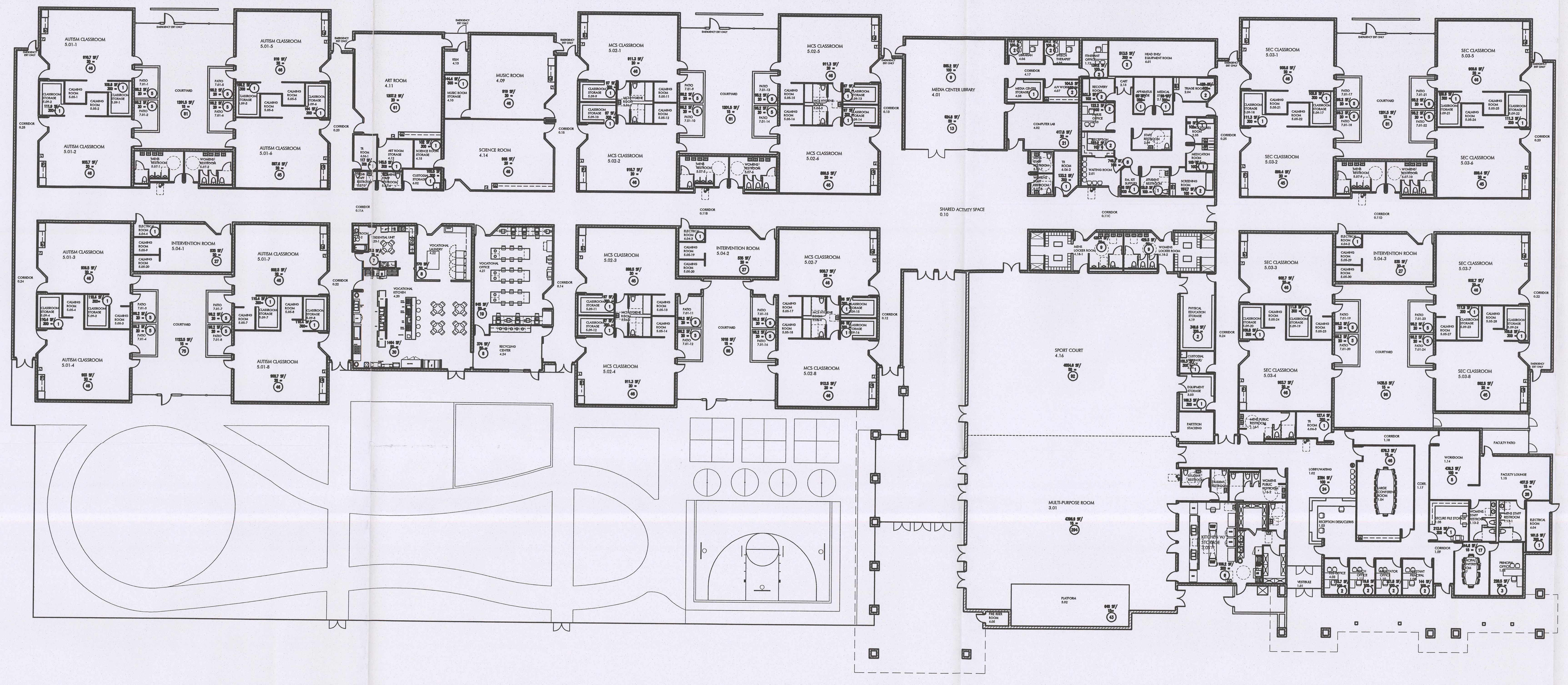

FLOOR PLAN

Scale: 3/64" = 1'-0"

2795 SF/ 7 = (399)	ROOM AREA (SQUARE FEET)/ AREA PER OCCUPANT (PER I.B.C.) = ROOM OCCUPANT LOAD PER I.B.C.

TOTAL BUILDING OCCUPANCY PER I.B.C.
2,711 OCCUPANTS

0 30 60 90

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO.	00000
CCSD REVIEW	
APPROVED BY	
DATE	

DATE	JUNE 21, 2011
DRAWN BY	
CHECKED BY	
SUBMITTAL	SCHEMATIC DESIGN
A/E PROJECT NO.	11905.00

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CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

DRAWING TITLE
FLOOR PLAN

SHEET NO.
A1.01

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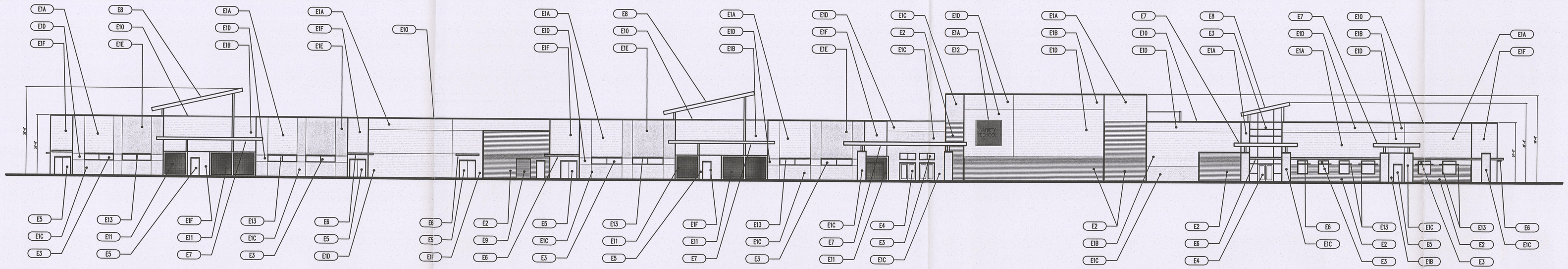
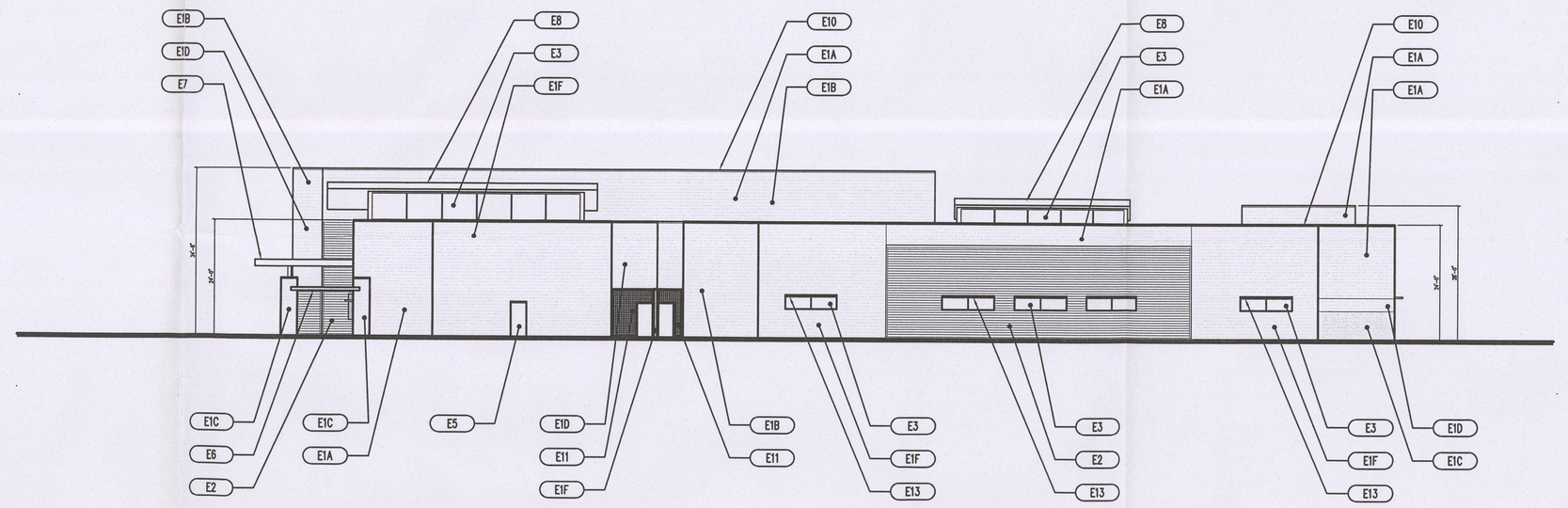


SOUTH ELEVATION

Scale: 3/64" = 1'-0"



EAST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
E6	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH METAL DECK INFILL COLOR: MEDIUM GRAY
E7	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH PERFORATED METAL INFILL COLOR: CHARCOAL GRAY

	DESCRIPTION
E8	STANDING SEAM METAL ROOF - METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
E11	PAINTED METAL FENCE - TUBE STEEL FRAME WITH PERFORATED METAL INFILL FRAME COLOR: SILVER GRAY INFILL COLOR: CHARCOAL GRAY
E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO.
CCSD BLDG #
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DATE

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A/E PROJECT NO. 11905.00

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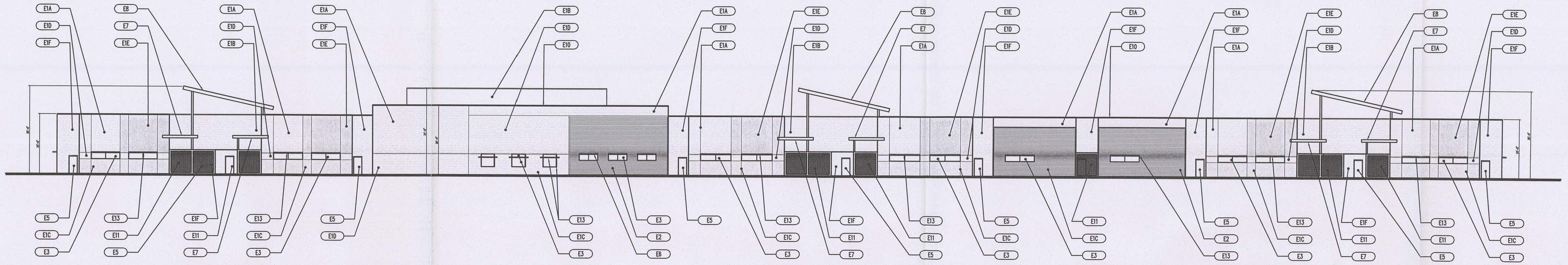
PROJECT
VARIETY SCHOOL

