas NV 89130**

**Submitted By:**

**STATE OF NEVADA**



**DEPARTMENT OF BUSINESS AND INDUSTRY  
DIVISION OF INDUSTRIAL RELATIONS  
SAFETY CONSULTATION AND TRAINING SECTION  
1301 N. Green Valley Parkway, Suite 200  
Henderson, Nevada 89074  
(702) 486-9140 Fax: (702) 990-0362**

*Your Partner for a Safer Nevada*



## Executive Summary

A full service safety survey of Far West Academy revealed six non-compliances with regulatory requirements. The employer agreed to expend the necessary resources to correct the identified deficiencies.

### Summary of the Visit

**Introduction:** This report provides the results of a full service safety survey, as requested by Mr. David Lamb, Head of the School. When referring to this report, please reference the visit report number **175548**.

Far West Academy is a provider of education from Kindergarten through 12<sup>th</sup> Grade. The facility is located at 4660 North Rancho Drive in Las Vegas, Nevada. During the year the academy has employed approximately 19 non-union employees working eight hours per day. The establishment is open five days a week.

**Opening Conference:** On July 17, 2017, Safety Specialist Kirti Shah held an opening conference with Mr. Lamb. Ms. Marbara Payne, Office Administrator also took part in the opening conference. At this time, safety consultation procedures and the employer's rights and responsibilities as prescribed by 29 CFR 1908 were explained in detail. The employer made a commitment to correct any occupational hazards discovered during the survey.

The employer agreed that the scope of the survey would encompass the entire facility and all safety program documents and records.

**Facility Survey:** A facility survey began and concluded on July 17, 2017. Mr. Lamb and Ms. Payne accompanied and assisted the consultant during the facility survey.

The survey covered all areas of the facility including the main office, class rooms, kitchen and multi-purpose room.

During the course of the survey, six non-compliances with regulatory criteria (categorized as 3-Serious and 3-Regulatory) were discovered. The deficiencies included: Written Workplace Safety Program, Rights and Responsibilities, Electrical Hazards, Emergency Action Plan, and Bloodborne Pathogens Exposure Control Plan. All identified hazards and recommended corrective actions can be viewed in **Attachment A – Report of Hazards Found**. The hazards identified were discussed with the employer at the end of the walkthrough.

Two employees were interviewed as a sample to ascertain the safety and health awareness of the employees collectively. Based on these interviews, it was determined that the safety training needs to be conducted and that employees are to be made aware of safety and health requirements of their environment.



Informal training was conducted and covered the topics of bloodborne pathogens exposure control plan, written workplace safety program, emergency action plan and electrical hazard identification.

**Injury/Illness Rates:** Far West Academy's Days Away, Restricted, Transfer (DART) rate could not be determined as it is partially exempt from the requirement of the recordkeeping standard. The DART Rate and Total Recordable Cases (TRC) Rate for your group of industries for the year 2015 was 1.2 and 3 respectively. If a request is made in writing by OSHA, the Bureau of Labor and Statistics (BLS), or a state agency operating under the authority of OSHA or BLS, then these records would be required. All employers, including those partially exempt by reason of company size or industry classification, must report to OSHA any workplace incident that results in a fatality or the hospitalization of three or more employees.

Additional information on OSHA's recordkeeping requirements can be found at the following link: <http://www.osha.gov/recordkeeping/index.html>. Also, SCATS offers periodic recordkeeping training classes at our offices in Henderson.

**Safety and Health Program Management:** Nevada safety and health regulations require that the academy develop and implement the following written programs:

Written Workplace Safety Program  
Bloodborne Pathogens Exposure Control Plan  
Emergency Action Plan

During the survey it was determined that Far West Academy had not developed a Written Workplace Safety Program, Bloodborne Pathogens Program and Emergency Action Plan. Please ensure that these written programs are developed and fully implemented. Sample templates were provided during the visit for these programs to help with the development. Once all these written programs have been developed, employees will need to be formally trained on each element and training records maintained for a minimum of three years.

Please note that OSHA has updated the Hazard Communication Standard in order to be aligned with the Globally Harmonized System (GHS). Employers must have trained workers on the new label elements and safety data sheet (SDS) by December 1, 2013. Chemical manufacturers, importers, distributors, and employers must have complied with all modified provisions of the final rule by June 1, 2015. However, distributors may have shipped products labeled by manufacturers under the old system until December 1, 2015. By June 1, 2016, employers must have updated alternative workplace labeling and hazard communication programs as necessary, and provided additional worker training for newly identified physical and health hazards. During this transition period, all chemical manufacturers, importers, distributors, and employers must have complied with 29 CFR 1910.1200 in its current rule, the new final rule, or both.



Safety and health program management efforts at the academy were mostly adequate. It is recommended the employer create and implement policies regarding the deficiencies observed and include formal safety training in it. This will help to develop a system of safety management where all employees participate in preventing injuries and illnesses.

**Other Services:** During the survey, it was explained that the Safety Consultation and Training Section provides a variety of services such as regularly scheduled formal safety and health regulatory awareness training classes for employers and employees; a lending library of video media covering a variety of safety and health topics; copies of safety and health regulatory documents; written information, fact sheets, booklets, and so forth on a variety of safety and health topics; and telephone assistance on an as needed basis.

Copies of various handout materials were provided to the employer during the survey:

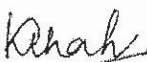
- Nevada Workplace Safety Rights and Responsibilities CD
- Nevada Workplace Safety Rights and Responsibilities Pamphlets
- Safety Consultation and Training Section Information Pamphlet
- Safety Training Program Descriptions
- Safety Training Program Quarterly Schedule
- Written Workplace Safety Program Template
- Bloodborne Pathogens Program Template
- Emergency Action Plan Template

Based on the deficiencies noted during the survey, your safety program would greatly benefit from having selected employees attend the following Safety Consultation and Training Section formal training sessions. These training classes are held at the Safety Consultation and Training Section offices. Please call our office to make a reservation and to obtain specific time and location information.

<u>Class Title</u>	<u>Next Scheduled Date(s)</u>	<u>Attendees</u>
Electrical Hazard Awareness	8/16/17	Designated Employee
Personal Protective Equipment	9/5/17	Designated Employee

**Closing Conference:** The closing conference was conducted on July 26, 2017, with Mr. Lamb. At this time, all identified occupational hazards were reviewed and discussed. Abatement dates for all serious hazards were established. Out of three serious hazards, one was corrected before the closing conference. A customer survey form was provided with a postage paid envelope.

The consultant informed Mr. Lamb that he would be available for any needed assistance in the event that company would seek consultation services in the future.