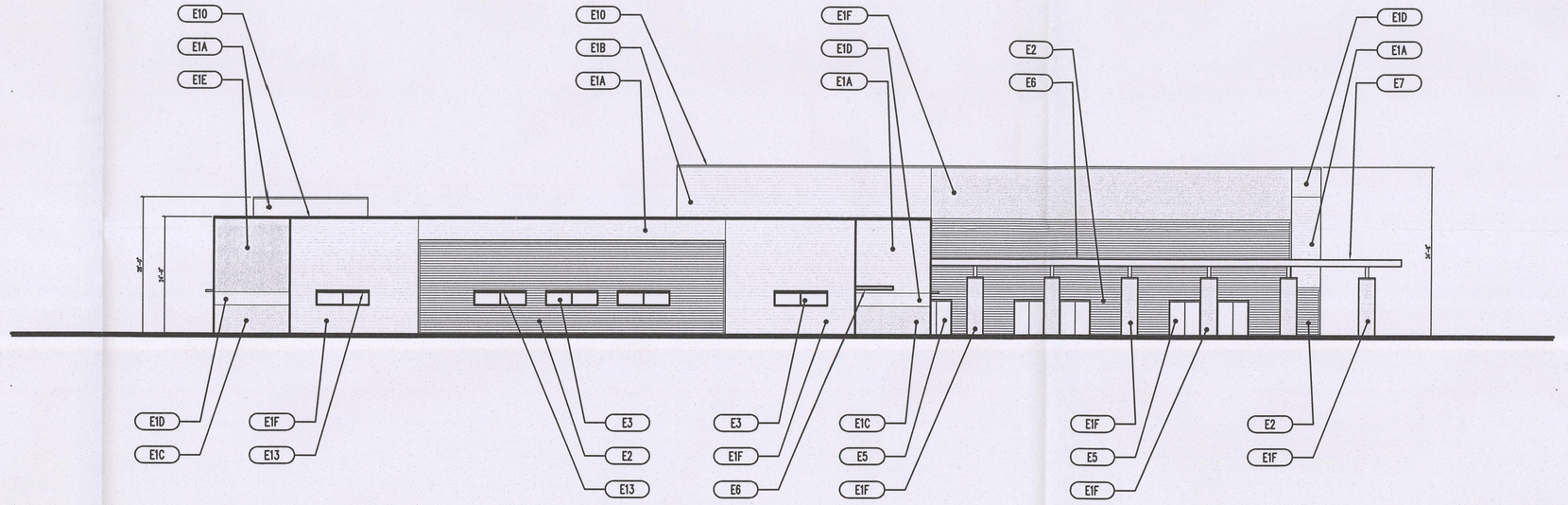
DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.01
SDR-42251



NORTH ELEVATION

Scale: 3/64" = 1'-0"



WEST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINSH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
E6	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH METAL DECK INFILL COLOR: MEDIUM GRAY
E7	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH PERFORATED METAL INFILL COLOR: CHARCOAL GRAY

	DESCRIPTION
E8	STANDING SEAM METAL ROOF - METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
E11	PAINTED METAL FENCE - TUBE STEEL FRAME WITH PERFORATED METAL INFILL FRAME COLOR: SILVER GRAY INFILL COLOR: CHARCOAL GRAY
E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO. 00000
CCSD REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
DRAWN BY
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SUBMITTAL SCHEMATIC DESIGN
A/E PROJECT NO. 11905.00

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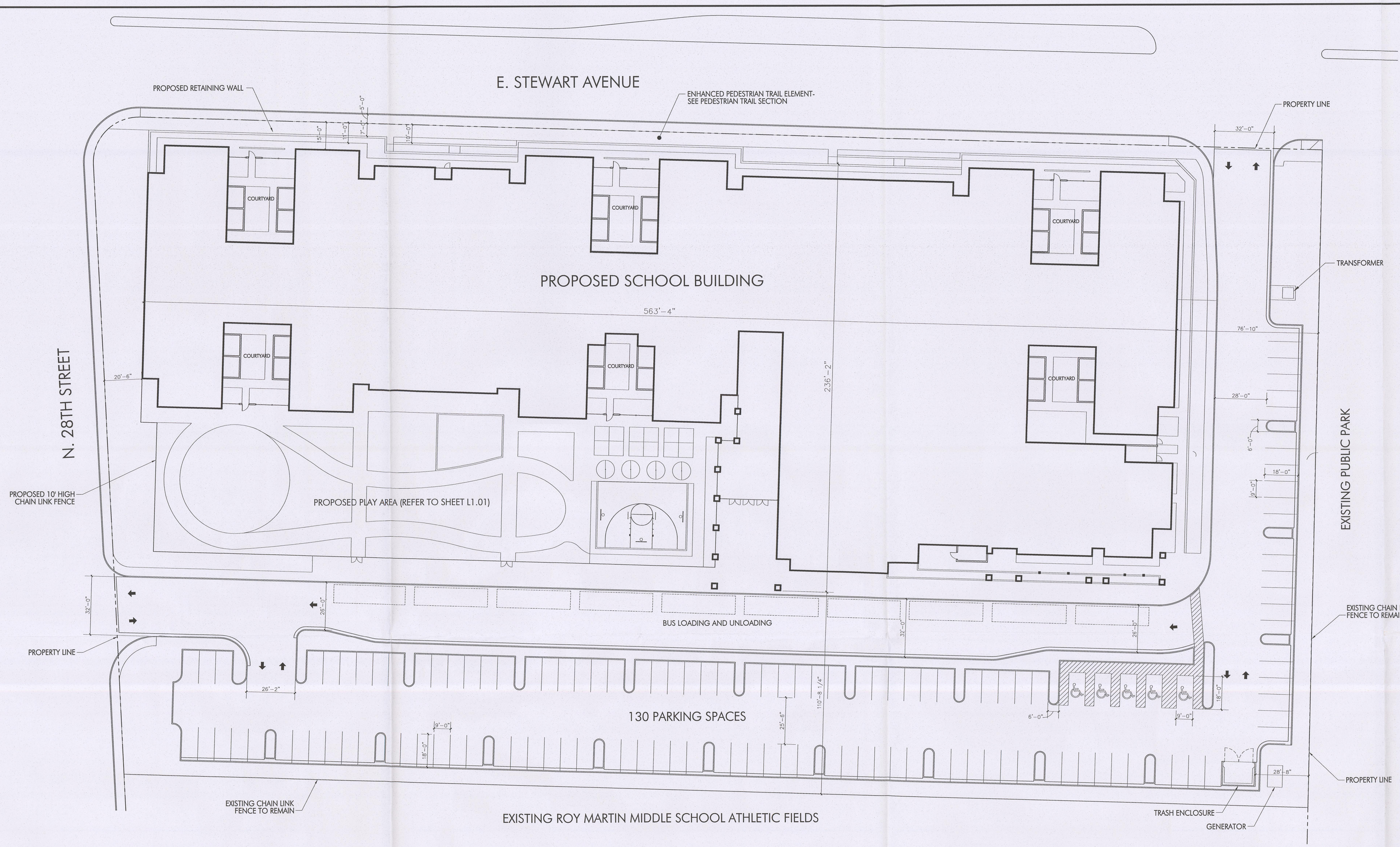
PROJECT VARIETY SCHOOL
4170 McLEOD DRIVE

DRAWING TITLE EXTERIOR ELEVATIONS

SHEET NO.
A6.02
SDR 42251



ARCHITECTURAL SITE PLAN

Scale: 1" = 30'-0"

PROPERTY OWNER

SCHOOL BOARD OF TRUSTEES
4170 MCLEOD DRIVE
LAS VEGAS, NV 89121

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

APN # :	(A PORTION OF)139-36-303-001
CURRENT ZONING :	C-V
PROPOSED ZONING :	C-V
LOT AREA (GROSS) :	11.70 ACRES (509,652 SQ. FT.)
LOT AREA (NET) :	5.46 ACRES (237,838 SQ.FT.)
LOT COVERAGE (NET) :	33.4%
FLOOR AREA RATIO (NET) :	1 : 2.99

BUILDING ANALYSIS

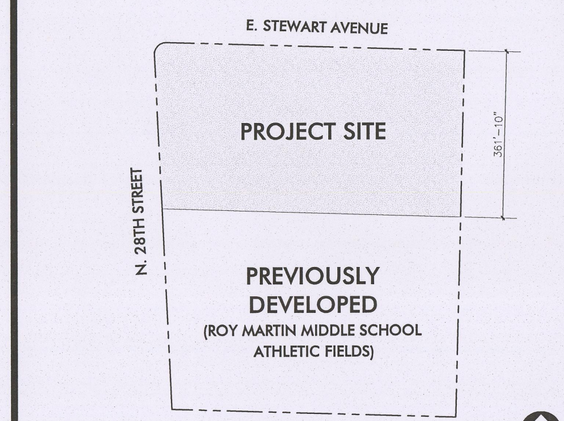
PROPOSED SPECIAL EDUCATION SCHOOL :	79,513
TOTAL SQUARE FOOTAGE :	79,513

PARKING ANALYSIS

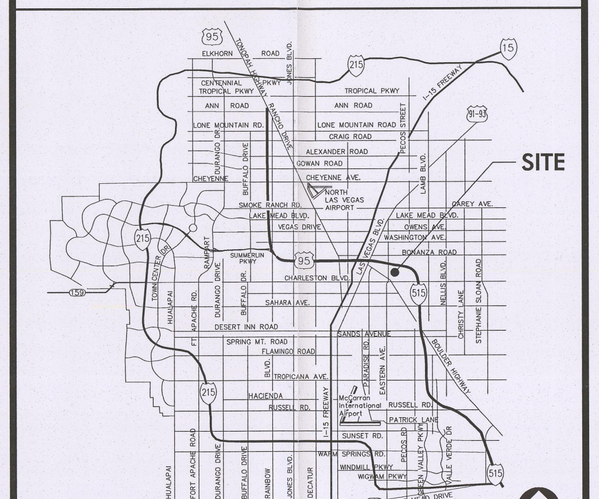
CITY OF LAS VEGAS PARKING REQUIREMENTS :	
PUBLIC OR PRIVATE SCHOOL, PRIMARY :	
3 SPACES PER CLASSROOM	96 SPACES
TOTAL REQUIRED PARKING :	96 SPACES
PARKING PROVIDED :	
TOTAL PARKING PROVIDED :	130 SPACES

PARCEL KEY PLAN

PARCEL #139-36-303-001:

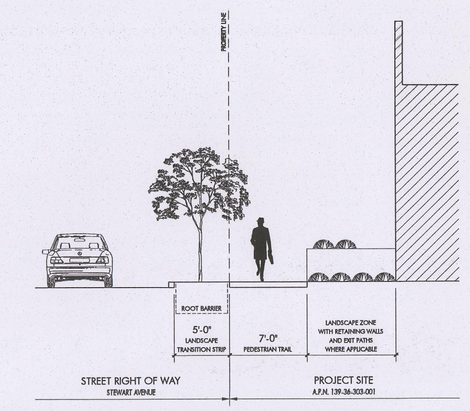


VICINITY MAP - LAS VEGAS



REVISIONS

REV	DESCRIPTION	DATE	BY



PEDESTRIAN TRAIL SECTION

N.T.S.

SCALE:

CCSD PROJECT NO.
CCSD BUDGET NO.
CCSD REVIEW
APPROVED BY
DATE

DATE: JUNE 21, 2011
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K.K. PROJECT NO. 11905.00

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4170 MCLEOD DRIVE LAS VEGAS, NEVADA 89121

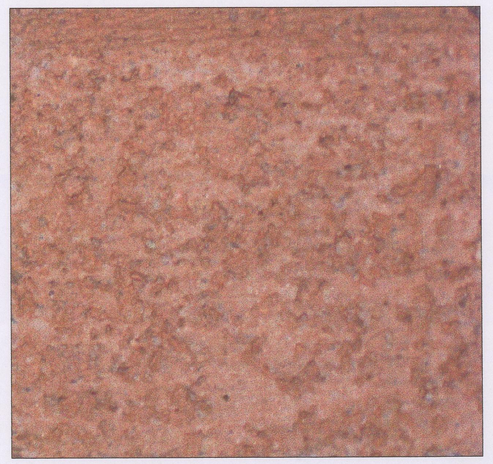
PROJECT: VARIETY SCHOOL

DRAWING TITLE: ARCHITECTURAL SITE PLAN

SHEET NO.

AS1.01

SDR 42051



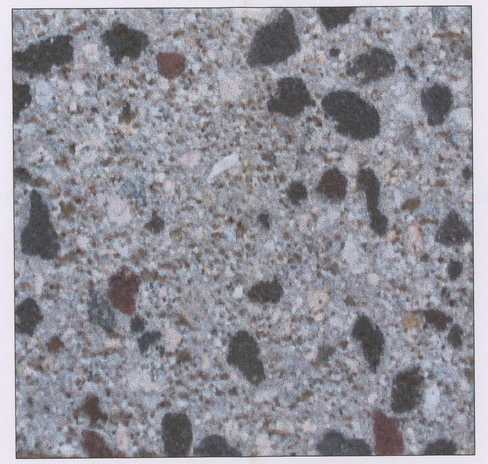
E1A - C.M.U.
COLOR: ORANGE
FINISH: SMOOTH FACE

E1B - C.M.U.
COLOR: BLACK
FINISH: SMOOTH FACE

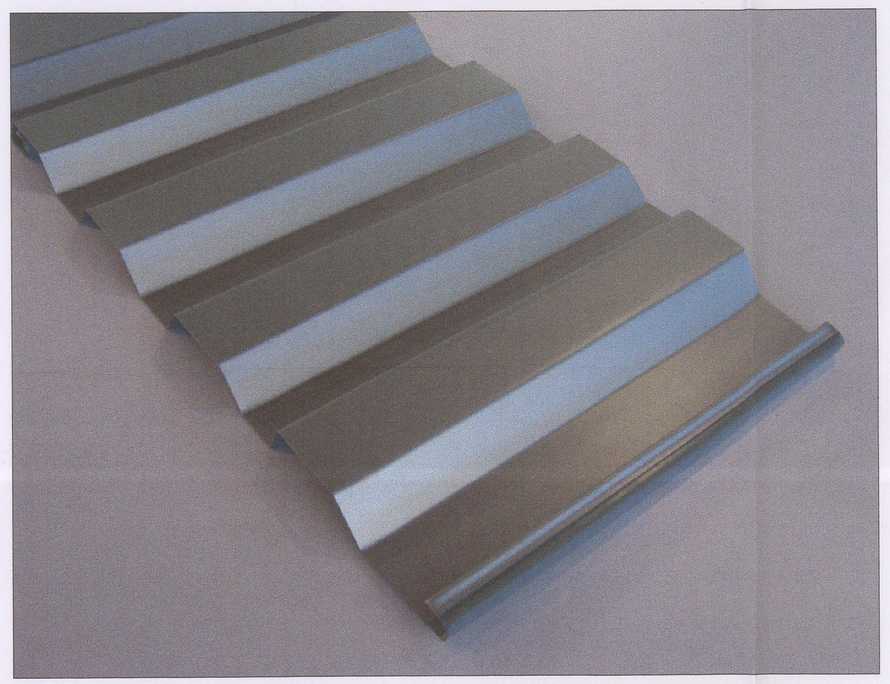
E1C - C.M.U.
COLOR: BLACK
FINISH: SPLIT FACE

E1D - C.M.U.
COLOR: WHITE
FINISH: SMOOTH FACE

E1E - C.M.U.
COLOR: WHITE
FINISH: COMBED FACE



E1F - C.M.U.
COLOR: GRAY
FINISH: HONED FACE



E2 - METAL PANELS
MATERIAL SAMPLE

E2 - METAL PANELS
SAMPLE INSTALLATION

E3 - GLAZING

E8 - STANDING SEAM METAL ROOF

ELEVATION NOTES

ID	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

ID	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
E6	PAINTED METAL CANOPY – TUBE STEEL FRAME WITH METAL DECK INFILL COLOR: MEDIUM GRAY
E7	PAINTED METAL CANOPY – TUBE STEEL FRAME WITH PERFORATED METAL INFILL COLOR: CHARCOAL GRAY

ID	DESCRIPTION
E8	STANDING SEAM METAL ROOF – METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
E11	PAINTED METAL FENCE – TUBE STEEL FRAME WITH PERFORATED METAL INFILL FRAME COLOR: SILVER GRAY INFILL COLOR: CHARCOAL GRAY
E12	DECORATIVE SIGNAGE – TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

PAINTED METAL SURFACES:

SILVER GRAY

MEDIUM GRAY

CHARCOAL GRAY

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JUN 23 2011

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO. 00000
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DATE

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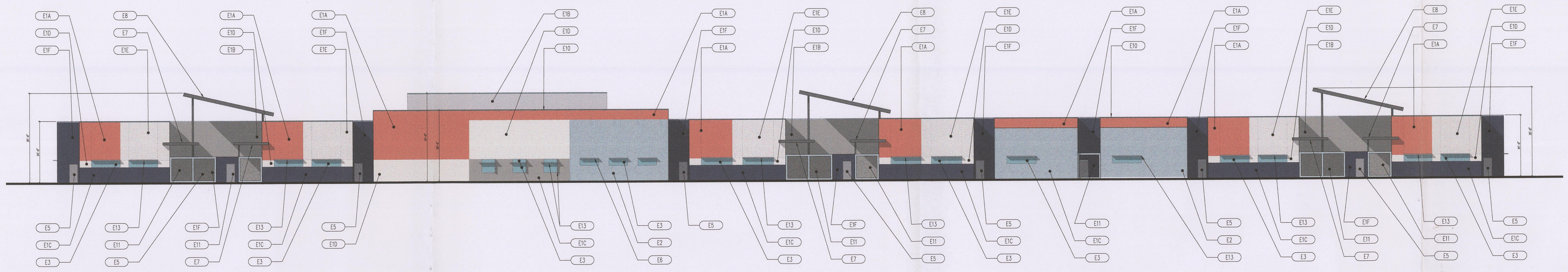
DESIGN MANAGEMENT / PLANNING AND DESIGN
LAS VEGAS, NEVADA 89121
4170 McLEOD DRIVE

PROJECT
VARIETY SCHOOL

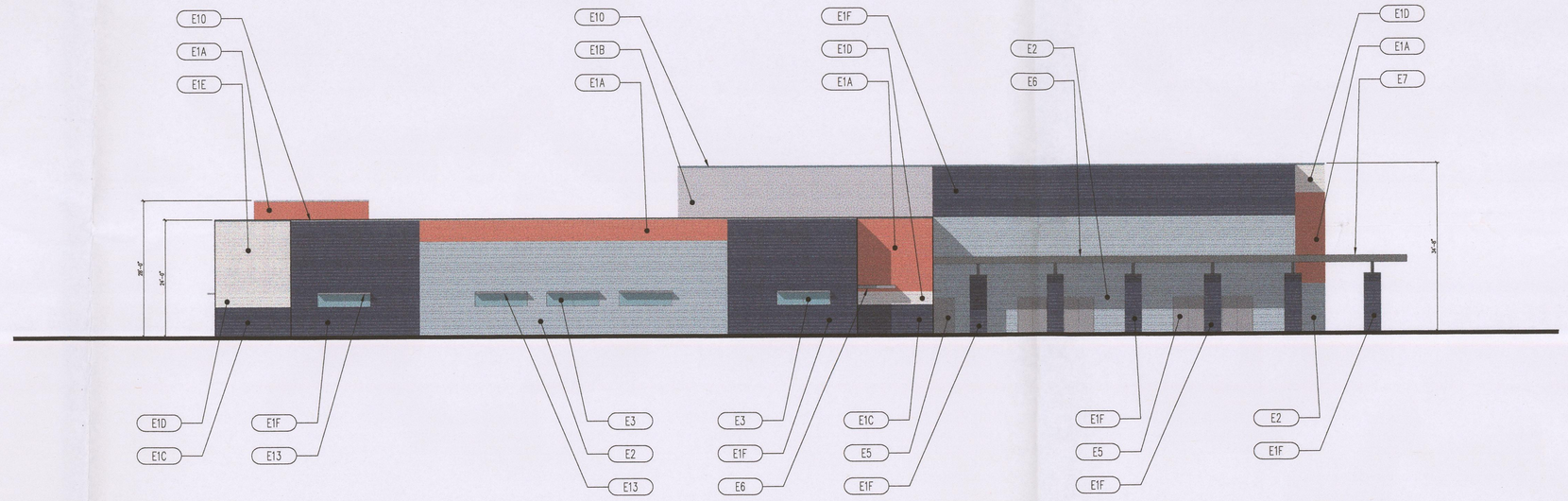
DRAWING TITLE
COLOR AND MATERIALS

SHEET NO.
A6.03



NORTH ELEVATION

Scale: 3/64" = 1'-0"



WEST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

ef	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

ef	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
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ef	DESCRIPTION
E8	STANDING SEAM METAL ROOF - METALLIC FINISH COLOR: CHAMPAGNE GOLD
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E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
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E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

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REVISIONS

REV	DESCRIPTION	DATE	BY

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DATE

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KA PROJECT NO. 11060300

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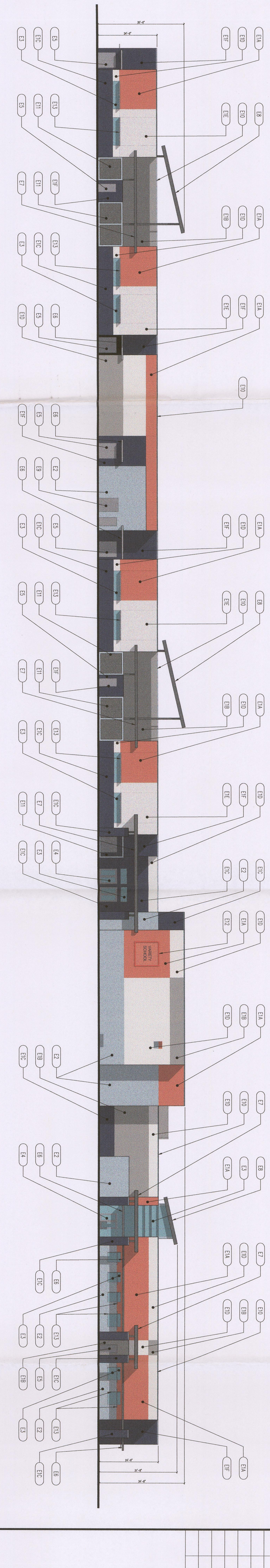
PROJECT
VARIETY SCHOOL
4170 McLEOD DRIVE