  
\_\_\_\_\_  
Kirti Shah  
Safety Specialist

*Your Partner for a Safer Nevada*



Attachments (2):

A - Report of Hazards Found-Visit #175548

B - Employer Report of Action Taken



## **Attachments**



## A - Report of Hazards Found

Item Number	001	Instance	A	Correction Due Date	8/25/2017
Hazards Type	Serious				

**Condition:** The employer had not prepared a written emergency action plan that addressed the minimum required topics.

**Potential Effects:** Burns, smoke-related injuries and traumatic injuries, from fire and explosion; aggravation of emergency-related injuries and illnesses, from lack of knowledge and preparation, e.g., asphyxiation, from inhalation of carbon dioxide or Halon gas.

**Standard:** 29 CFR 1910.38(a)

**Recommended Actions:** Publish a written emergency action plan. As a minimum the plan must address the following topics:

- Emergency escape procedures and exit routes.
- Procedures for critical plant operations that must be performed before evacuation
- Procedures to account for all employees after an emergency evacuation.
- Rescue and medical duties.
- Means of reporting fires and other emergencies.
- Contacts for information or clarification.

Item Number	002	Instance	A	Correction Due Date	7/26/2017
Hazards Type	Serious				

**Condition:** The employer shall be responsible for the inspection, maintenance and testing of all portable fire extinguishers in the workplace.

**Instance A:** A fire extinguisher was not inspected – Nurse's Room. **ABATED.**

**Potential Effects:** Burns, smoke-related injuries and traumatic injuries, from fire and explosion; aggravation of emergency-related injuries and illnesses, from lack of knowledge and preparation, e.g., asphyxiation, from inhalation of carbon dioxide or Halon gas.

**Standard:** 29 CFR 1910.157(e)(1)

**Recommended Action:** Have all fire extinguishers on the site visually inspected by a competent employee monthly for defects: on the hose, that the pin is intact, and that the charge is full. It is suggested that the canister be shook once or twice to keep the powder from settling. Sign your initials and date on the back of the tag (or document elsewhere) as proof that this inspection has been performed.



Item Number	003	Instance	A	Correction Due Date	8/25/2017
Hazards Type	Serious				

**Condition:** An employer having employees(s) with occupational exposure to potentially infectious materials did not establish a written Exposure Control Plan designed to eliminate or minimize employee exposure.

**Potential Effects:** Employee(s) exposure to body fluids that could have potentially infectious materials resulting in serious illness and possible death.

**Standard:** 29 CFR 1910.1030(c)(1)(i)

**Recommended Action:** Develop and implement a written exposure control plan which includes:

- an exposure determination
- an implementation schedule and methods of controls
- procedures for eliminating circumstances surrounding an exposure incident
- hepatitis B vaccination program
- information and training to be provided to employees
- medical recordkeeping procedures and requirements

Item Number	004	Instance	A	Correction Due Date	
Hazards Type	Regulatory				

**Condition:** The employer failed to post prominently in the working place, all posters and information informing employees of their rights with regard to workplace safety.

**Potential Effect:** Employees may not be aware of their rights and responsibilities under the Occupational Safety and Health Act.

**Standard:** NRS 618.375.3

**Recommended Action:** Copies of the OSHA poster were provided during the consultation visit. The poster should be placed in a conspicuous location where notices to employees are customarily posted. Take steps to ensure that it is not altered, defaced, or covered. Additional copies of this and other required forms and posters are available from our office.

Item Number	005	Instance	A	Correction Due Date	
Hazards Type	Regulatory				

**Condition:** The employer did not advise employees, hired on or after April 1, 1993, of the rights and responsibilities of employers and employees to promote safety in the workplace.

**Potential Effects:** Employees may not be aware of their rights and responsibilities concerning safety and health, and may be unnecessarily exposed to hazardous substances and work conditions.

**Standard:** NRS 618.376(1)



**Recommended Action:** Have each employee read the pamphlet or review the CD entitled "Your Partner for a safer Nevada." The document, or evidence of receipt of the CD, must be signed by the employer and employee and placed in the employee's personnel file.

Item Number	006	Instance	A	Correction Due Date	
Hazards Type	Regulatory				

**Condition:** The employer had not adequately developed or implemented a written safety program that meets the requirements established by Nevada Revised Statute (NRS) 618.383 and Nevada Administrative Code (NAC) 618.540.

**Potential Effects:** Employees may be exposed unknowingly to hazardous work conditions, may not be aware of proper and safe work procedures, and may not be aware of their duties and responsibilities for implementing and complying with safety rules and requirements.

**Standard:** NRS 618.383

**Recommended Action:** A written workplace safety program must include the topic required by NRS 618.383 and NAC 618.540. In accordance with NRS 618.383, employers with more than 10 employees must have a written safety program. The program must include the establishment of a training program for employees concerning safety in the workplace, particularly in those areas where there have been recurring injuries. If an employer has more than 25 employees, the program must also include guidance for the establishment of a safety committee. The safety committee must include representatives of employees. If the employees are represented by a labor organization, the representatives of employees must be selected by the employees and not appointed by the employer.

As prescribed by NAC 618.540, the written safety program must include:

- A statement explaining that the managers, supervisors, and employers are responsible for carrying out the program.
- An explanation of the methods used to identify, analyze, and control new and existing hazardous conditions.
- An outline of the training program for employees which will be used to comply with NRS 618.383.
- The procedures that must be followed to investigate an accident which has occurred and the corrective actions that are to be initiated.
- A method for ensuring that employees comply with the safety rules and work practices.

An employer with more than 25 employees who is required to establish a safety committee pursuant to NRS 618.383 shall include in the written safety program;

- The manner in which members of the committee are selected.
- The purpose and duties of the committee.
- The frequency of the meetings of the committee.



## B – Employer Report of Action Taken

From: **Far West Academy**  
**4660 North Rancho Drive**  
**Las Vegas NV 89130**

Visit Number: **175548**      Date of Survey: **7/17/2017**

Item Number	001	Hazard Type	Serious	Standard	1910.38(a)
Instance	A	Correction Due Date	8/25/2017	Correction Date	
Describe Corrective Action Taken					
Action Taken to Prevent Recurrence					

Item Number	002	Hazard Type	Serious	Standard	1910.157(e)(1)
Instance	A	Correction Due Date	7/26/2017	Correction Date	7/26/2017
Describe Corrective Action Taken					
Onsite Verification.					
Action Taken to Prevent Recurrence					



Item Number	003	Hazard Type	Serious	Standard	1910.1030(c)(1)
Instance	A	Correction Due Date	8/25/2017	Correction Date	
Describe Corrective Action Taken					
Action Taken to Prevent Recurrence					

Item Number	004	Hazard Type	Regulatory	Standard	NRS 618.375.3
Instance	A	Correction Due Date		Correction Date	
Describe Corrective Action Taken					
Action Taken to Prevent Recurrence					