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.02

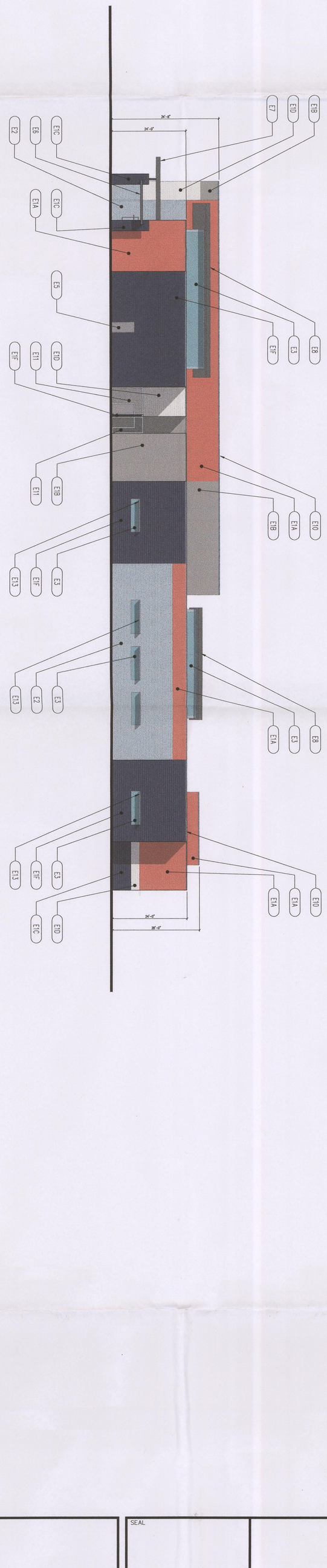
SOUTH ELEVATION

Scale: 3/64" = 1'-0"



EAST ELEVATION

Scale: 3/64" = 1'-0"



ELEVATION NOTES

E#	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
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E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
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E#	DESCRIPTION
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E#	DESCRIPTION
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E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

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SEAL

SHEET NO.
A6.01

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

DRAWING TITLE
EXTERIOR ELEVATIONS

CCSD PROJECT NO.
00000
CCSD REVIEW
APPROVED BY
DATE

DATE
JUNE 21, 2011
DRAWN BY
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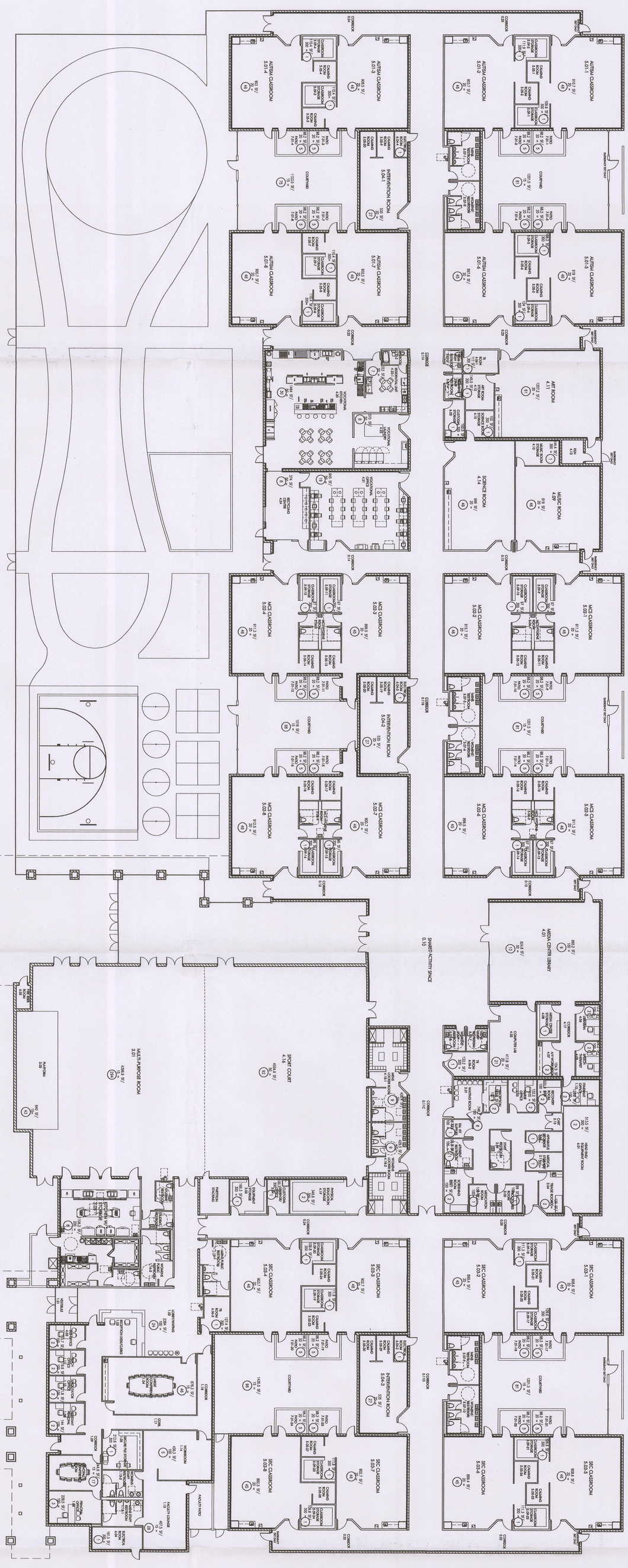
SUBMITTAL
SCHEMATIC DESIGN
A/E PROJECT NO.
11905.00

REVISIONS

REV	DESCRIPTION	DATE	BY

FLOOR PLAN

Scale: 3/64" = 1'-0"



ROOM AREA (SQUARE FEET)/ AREA PER OCCUPANT (PER I.B.C.) = ROOM OCCUPANT LOAD PER I.B.C.	2795 SF/ 7 = (399)

TOTAL BUILDING OCCUPANCY PER I.B.C.
2,711 OCCUPANTS

0 30 60 90

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SEAL

REVISIONS

REV.	DESCRIPTION	DATE	BY

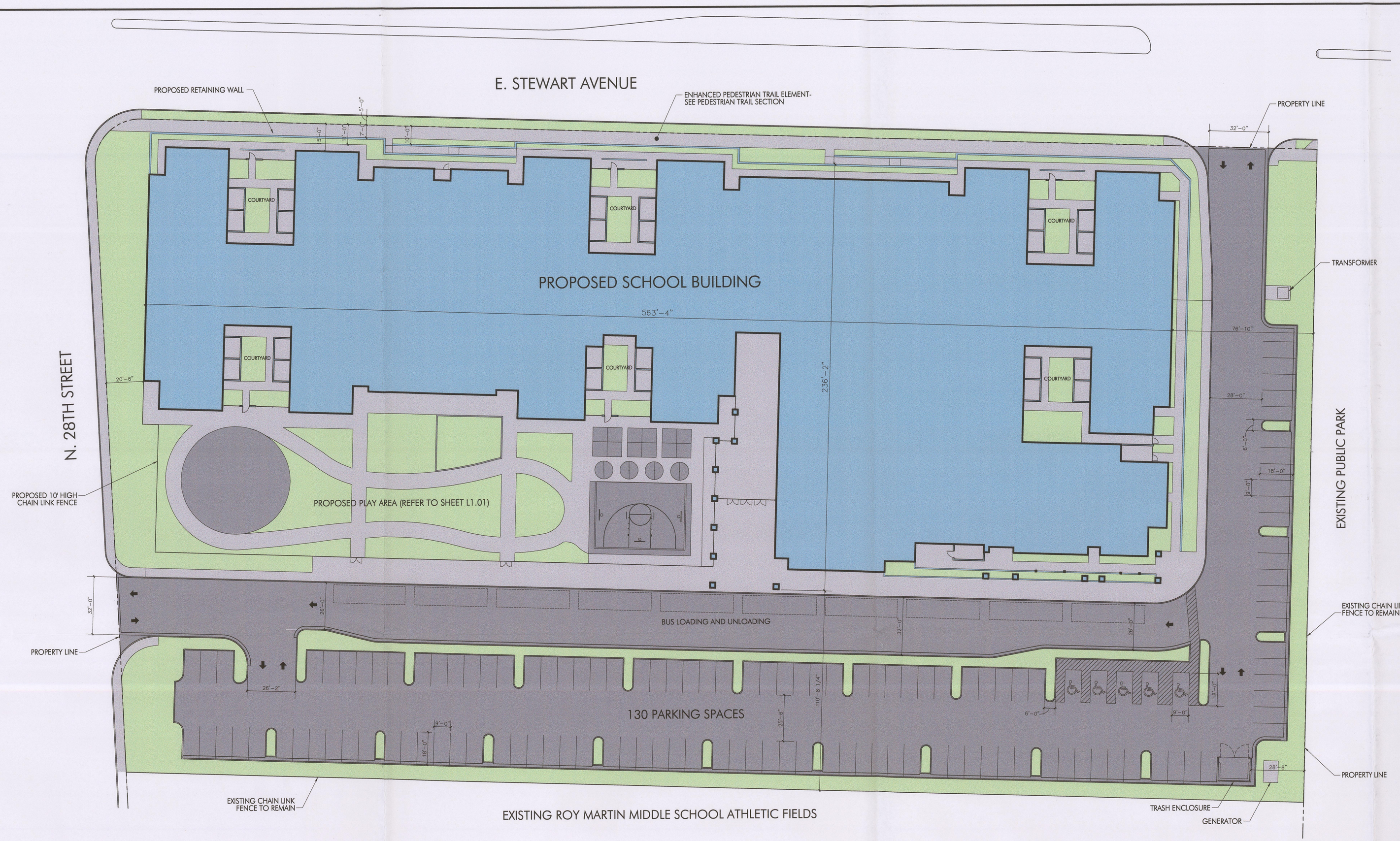
SHEET NO. **A1.01**

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

DRAWING TITLE
FLOOR PLAN

CCSD PROJECT NO.	00000
CCSD REVIEW	
APPROVED BY	
DATE	
DATE	JUNE 21, 2011
DRAWN BY	
CHECKED BY	
SUBMITTAL	SCHEMATIC DESIGN
A/E PROJECT NO.	11905.00



ARCHITECTURAL SITE PLAN

Scale: 1" = 30'-0"