Item Number	005	Hazard Type	Regulatory	Standard	NRS 618.376(1)
Instance	A	Correction Due Date		Correction Date	
Describe Corrective Action Taken					
Action Taken to Prevent Recurrence					

Item Number	006	Hazard Type	Regulatory	Standard	NRS 618.383
Instance	D	Correction Due Date	2/28/2014	Correction Date	
Describe Corrective Action Taken					
Action Taken to Prevent Recurrence					



## LIST OF SERIOUS HAZARDS

**This List of Hazards must be posted, unedited, in a prominent place where it is readily observable by all affected employees for three (3) days, or until the hazards are corrected, whichever is later.**

**VISIT NUMBER: 175548  
VISIT DATE(S): 07/17/2017**

Far West Academy  
4660 N Rancho Drive  
LAS VEGAS , NV 89130

This is a notification of serious hazards identified during the consultation visit. This notification is **not** a citation. Far West Academy is a voluntary participant in the consultation program and has agreed to correct the hazards on this list within the correction due dates(s) specified. Far West Academy has also agreed to make information on other-than-serious hazards as well as corrective action proposed by the consultant available to employees upon request.

Item	1A	Hazard Type	Serious	# of Instances	1
Standard	1910.38(a)				
Correction Due Date	08/25/2017				
Extended Correction Due Date					
Hazard Corrected Date					
Condition	The employer had not prepared a written emergency action plan that addressed the minimum required topics.				
Description	Emergency Action Plan				

Item	2A	Hazard Type	Serious	# of Instances	1
Standard	1910.157(e)(1)				
Correction Due Date	07/26/2017				
Extended Correction Due Date					
Hazard Corrected Date	07/26/2017				



<b>Condition</b>	A portable fire extinguisher was not inspected - Nurse's Room. ABATED.
<b>Description</b>	The employer shall be responsible for the inspection, maintenance and testing of all portable fire extinguishers in the workplace.

<b>Item</b>	3A	<b>Hazard Type</b>	Serious	<b># of Instances</b>	1
<b>Standard</b>	1910.1030(c)(1)				
<b>Correction Due Date</b>	08/25/2017				
<b>Extended Correction Due Date</b>					
<b>Hazard Corrected Date</b>					
<b>Condition</b>	The employer has not developed a written exposure control plan which outlines how to minimize or eliminate employee exposure to blood and other potentially infectious materials.				
<b>Description</b>	Bloodborne Pathogens				



# EXPLORE ACADEMY

To:

Members of the Nevada State Public Charter School Authority  
State Public Charter Schools Authority

With this letter and the associated documentation, I hereby formally request an amendment to Explore Academy's charter school contract with the SPCSA for the purposes of expanding, on a temporary basis for one school year, the allowable zip codes in which the school can operate, per its contract, while the school's permanent site is being constructed. The attached applications and attachments provide rationale and supportive documentation to justify the need for this change to the school's approved contract. Please consider this approval to allow the school to operate in this temporary location for its first school year.

Sincerely,



Ron Coe  
Chair, Explore Academy LVS Governing Council



# AGENDA



## EXPLORE ACADEMY LAS VEGAS GOVERNING COUNCIL

4949 N Rancho Dr  
Las Vegas, NV 89130  
Saturday, February 22, 2020 10:00am

GENERAL SESSION

### PART I - PROCEDURAL

Mr. Coe

- A. Call to Order / Pledge of Allegiance
- B. Sign-In / Ascertain Quorum
- C. Approval of Agenda (February 22, 2020)
- D. [Approval of Minutes](#) (November 2, 2019)

### PART II - PUBLIC COMMENT

### PART III - BUDGET

Ms. Larsen

- A. CSP funding - should be starting soon

### PART IV - EXPLORE ACADEMY ADMINISTRATION

Ms. Larsen

- A. Facility Update - permanent site ready for year two

### PART V - GOVERNANCE COUNCIL BUSINESS

- A. [Action Item] Student Handbook Approval
- B. [Action Item] Staff Handbook Approval
- C. [Action Item] Temporary Facility Amendment Request Approval

Ms. Larsen  
Ms. Larsen  
Ms. Larsen

### PART VI - GENERAL DISCUSSION AND ADJOURNMENT

- A. Next Meeting Scheduled - TBD

NOTE: All items on the agenda are considered action items

NOTE: The Governing Council reserves the right to change the order of the agenda



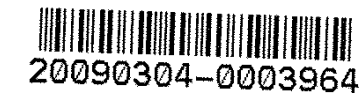
Persons wishing to address the Governance Council on other than action items must indicate such on the Public Forum Sign-Up Sheet prior to the start of the board meeting per Explore Academy Bylaws. The GC reserves the right to limit or curtail repetitive comments or other expressions that are obscene, profane, disruptive of the orderly conduct of the GC's meeting, harassing or defamatory of not in keeping with the decorum of a school board meeting which includes students or other minors.

Complaints regarding personnel matters or involving students may be redirected to appropriate administrative procedures for review and handling. You will be given three minutes to address your item. Since no action can be taken by the Board at this meeting, your item may be placed on a future agenda for further consideration.

Those desiring to comment on an action item on this agenda must indicate such on the Public Forum Sign-Up Sheet prior to the start of the board meeting. Please state your name, community or organization you represent, and the item you wish to place before the Governance Council. You will be given three minutes to address your item.

If any individual requires accommodations for attending a meeting, please provide notice one week in advance of the meeting date.





Fee: \$64.00  
N/C Fee: \$0.00  
03/04/2009 15:53:55  
T20090074683  
Requestor:  
WRIGHT CIVIL ENGINEERS INC  
Debbie Conway ANI  
Clark County Recorder Pgs: 2

# FINAL MAP OF PALISADES BUSINESS PARK

(A COMMERCIAL SUBDIVISION)  
BEING A PORTION OF GOVERNMENT LOT 3  
IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

## OWNER'S CERTIFICATE AND DEDICATION

I, RANCHO TORREY DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY,

DO HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND SHOWN UPON THE  
PLAT OF:

### PALISADES BUSINESS PARK

DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY  
OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS),  
AND PUBLIC RIGHT-OF-WAY AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC  
AND HEREBY GRANT TO THE CITY OF LAS VEGAS PUBLIC EASEMENTS AS SHOWN HEREON  
FOR THE USE OF THE PUBLIC. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS  
SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT  
AND CONVEY TO NEVADA POWER COMPANY, EMBARQ, SOUTHWEST GAS CORPORATION, THE LAS  
VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS, LAS VEGAS, INC., JOINTLY AND SEVERALLY,  
AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA  
SHOWN HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY  
BUILDING FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET  
LIGHTS, IF ANY, AND FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE  
TELEVISION LINES AND APPURTENANCES AND ABOVEGROUND ELECTRIC TRANSFORMERS, TOGETHER  
WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS  
AND TO ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT WITHIN THE AREA SHOWN  
HEREON AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING  
FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET  
LIGHTS, IF ANY, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND PUBLIC FIRE HYDRANTS,  
TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS THEREFROM.