PROPERTY OWNER

SCHOOL BOARD OF TRUSTEES
4170 MCLEOD DRIVE
LAS VEGAS, NV 89121

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148

SITE ANALYSIS

APN # :	(A PORTION OF)139-36-303-001
CURRENT ZONING :	C-V
PROPOSED ZONING :	C-V
LOT AREA (GROSS) :	11.70 ACRES (509,652 SQ. FT.)
LOT AREA (NET) :	5.46 ACRES (237,838 SQ.FT.)
LOT COVERAGE (NET) :	33.4%
FLOOR AREA RATIO (NET) :	1 : 2.99

BUILDING ANALYSIS

PROPOSED SPECIAL EDUCATION SCHOOL :	79,513
TOTAL SQUARE FOOTAGE :	79,513

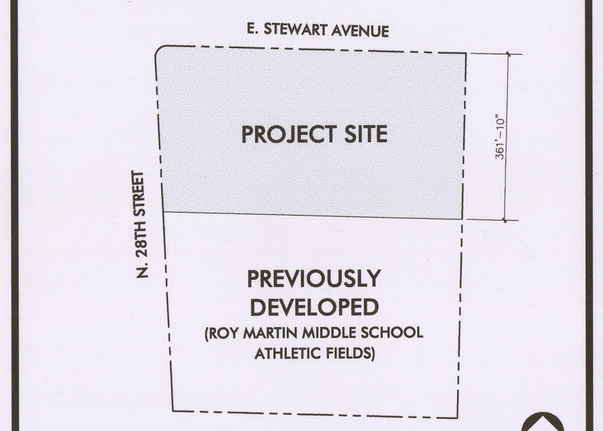
PARKING ANALYSIS

CITY OF LAS VEGAS PARKING REQUIREMENTS :
PUBLIC OR PRIVATE SCHOOL, PRIMARY :

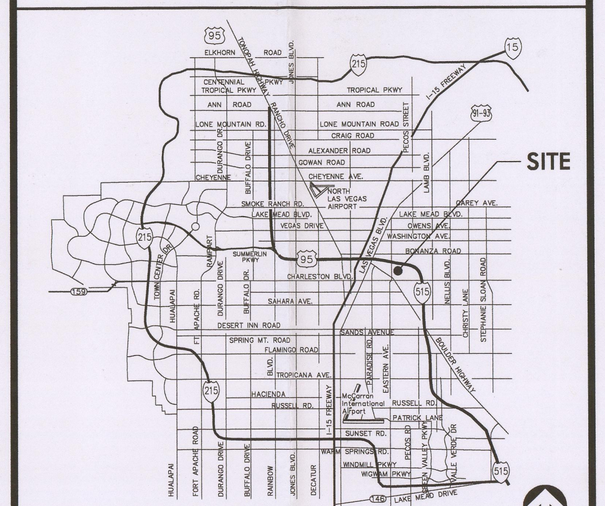
3 SPACES PER CLASSROOM	96 SPACES
TOTAL REQUIRED PARKING :	96 SPACES
PARKING PROVIDED :	
TOTAL PARKING PROVIDED :	130 SPACES

PARCEL KEY PLAN

PARCEL #139-36-303-001:



VICINITY MAP - LAS VEGAS



REVISIONS

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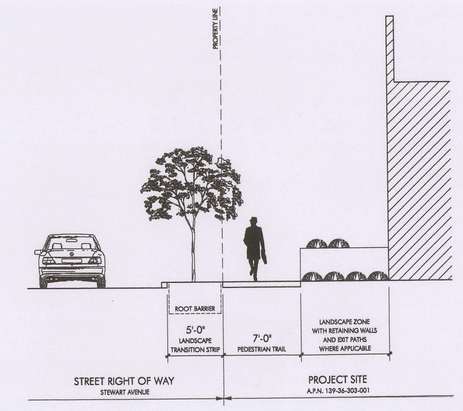

PEDESTRIAN TRAIL SECTION

N.T.S.

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CCSD REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
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SUBMITTAL SCHEMATIC DESIGN
KA PROJECT NO. 1109.00

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9075 West Diablo Drive, Third Floor
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Austin, Texas 78744
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www.KGArchitecture.com
LAS VEGAS — AUSTIN

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
LAS VEGAS, NEVADA 89121

PROJECT VARIETY SCHOOL
4170 McLEOD DRIVE

DRAWING TITLE **ARCHITECTURAL SITE PLAN**

SHEET NO.
AS1.01
SDR-42251

PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	11	1.1/2" 24" BOX
	BRACHYCHITON POPULNEUS BOTTLE TREE	12	2.1/2" 24" BOX
	CHITALPA X TASHKENTENSIS CHITALPA TREE	16	1.1/4" 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	16	1.1/4" 24" BOX
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' RAYWOOD ASH	73	1.1/2" 24" BOX
	PARKINSONIA 'DESERT MUSEUM' HYBRID PALO VERDE	3	1.1/2" 24" BOX
	PROSOPIS CHILENSIS CHILEAN MESQUITE	10	1.1/2" 24" BOX
	VITEX AGNUS-CASTUS CHASTE TREE MULTI TRUNK- 1.1/4" CLPR. PER TRUNK	16	1.1/4" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	CALLISTEMON 'VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	67	5 GALLON
	DASYLIRION WHEELERI DESERT SPOON	32	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	86	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	92	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	171	5 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	48	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	129	5 GALLON
	MYRTUS COMMUNIS 'COMPACTA' SWEET MYRTLE	210	5 GALLON
	PITTOSPORUM 'TOBIRA 'WHEELERI' WHEELER'S DWARF MOCK ORANGE	34	5 GALLON
	RHAPHIOLEPIS INDICA 'BALLERINA' DWARF INDIA HAWTHORN	60	5 GALLON
	SALVIA GREGGII AUTUMN SAGE	44	5 GALLON
	SENNA ARTEMISIOIDES FEATHERY CASSIA	48	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	254	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	172	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	DECOMPOSED GRANITE. COLOR TO BE GOLD. 2" MINIMUM DEPTH. SEE NOTE #2.	39,330 S.F.	
	SODDED TURF	4,725 S.F.	
	SYNTHETIC TURF	2,542 S.F.	
	LANDSCAPE GRANITE BOULDERS IN VARIOUS SIZES -SEE CHART BELOW. COLOR TO MATCH DECOMPOSED GRANITE.		

BOULDER SCHEDULE

SYMBOL	SIZE	QUANTITY
A	3'X3'X2'	9
B	3'X2'X2'	16
C	2'X2'X2'	11
D	2'X2'X1'	4
E	1'X1'X1'	14

PLANTING NOTES

1. ALL DIOECIOUS PLANT MATERIAL TO BE FEMALE IN ORDER TO REDUCE AIR-BORN ALLERGENS AND POLLEN COUNT ON THE SITE. A REGISTERED HORTICULTURIST AND/OR ARBORIST SHALL BE CONSULTED TO VERIFY SEX OF PLANT MATERIAL THAT IS TO BE SECURED FOR INSTALL.
2. ALL MONOECIOUS PLANT MATERIAL HAS BEEN CAREFULLY SELECTED FOR ITS LOW ALLERGY QUALITIES. ANY PLANT SUBSTITUTIONS SUGGESTED BY THE CONTRACTOR MUST HAVE A LOW RATING ON THE OGREN PLANT ALLERGY SCALE (OPALS CHART).
3. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 2" BELOW TREE GRATE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
5. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	46,597 SF
TOTAL OPEN SPACE AREA:	430,139 SF
TOTAL AREA:	509,652 SF

0 30' 60' 90'
SCALE: 1" = 30'

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

FOR: PROJECT NO. 0002
CCSD REVIEW
APPROVED BY
DATE

DATE: JUNE 21, 2011
DRAWN BY
CHECKED BY
SUBMITTAL: SCHEMATIC DESIGN
A/E PROJECT NO. 11P0CCSD

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southwick
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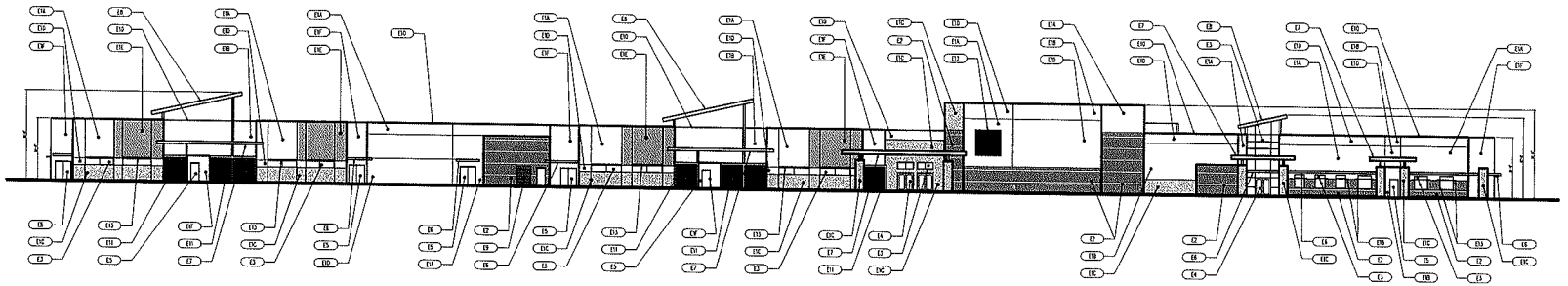
Henderson NV 89014
www.southwickla.com
702.597.3108

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT: VARIETY SCHOOL

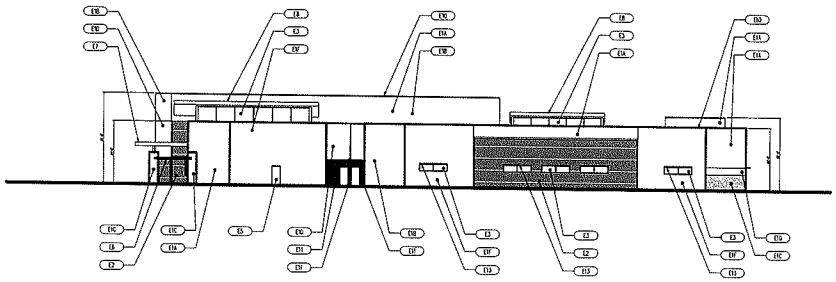
DRAWING TITLE: PLANTING PLAN

SHEET NO.
L1.01
SDR-42251
REVISED



SOUTH ELEVATION

Scale: 3/64" = 1'-0"



EAST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

ID	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

ID	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
E6	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH METAL DECK INFILL COLOR: MEDIUM GRAY
E7	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH PERFORATED METAL INFILL COLOR: CHARCOAL GRAY

ID	DESCRIPTION
E8	STANDING SEAM METAL ROOF - METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
E11	PAINTED METAL FENCE - TUBE STEEL FRAME WITH PERFORATED METAL INFILL FRAME COLOR: SILVER GRAY INFILL COLOR: CHARCOAL GRAY
E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

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CCSD PROJECT NO.
00000
CCSD PM

APPROVED BY

DATE

DATE JUNE 21, 2011
DRAWN BY
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SCALE SCHEMATIC DESIGN
KA 11905.00

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4170 McLEOD DRIVE

PROJECT
VARIETY SCHOOL

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
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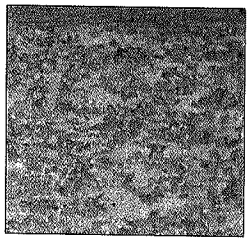
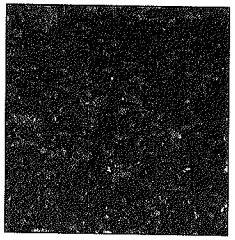
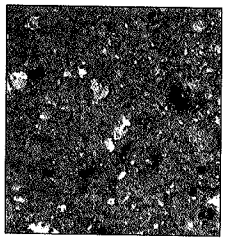


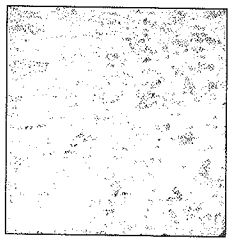
E1A - C.M.U.
COLOR: ORANGE
FINISH: SMOOTH FACE



E1B - C.M.U.
COLOR: BLACK
FINISH: SMOOTH FACE

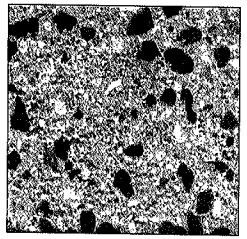


E1C - C.M.U.
COLOR: BLACK
FINISH: SPLIT FACE

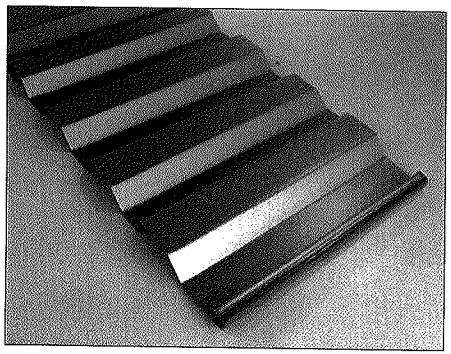


E1D - C.M.U.
COLOR: WHITE
FINISH: SMOOTH FACE

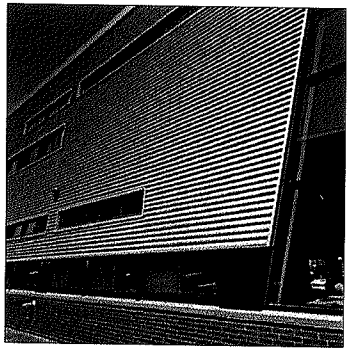
E1E - C.M.U.
COLOR: WHITE
FINISH: COMBED FACE



E1F - C.M.U.
COLOR: GRAY
FINISH: HONED FACE

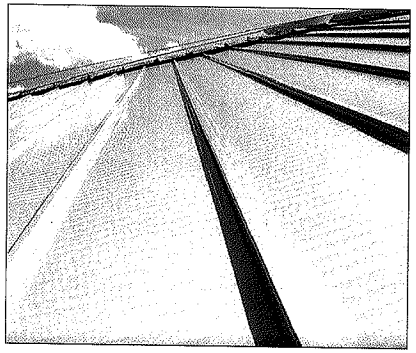


E2 - METAL PANELS
MATERIAL SAMPLE



E2 - METAL PANELS
SAMPLE INSTALLATION

E3 - GLAZING



E8 - STANDING SEAM METAL ROOF

ELEVATION NOTES

	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
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	DESCRIPTION
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E12	DECORATIVE SIGNAGE – TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

PAINTED METAL SURFACES:

SILVER GRAY

MEDIUM GRAY

CHARCOAL GRAY

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512.441.8200
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LAS VEGAS
www.KGAarchitecture.com

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

DRAWING TITLE
COLOR AND MATERIALS

SHEET NO.
A6.03

REVISIONS			
REV	DESCRIPTION	DATE	BY

DSD PROJECT NO.
00000
DSD APP'N #
APPROVED BY:
DATE
DRAWN BY:
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SCHEMATIC DESIGN
AS NOTED
11/30/10

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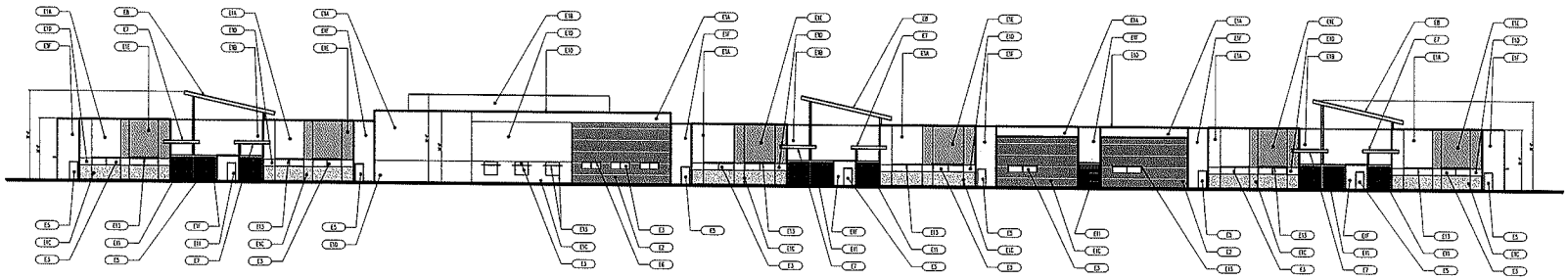
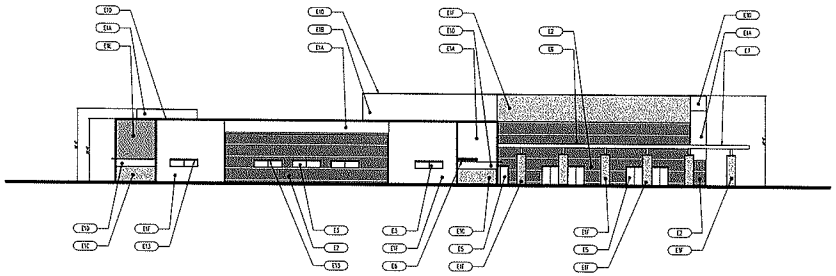


NORTH ELEVATION

Scale: 3/64" = 1'-0"



WEST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
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	DESCRIPTION
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E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

KGA ARCHITECTURE
9075 West Diablo Drive, Third Floor
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702.367.6900
LAS VEGAS

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512.441.8200
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CCSD PROJECT NO.
XXXXXX
CCSD PM:
APPROVED BY:
DATE:

DATE: JUNE 21, 2011
DRAWN BY:
DESIGNED BY:
SUBMITTAL: SCHEMATIC DESIGN
K.C. PROJECT NO.: 11905.00

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT: VARIETY SCHOOL

DRAWING TITLE: EXTERIOR ELEVATIONS

SHEET NO.: A6.02

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AUSTIN

SEAL

REVISIONS

REV	DESCRIPTION	DATE	BY

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 McLEOD DRIVE LAS VEGAS, NEVADA 89121

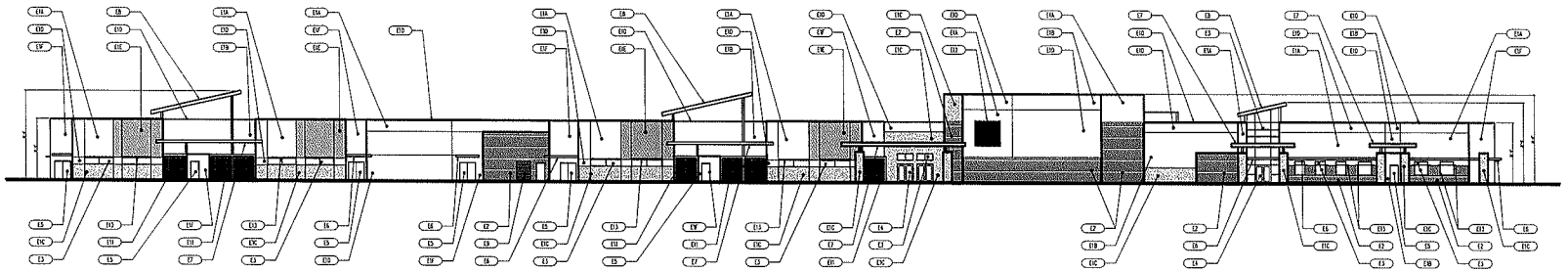
SHEET NO. A1.01

PROJECT
VARIETY SCHOOL

DRAWING TITLE
FLOOR PLAN

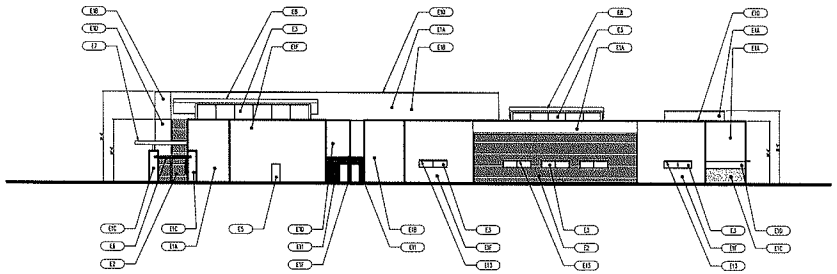
CCSD PROJECT NO. 00000
CCSD REVIEW
APPROVED BY
DATE

DATE JUNE 21, 2011
DRAWN BY
CHECKED BY
SUBMITTAL SCHEMATIC DESIGN
A/E PROJECT NO. 11905.00



SOUTH ELEVATION

Scale: 3/64" = 1'-0"



EAST ELEVATION

Scale: 3/64" = 1'-0"

ELEVATION NOTES

(E)	DESCRIPTION
E1A	CONCRETE MASONRY UNITS COLOR: ORANGE FINISH: SMOOTH FACE
E1B	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SMOOTH FACE
E1C	CONCRETE MASONRY UNITS COLOR: BLACK FINISH: SPLIT FACE
E1D	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: SMOOTH FACE
E1E	CONCRETE MASONRY UNITS COLOR: WHITE FINISH: COMBED FACE
E1F	CONCRETE MASONRY UNITS COLOR: GRAY FINISH: HONED FACE

(E)	DESCRIPTION
E2	METAL WALL PANELS W/ METALLIC FINISH COLOR: CHAMPAGNE GOLD
E3	DUAL-PANE LOW-E WINDOW GLAZING COLOR: AZURIA
E4	ALUMINUM STOREFRONT SYSTEM COLOR: SILVER GRAY
E5	PAINTED METAL DOOR AND FRAME WITH GLAZING AS SCHEDULED COLOR: MEDIUM GRAY
E6	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH METAL DECK INFILL COLOR: MEDIUM GRAY
E7	PAINTED METAL CANOPY - TUBE STEEL FRAME WITH PERFORATED METAL INFILL COLOR: CHARCOAL GRAY