## OWNER'S SIGNATURE

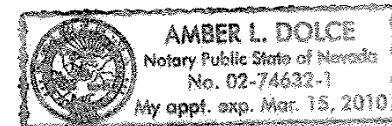
BY: Donald J. Davis 2-18-08  
DATE  
OF: RANCHO TORREY DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT

STATE OF NEVADA } SS.  
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 18, 2008  
BY: Donald J. Davis  
AS: Manager  
OF: RANCHO TORREY DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Amber L. Dolce 2-18-08  
DATE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES ON: 3-15-10  
DATE



## LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT THREE (3) IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE  
60 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

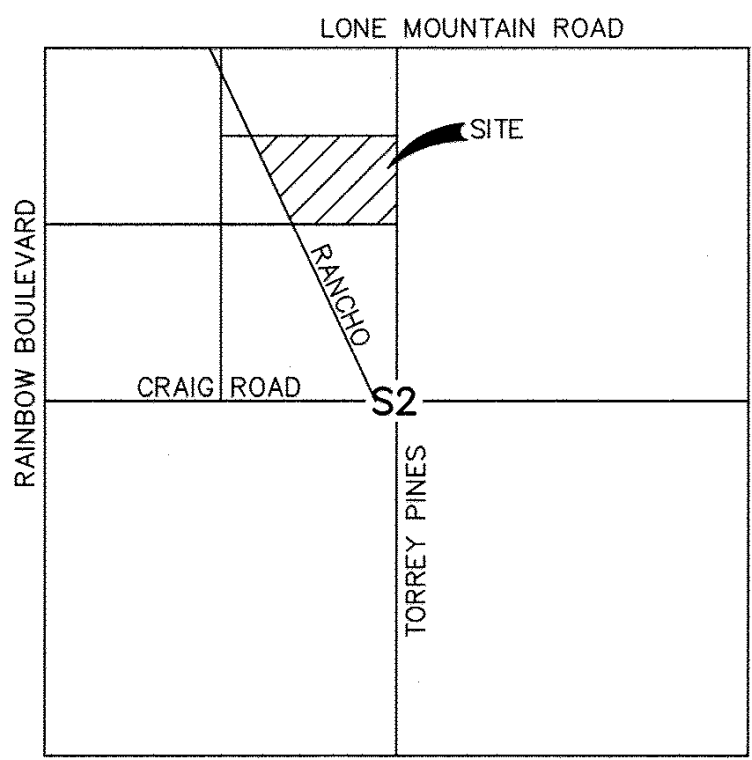
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 83°38'43"  
EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 738.50 FEET TO A  
POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 95; THENCE  
SOUTH 36°24'28" EAST ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 1324.16 FEET TO  
THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 83°43'41" EAST,  
A DISTANCE OF 600.00 FEET TO A POINT; THENCE NORTH 36°24'28" WEST, A DISTANCE OF  
205.73 FEET TO A POINT; THENCE SOUTH 83°43'41" EAST, A DISTANCE OF 409.82 FEET TO  
THE WESTERLY RIGHT-OF-WAY OF TORREY PINES DRIVE; THENCE SOUTH 00°06'01" WEST  
ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 506.40 FEET TO A POINT; THENCE DEPARTING  
SAID RIGHT-OF-WAY NORTH 36°24'28" WEST, A DISTANCE OF 79.11 FEET TO A POINT;  
THENCE NORTH 83°43'41" EAST, A DISTANCE OF 800.00 FEET TO SAID RIGHT-OF-WAY OF  
RANCHO DRIVE; THENCE NORTH 36°24'28" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE  
OF 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 279,601 S.F. (6.42 ACRES), MORE OR LESS, AS DETERMINED BY COMPUTER  
METHODS.

## DIVISION OF WATER RESOURCES

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT  
OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO  
THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: Robert Coache, P.E. 11-18-08  
DATE  
DIVISION OF WATER RESOURCES



## VICINITY MAP

S 2, T 20S, R 60E  
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

## BASIS OF BEARINGS

NORTH 36°24'28" WEST BEING THE NEVADA DEPARTMENT OF TRANSPORTATION  
(N.D.O.T.) "0" LINE FOR RANCHO DRIVE, ALSO BEING THE MONUMENTED  
CENTERLINE OF SAID RANCHO DRIVE, FROM LONE MOUNTAIN ROAD TO JONES  
BOULEVARD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED AS  
FILE 164, PAGE 20 OF SURVEYS, CLARK COUNTY OFFICIAL RECORDS.

## APPROVALS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE DESIGNATED  
EASEMENTS.

BY: Kay Woodard 2-19-08  
DATE  
NEVADA POWER COMPANY  
BY: Michael A. Emerson 2-19-08  
DATE  
EMBARQ  
BY: Robin D. Jenkins 2/11/08  
DATE  
SOUTHWEST GAS CORPORATION  
BY: Gary Long 10/6/08  
DATE  
LAS VEGAS VALLEY WATER DISTRICT  
BY: Stephen Silver 02-21-2008  
DATE  
COX COMMUNICATIONS LAS VEGAS, INC.  
BY: Chaz Edelman 11/20/08  
DATE  
CITY OF LAS VEGAS, CITY ENGINEER

## CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND  
ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE  
STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL  
MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE  
ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE  
11-18 DAY OF November, 2008.

BY: M. Margo Wheeler, AICP 11-24-08  
DATE  
DIRECTOR OF PLANNING AND DEVELOPMENT

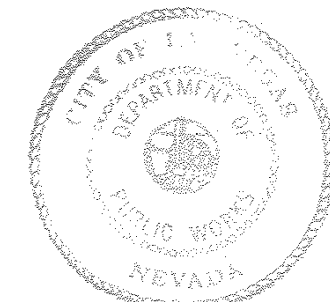
## CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I  
HAVE EXAMINED THE FINAL SUBDIVISION MAP OF **PALISADES BUSINESS PARK**,  
AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO  
GUARANTEE THEIR SETTING ON OR BEFORE 12-15 DAY OF September, 2009

BY: Alan Riekk  
ALAN R. RIEKKI, P.L.S. NO. 12469  
CITY SURVEYOR  
CITY OF LAS VEGAS

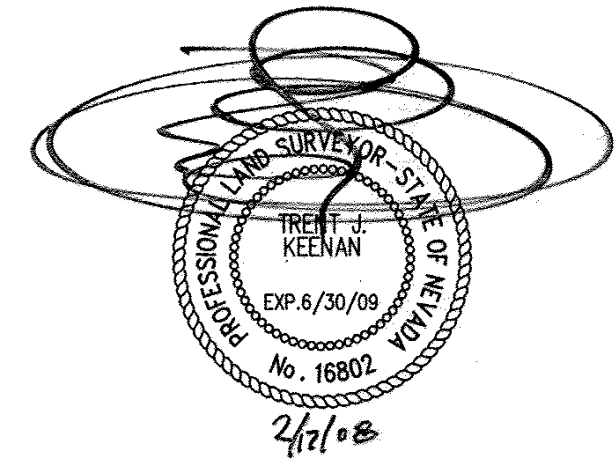
1/23/09  
DATE



## SURVEYOR'S CERTIFICATE

I, TRENT J. KEENAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,  
ACTING AS AN AGENT FOR WRIGHT CIVIL ENGINEERS, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT  
SUPERVISION AT THE INSTANCE OF: RANCHO TORREY DEVELOPMENT, LLC, A NEVADA  
LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS  
COMPLETED ON OCTOBER 30, 2006.
3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES OF THIS STATE AND ANY LOCAL  
ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL  
APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY  
THE POSITIONS INDICATED BY 4-12-2008 AND AN APPROPRIATE  
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION  
TO ENSURE THE INSTALLATION OF THE MONUMENTS.



TRENT J. KEENAN, PLS  
NEVADA CERTIFICATE NO. 16802

## DISTRICT BOARD OF HEALTH

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL  
CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY  
FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A  
COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: Daniel L. Rubino 10-30-08  
DATE  
SOUTHERN NEVADA HEALTH DISTRICT

## LAS VEGAS VALLEY WATER DISTRICT NOTE

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER  
COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT/BLOCK	ACRE-FEET/YEAR
1	1

## RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED  
BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE INDEX. NRS 278.5695

FINAL MAP OF PALISADES BUSINESS PARK (A COMMERCIAL SUBDIVISION) BEING A PORTION OF GOVERNMENT LOT 3 IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		No. <u>3964</u> FILED AT THE REQUEST OF: WRIGHT CIVIL ENGINEERS, INC. DATE: <u>3-04-09</u> AT <u>15:53</u> BOOK: <u>141</u> PAGE: <u>051</u> OF: PLATS OFFICIAL RECORDS BOOK No. <u>20090304</u> CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE: <u>164</u> DEPUTY <u>ANI</u>
DRAWN BY: LMW ON 03/23/07 CHECKED BY: JRP/IAP/TKB ON 03/26/07 JOB NUMBER: CNO6120B SCALE: 1" = N/A	<b>WRIGHT</b> one source LAS VEGAS • RENO • PHOENIX • SACRAMENTO	7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 p 702.933.7000 f 702.254.0151 800.933.7611 WRIGHTENGINEERS.COM
PAGE 1 OF 2		

141 - 051



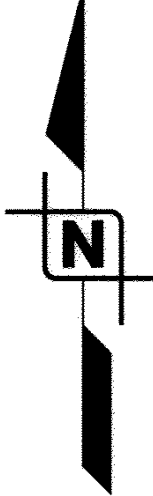
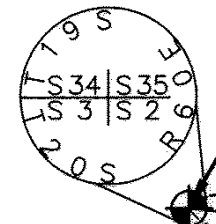
# FINAL MAP OF PALISADES BUSINESS PARK

BEING A PORTION OF GOVERNMENT LOT 3  
IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST,  
M.D.M., CITY OF LAS VEGAS, NEVADA

FOUND 1.5" ALUMINUM-CAP  
STAMPED "PLS 5094"

FOUND 2" ALUMINUM-CAP  
STAMPED "PLS 12469"

FOUND 2" BRASS-CAP  
IN MONUMENT-WELL  
STAMPED "PLS 4541"



80 0 40 80 160  
1 inch = 80 ft.

## LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- CENTERLINE
- RIGHT-OF-WAY
- PLSS QUARTER-SECTION LINE
- EASEMENT LINES
- TIE/RADIAL LINE
- PLSS SIXTEENTH-SECTION LINE
- ADJACENT PROPERTY
- FOUND MONUMENT AS NOTED
- CALCULATED POINT
- SET TYPE III WITH REFERENCES MONUMENTS, STAMPED "PLS 16802"
- S.F. SQUARE FEET
- B.O.B. BASIS OF BEARINGS

- FOUND 1.5" ALUMINUM-CAP STAMPED "PLS 8488" ON RIGHT OF WAY 3.38' NORTHWEST OF PROPERTY LINE
- FOUND DISTURBED REBAR SHOT AT BASE 0.19' NORTHWEST OF PROPERTY LINE INTERSECTION (NOT ACCEPTED)
- FOUND 1.5" ALUMINUM-CAP STAMPED "PLS 8421"
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- FOUND 1.5" ALUMINUM-CAP STAMPED "PLS 7466" ON RIGHT-OF-WAY, 4.30' NORTHWEST OF CORNER
- INTENTIONALLY OMITTED
- NORTH SIXTEENTH LINE AS SHOWN AND ACCEPTED ON THAT CERTAIN RECORD OF SURVEY FILE 164 PAGE 20, ON FILE IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA.

## NOTES

- ON-SITE SEWER IS IN A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE CC&R'S OF THIS COMMERCIAL SUBDIVISION.
- ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTERSITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
- ALL SITES WITHIN THIS SUBDIVISION SHALL HAVE PERPETUAL COMMON ACCESS TO ALL DRIVEWAYS CONNECTING THIS SITE TO THE ADJUTING STREETS.

MATCHLINE 1

FOUND 1.5" ALUMINUM-CAP  
STAMPED "PLS 5094"

FOUND 2" ALUMINUM-CAP  
STAMPED "PLS 8421"

FOUND 2" ALUMINUM-CAP  
STAMPED "PLS 12469"

FOUND 2" ALUMINUM-CAP  
STAMPED "PLS 12469"

FOUND 2" BRASS-CAP  
IN MONUMENT-WELL  
STAMPED "PLS 5094"

FOUND 2" ALUMINUM-CAP  
ILLEGIBLE

JONES BLVD.

KRAFT AVENUE

TORREY PINES DRIVE

HILL HAVEN AVENUE

TORREY PINES DRIVE

CRAIG ROAD

ALEXANDER RD.