(E)	DESCRIPTION
E8	STANDING SEAM METAL ROOF - METALLIC FINISH COLOR: CHAMPAGNE GOLD
E9	METAL ROLL-UP DOOR COLOR: MEDIUM GRAY
E10	METAL CAP FLASHING COLOR: MEDIUM GRAY
E11	PAINTED METAL FENCE - TUBE STEEL FRAME WITH PERFORATED METAL INFILL FRAME COLOR: SILVER GRAY INFILL COLOR: CHARCOAL GRAY
E12	DECORATIVE SIGNAGE - TUBE STEEL FRAME WITH METAL MESH INFILL AND 14" LETTERS
E13	DECORATIVE PERFORATED METAL SUN SHADE COLOR: SILVER GRAY

REVISIONS

REV	DESCRIPTION	DATE	BY

SEAL

CCSD PROJECT NO.
00003

CCSD REVIEW

APPROVED BY

DATE

DATE JUNE 21, 2011

DRAWN BY

CHECKED BY

SUBMITTAL SCHEMATIC DESIGN

KCA PROJECT NO. 1190500

KGA ARCHITECTURE
9075 West Diablo Drive, Third Floor
Las Vegas, Nevada 89148
702.367.6900
LAS VEGAS

1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.5200
AUSTIN

www.KGAarchitecture.com

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
LAS VEGAS, NEVADA 89121

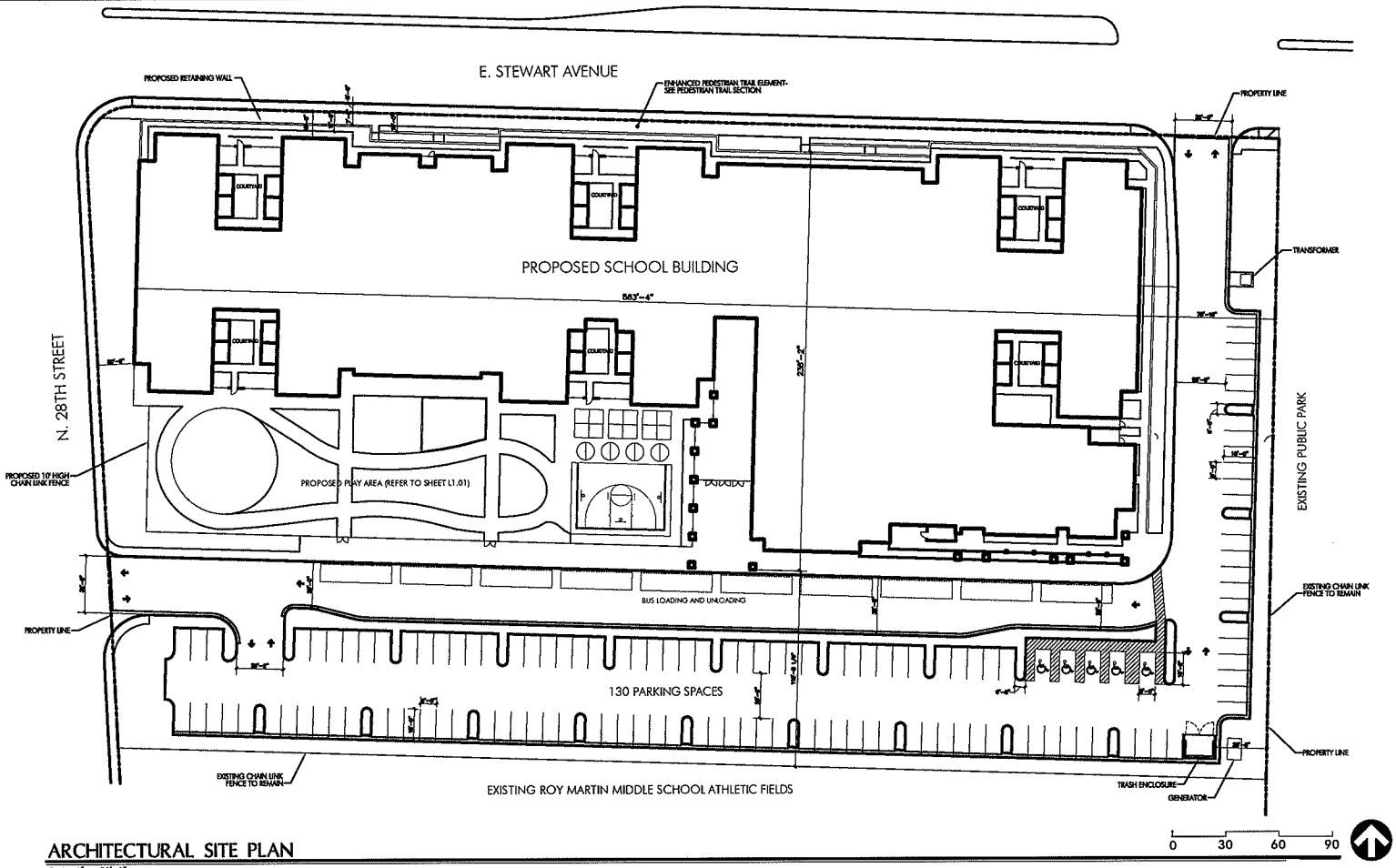
4170 McLEOD DRIVE

PROJECT
VARIETY SCHOOL

DRAWING TITLE
EXTERIOR ELEVATIONS

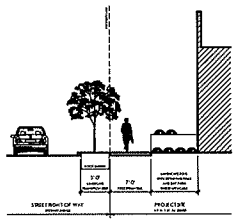
SHEET NO.
A6.01

RECEIVED
JUN 23 2011
SDR-42251



ARCHITECTURAL SITE PLAN

Scale: 1" = 30'-0"



PEDESTRIAN TRAIL SECTION

N.T.S.

REVISIONS

REV	DESCRIPTION	DATE	BY

OPERTY OWNER

IOOL BOARD OF TRUSTEES
0 MCLEOD DRIVE
VEGAS, NV 89121

ONTACT

\ ARCHITECTURE
5 WEST DIABLO DRIVE, THIRD FLOOR
VEGAS, NV 89148

E ANALYSIS

# :	(A PORTION OF)139-36-303-001
RENT ZONING :	C-V
POSED ZONING :	C-V
AREA (GROSS) :	11.70 ACRES (509,652 SQ. FT.)
AREA (NET) :	5.46 ACRES (237,838 SQ.FT.)
COVERAGE (NET) :	33.4%
OR AREA RATIO (NET) :	1 : 2.99

BUILDING ANALYSIS

PROPOSED SPECIAL EDUCATION SCHOOL :	79,513
TOTAL SQUARE FOOTAGE :	79,513

PARKING ANALYSIS

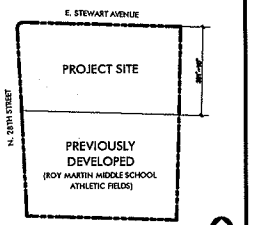
CITY OF LAS VEGAS PARKING REQUIREMENTS :
PUBLIC OR PRIVATE SCHOOL, PRIMARY :

3 SPACES PER CLASSROOM	96 SPACES
TOTAL REQUIRED PARKING :	96 SPACES
PARKING PROVIDED :	
TOTAL PARKING PROVIDED :	130 SPACES

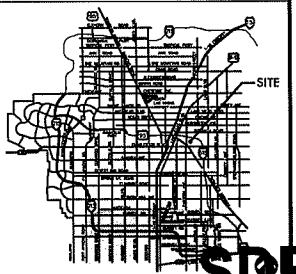
RECEIVED
JUL 19 2011

PARCEL KEY PLAN

PARCEL #139-36-303-001:



VICINITY MAP - LAS VEGAS



KGA ARCHITECTURE
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.447.8500
www.KGAarchitecture.com
AUSTIN

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
LAS VEGAS, NEVADA 89121
4170 MCLEOD DRIVE

PROJECT: VARIETY SCHOOL

DRAWING TITLE: ARCHITECTURAL SITE PLAN

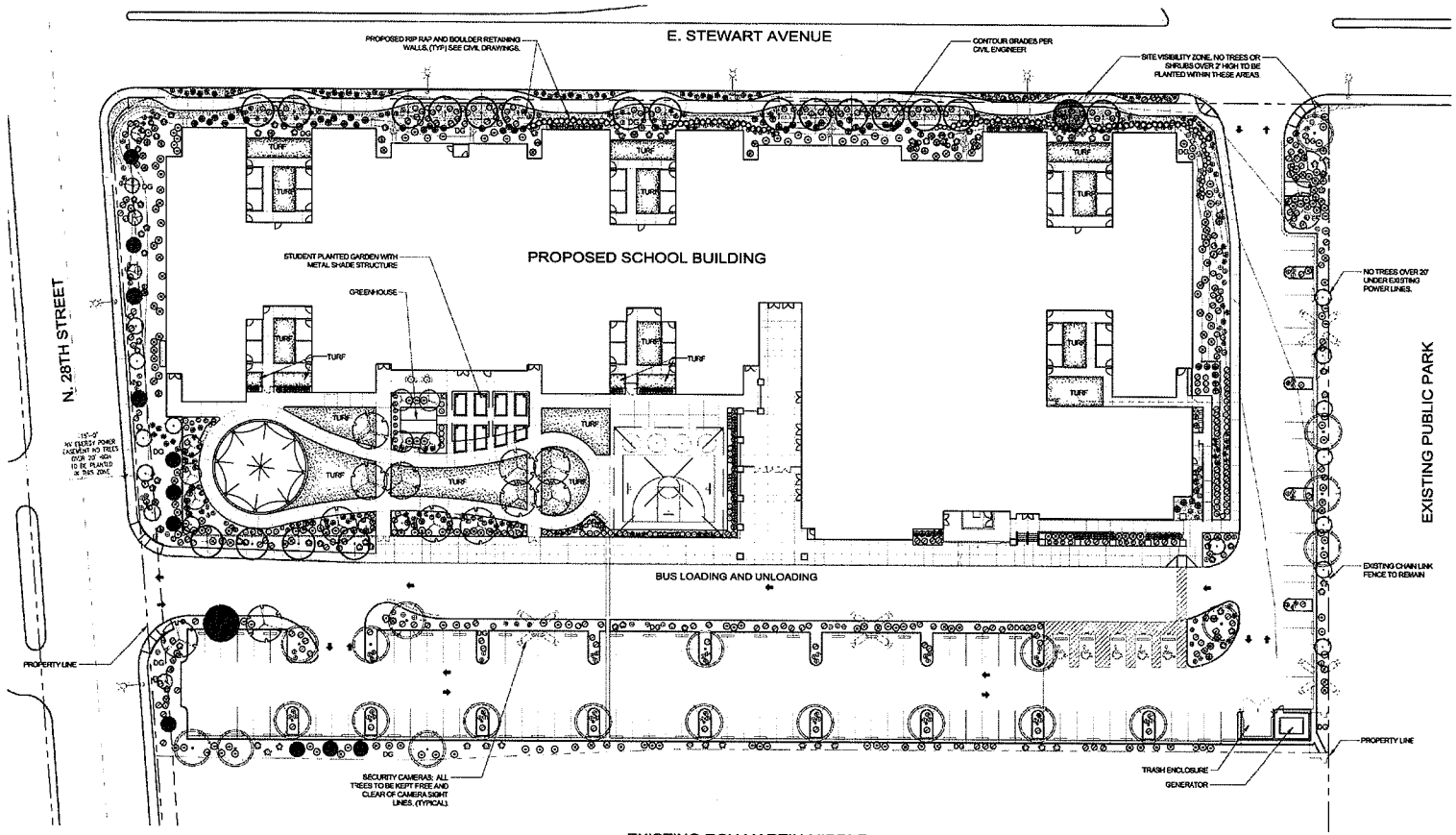
SHEET NO. AS1.01

SEAL	
CCSD PROJECT NO.	0000
CCSD REVIEW	
APPROVED BY	
DATE	
DRAWN BY	
CHECKED BY	
DATE	JUNE 21, 2011
SUBMITTAL	SCHEMATIC DESIGN
KGA PROJECT NO.	11905.00