## REFERENCES

1:	PARCEL MAPS	FILE: 35	PAGE: 37
2:	PARCEL MAPS	FILE: 53	PAGE: 88
3:	PARCEL MAPS	FILE: 63	PAGE: 88
4:	PARCEL MAPS	FILE: 99	PAGE: 42
5:	PARCEL MAPS	FILE: 109	PAGE: 12
6:	PARCEL MAPS	FILE: 111	PAGE: 12
7:	PLATS	BOOK: 47	PAGE: 92
8:	PLATS	BOOK: 67	PAGE: 50
9:	PLATS	BOOK: 105	PAGE: 58
10:	PLATS	BOOK: 120	PAGE: 12
11:	PLATS	BOOK: 123	PAGE: 12
12:	PLATS	BOOK: 131	PAGE: 58
13:	SURVEYS	FILE: 1	PAGE: 46
14:	SURVEYS	FILE: 5	PAGE: 11
15:	SURVEYS	FILE: 6	PAGE: 33
16:	SURVEYS	FILE: 7	PAGE: 75
17:	SURVEYS	FILE: 13	PAGE: 52
18:	SURVEYS	FILE: 16	PAGE: 82
19:	SURVEYS	FILE: 56	PAGE: 18
20:	SURVEYS	FILE: 70	PAGE: 83
21:	SURVEYS	FILE: 74	PAGE: 23
22:	SURVEYS	FILE: 75	PAGE: 88
23:	SURVEYS	FILE: 96	PAGE: 09
24:	SURVEYS	FILE: 121	PAGE: 06
25:	SURVEYS	FILE: 123	PAGE: 56
26:	SURVEYS	FILE: 146	PAGE: 55
27:	SURVEYS	FILE: 150	PAGE: 08
28:	SURVEYS	FILE: 151	PAGE: 01
29:	SURVEYS	FILE: 151	PAGE: 84
30:	SURVEYS	FILE: 153	PAGE: 6
31:	SURVEYS	FILE: 154	PAGE: 43
32:	SURVEYS	FILE: 156	PAGE: 93
33:	SURVEYS	FILE: 164	PAGE: 20 (B.O.B.)
34:	GLO RECTANGULAR PLAT	APPROVED ON APRIL 8, 1882	

DRAWN BY:  
LMW ON 03/23/07  
CHECKED BY:  
JRP /AP/TKB ON 03/26/07  
JOB NUMBER: CN061208  
SCALE: 1" = 80'  
PAGE 2 OF 2

**WRIGHT**  
one source  
LAS VEGAS BRINNE PHOENIX SACRAMENTO

7425 PEAK DRIVE LAS VEGAS, NEVADA 89128  
P 702.833.7000 F 702.266.0151 800.833.7611  
WRIGHTENGINEERS.COM

141-051



NOTES

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(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0

100

200

400

600

800

MAP LEGEND

—

PARCEL BOUNDARY

—

SUB BOUNDARY

—

PM/LD BOUNDARY

—

ROAD EASEMENT

—

MATCH / LEADER LINE

—

HISTORIC LOT LINE

—

HISTORIC SUB BOUNDARY

—

HISTORIC PM/LD BOUNDARY

—

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

BOOK

T20S R60E

099

100

101

126

125

124

137

138

139

164

163

162

Scale: 1" = 200'

SEC.

2

6

5

4

3

2

1

7

8

9

10

11

12

18

17

16

15

14

13

19

20

21

22

23

24

30

29

28

27

26

25

31

32

33

34

35

36

Rev: 1/8/2019

MAP

N 2 NW 4

8

4

8

4

5

1

5

1

6

2

6

2

7

3

7

3

8

4

8

4

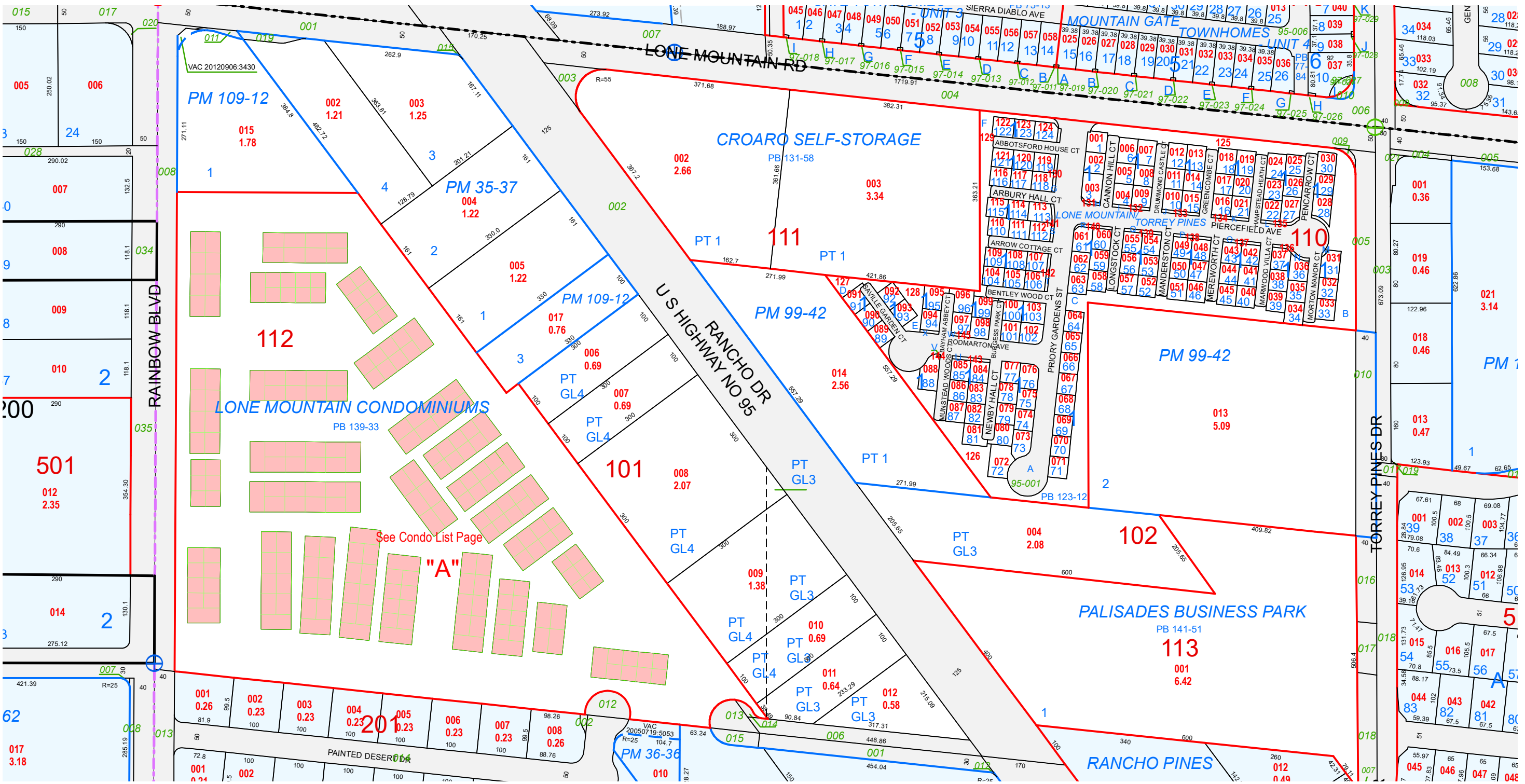
5

1

5

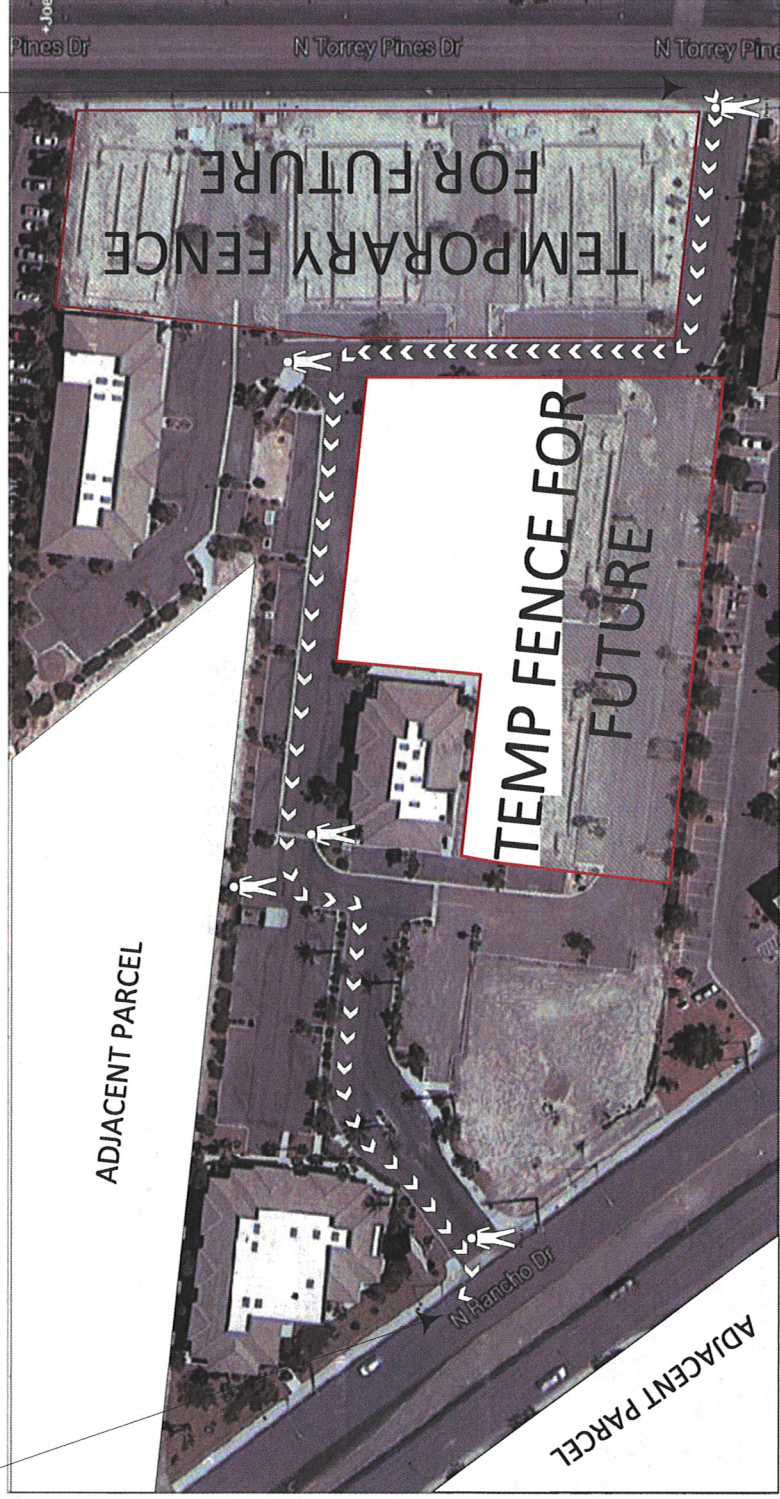
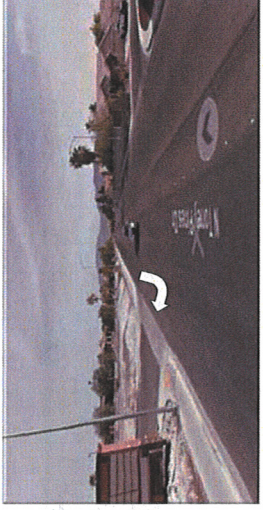
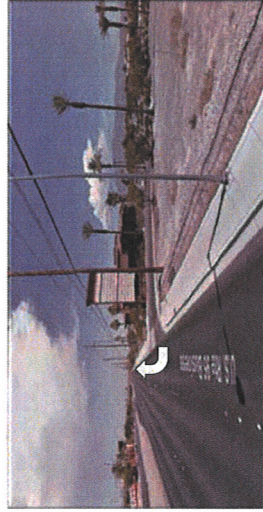
1

138-02-1





# PICKUP AND DROP OFF PLAN



AS001 Phase I - Pickup and Drop Off Plan

**SUP-58561 and SDR-58562 - REVISED**





A.P. N.: 138-02-113-001  
R.P.T.T.: \$16,830.00

Escrow #15-05-0886-KR

Mail tax bill to and  
When recorded mail to:  
Tower Distribution Center LLC, a Nevada limited liability  
company  
RR3 A-0  
Provo, UT 84604

Inst #: 20150714-0001398

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$16830.00 Ex: #

07/14/2015 10:58:18 AM

Receipt #: 2493300

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

## **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH**, That **1 Black LLC, a Nevada limited liability company**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Tower Distribution Center LLC, a Nevada limited liability company**, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS:  
4624-4660 N. Rancho Drive, Las Vegas, NV 89130

### **SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



IN WITNESS WHEREOF, this instrument has been executed this 10 day of July, 2015.

1 Black LLC, a Nevada limited liability company

By: [Signature]  
Lavar Winsor, Manager  
Lavar Winsor, Manager

State of NEVADA }  
County of Clark } ss:

This instrument was acknowledged before me on July 10, 2015  
by Lavar Winsor as Manager of 1 Black LLC, a Nevada limited liability company

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4/11/2019

Sheila R. Sneed  
No. 07-2885-1  
Exp. Apr. 11, 2019





**EXHIBIT "A"**

LOT ONE (1) OF FINAL MAP OF PALISADES BUSINESS PARK, AS SHOWN BY  
MAP THEREOF ON FILE IN BOOK 141, OF PLATS, PAGE 51, IN THE OFFICE  
OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S COPY



**State of Nevada  
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 138-02-113-001  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land      b. ☐ Sgl. Fam. Residence  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg.      f. ☒ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE  
ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \$3,300,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
c. Transfer Tax Value: \$3,300,000.00  
d. Real Property Transfer Tax Due \$16,830.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: GRANTOR/SELLER

Signature: \_\_\_\_\_ Capacity: GRANTEE/BUYER

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: 1 Black LLC, a Nevada limited liability company

Print Name: Tower Distribution Center LLC, a Nevada limited liability company

Address: 7495 West Azure

Address: RR3 A-0

City: LAS VEGAS

City: Provo

State: NV Zip: 89130

State: UT Zip: 84604

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Nevada Title Company Esc. #: 15-05-0886-KR  
Address: 3993 Howard Hughes Parkway, Suite 120  
City: Las Vegas State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

**CONDOMINIUM UNIT**

- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

**SCALE: 1" = 200'**

**Rev: 1/8/2019**

**138-02-1**

**N 2 NW 4**

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36

**099-100-10110**

**126 125 12412**

**137 138 13914**

**164-163-16216**

**Scale: 1" = 200'**

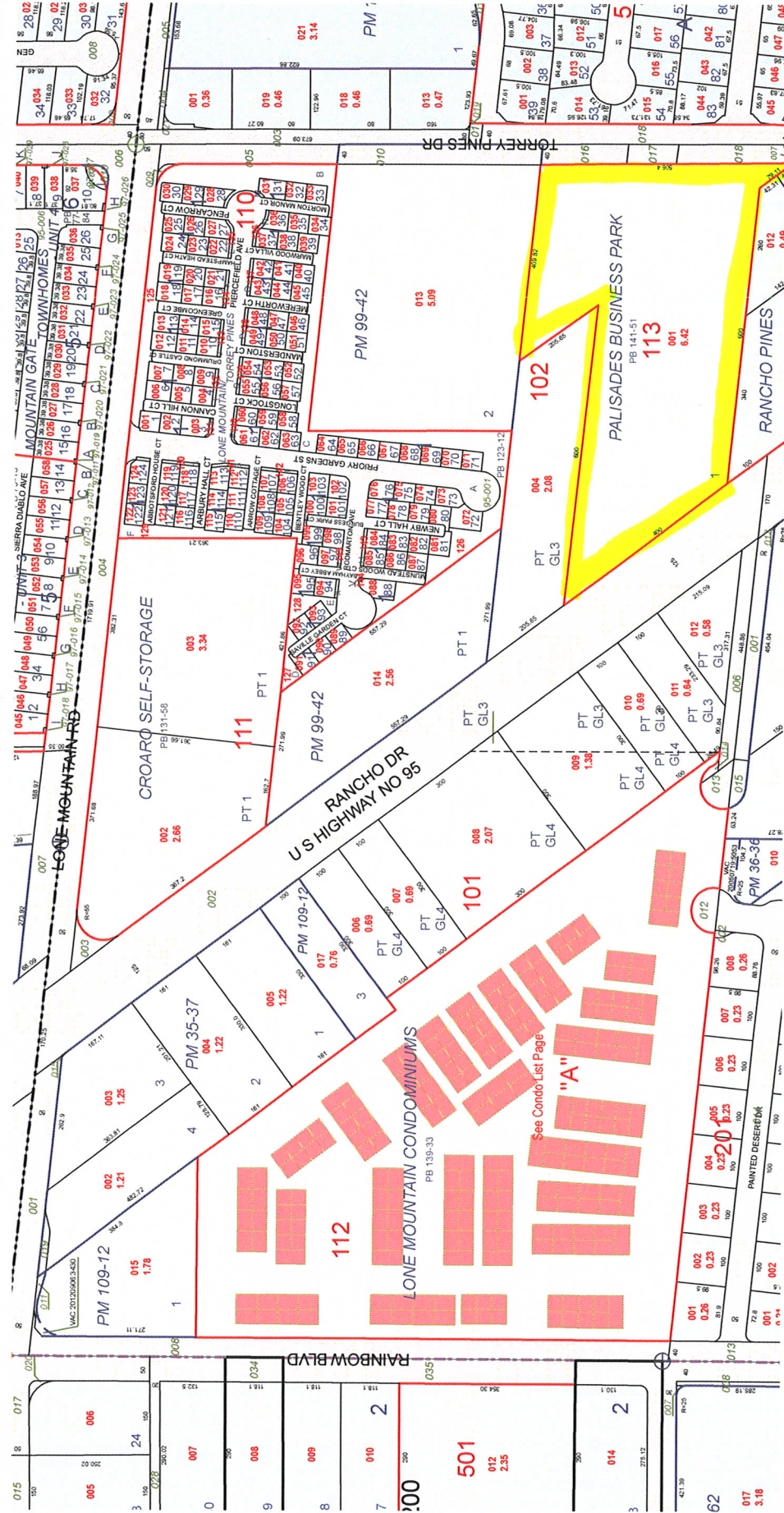
**Rev: 1/8/2019**

**NOTES**

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 SHEET WHEN MAP REDUCED FROM 11x17 ORIGINAL







**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY

BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

May 13, 2015

Mr. Brian Buckwalter  
Tower Distribution Center, LLC  
747 Tiffany Bend Court  
Las Vegas, Nevada 89123

***RE: SUP-58561 [PRJ-58523] - SPECIAL USE PERMIT RELATED TO SDR-58562  
PLANNING COMMISSION MEETING OF MAY 12, 2015***

Dear Applicant:

Your request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE at 4624-4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-58523], was considered by the Planning Commission on May 12, 2015.

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

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public School, Primary use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-58562) shall be required, if approved.
3. Conformance to the approved conditions for General Plan Amendment (GPA-16503), Rezoning (ZON-16504) and Site Development Plan Review (SDR-16503).
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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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 702.474.7463

TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

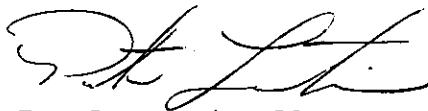


May 13, 2015

7. 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 **May 12, 2015** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 26, 2015**. 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,



Peter Lowenstein, AICP  
Planning Section Manager  
Case Planning Division

PL:nl

cc:

Mr. Joe Morgan  
Sustain Builders LLC  
4660 Sky Pointe Dr. Ste. 140-487  
Las Vegas, Nevada 89131