SDR-42251

REVISED

● =ADDED TREE LOCATION



RECEIVED
MAY 29 2012
City of Las Vegas
Department of Planning

REVISED

NOTE:
SEE SHEET L2.00 FOR PLANTING LEGEND

SCALE 1" = 30'

KGA ARCHITECTURE
9075 West Diablo Drive, Third Floor Directors Boulevard, Suite 370
Las Vegas, Nevada 89148
702.367.3900 www.KGAarchitecture.com
Austin, Texas 78744
512.441.8200

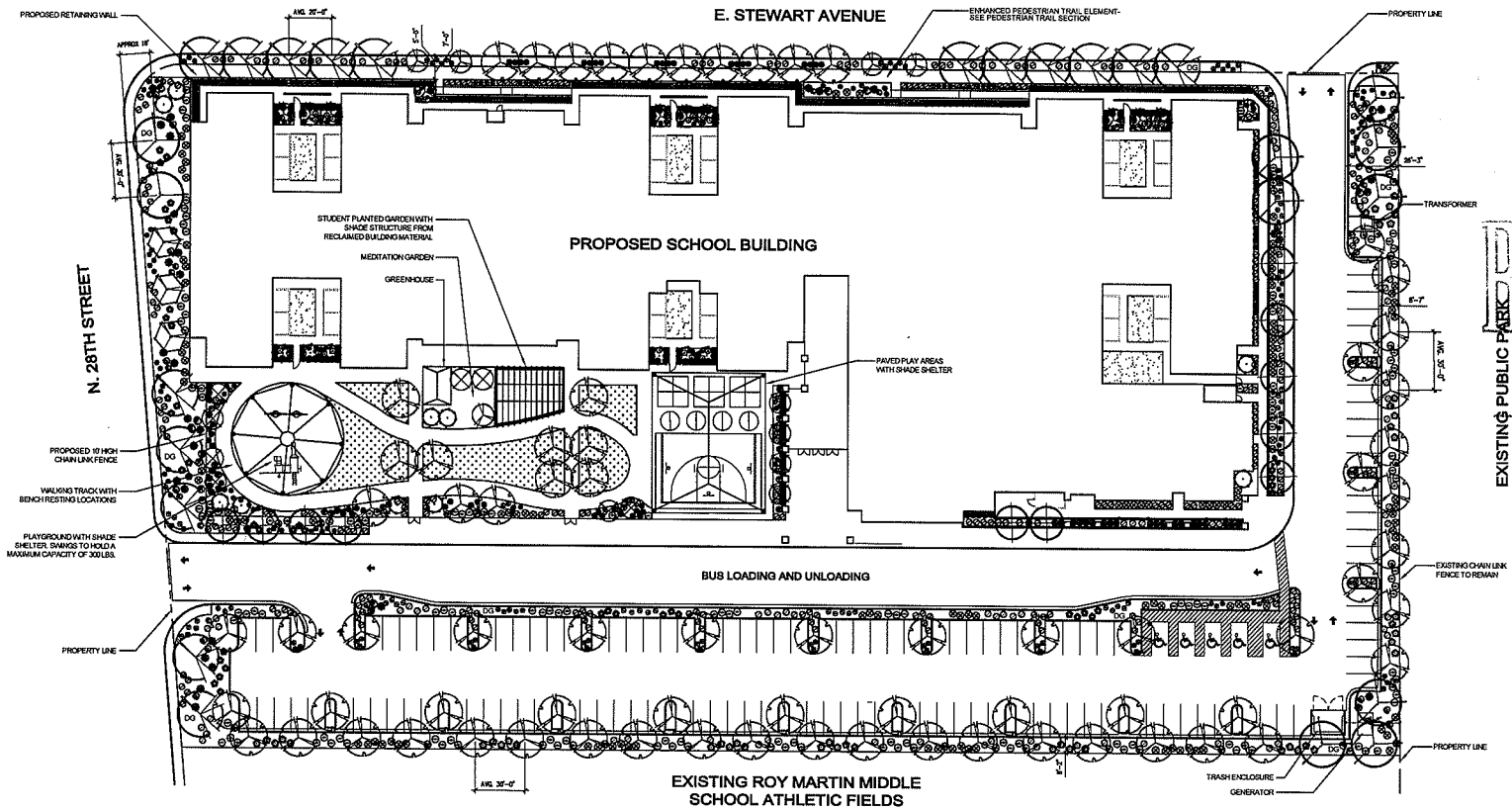
southwick LANDSCAPE ARCHITECTS
10 Diamond Cove Drive
Henderson NV 89014

CLARK COUNTY SCHOOL DISTRICT

PROJECT
VARIETY SCHOOL
2800 EAST STEWART AVENUE

DRAWING TITLE
PLANTING PLAN

SHEET NO.
L2.01



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	CALIPER / MINIMUM SIZE
	ACACIA STENOPHYLLA SHOESTRING ACACIA	11	1.1/2" 24" BOX
	BRACHYCHITON POPULNEUS BOTTLE TREE	12	2.1/2" 24" BOX
	CHITALPA X TASHKENTENSIS CHITALPA TREE	18	1.1/4" 24" BOX
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	16	1.1/4" 24" BOX
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' RAYWOOD ASH	73	1.1/2" 24" BOX
	PARKINSONIA 'DESERT MUSEUM' HYBRID PALO VERDE	3	1.1/2" 24" BOX
	PROSOPIS CHILENSIS CHILEAN MESQUITE	10	1.1/2" 24" BOX
	VITEX AGNUS-CASTUS CHASTE TREE MULTI TRUNK- 1.1/4" CLPR. PER TRUNK	18	1.1/4" 24" BOX

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MINIMUM SIZE
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	67	5 GALLON
	DASYLIRION WHEELERI DESERT SPOON	32	5 GALLON
	DIETES BICOLOR EVERGREEN IRIS	86	5 GALLON
	HESPERALOE PARVIFLORA 'RED' RED YUCCA	92	5 GALLON
	LANTANA SP. 'NEW GOLD' GOLDEN LANTANA	171	5 GALLON
	LANTANA MONTEVIDENSIS PURPLE LANTANA	48	5 GALLON
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	129	5 GALLON
	MYRTUS COMMUNIS 'COMPACTA' SWEET MYRTLE	210	5 GALLON
	PITTOSPORUM TOBIRA 'WHEELERI' WHEELER'S DWARF MOCK ORANGE	34	5 GALLON
	RHAPHIOLEPIS INDICA 'BALLERINA' DWARF INDIA HAWTHORN	60	5 GALLON
	SALVIA GREGGII AUTUMN SAGE	44	5 GALLON
	SENNA ARTEMISIOIDES FEATHERY CASSIA	48	5 GALLON
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	264	5 GALLON
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT SHINY XYLOSMA	172	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	DECOMPOSED GRANITE. COLOR TO BE GOLD, 2" MINIMUM DEPTH. SEE NOTE #2.	38,330 S.F.	
	SODDED TURF	4,725 S.F.	
	SYNTHETIC TURF	2,642 S.F.	
	LANDSCAPE GRANITE BOULDERS IN VARIOUS SIZES -SEE CHART BELOW. COLOR TO MATCH DECOMPOSED GRANITE.		

BOULDER SCHEDULE

SYMBOL	SIZE	QUANTITY
A	2'X3'X2'	9
B	3'X2'X2'	18
C	2'X2'X2'	11
D	2'X2'X1'	4
E	1'X1'X1'	14

PLANTING NOTES

1. ALL DIOECIOUS PLANT MATERIAL TO BE FEMALE IN ORDER TO REDUCE AIR-BORN ALLERGENS AND POLLEN COUNT ON THE SITE. A REGISTERED HORTICULTURIST AND/OR ARBORIST SHALL BE CONSULTED TO VERIFY SEX OF PLANT MATERIAL THAT IS TO BE SECURED FOR INSTALL.
2. ALL MONOECIOUS PLANT MATERIAL HAS BEEN CAREFULLY SELECTED FOR ITS LOW ALLERGY QUALITIES. ANY PLANT SUBSTITUTIONS SUGGESTED BY THE CONTRACTOR MUST HAVE A LOW RATING ON THE OGREN PLANT ALLERGY SCALE (OPALS CHART).
3. DECOMPOSED GRANITE (DG) - INSTALL THE MINIMUM LAYER OF DECOMPOSED GRANITE/ROCK ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE/ROCK FOR APPROVAL BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 2" BELOW TREE GRATE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
4. ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 4 TRUNKS.
5. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	46,597 SF
TOTAL OPEN SPACE AREA:	430,139 SF
TOTAL AREA:	509,652 SF

SCALE: 1" = 30'

REVISIONS

REV	DESCRIPTION	DATE	BY

RECEIVED
JUL 19 2011

SEAL

CDS 7/20/2010
CDS 8/24/11
APPROVED BY
DATE

DATE JULY 18, 2011
DRAWN BY
CHECKED BY
SUBMITTED
X:\ PROJECTS\ 11005.00

southwick
LANDSCAPE ARCHITECTS
12 Commerce Center Drive
Henderson NV 89014
www.southwickla.com
702.597.3106

CLARK COUNTY SCHOOL DISTRICT
DESIGN MANAGEMENT / PLANNING AND DESIGN
4170 MELEDO DRIVE LAS VEGAS, NEVADA 89121

PROJECT
VARIETY SCHOOL

DRAWING TITLE
PLANTING PLAN

SHEET NO.
L1.01

SDR-42251
REVISED

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

September 8, 2011

Ms. Linda Perri
School Board of Trustees
4190 McLeod Drive, 2nd Floor
Las Vegas, NV 89121

RE: SDR-42251 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011

Dear Ms. Perri:

The City Council at a regular meeting held September 7, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2011. This approval is subject to:

Planning

1. 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.

2. All development shall be in conformance with the site plan and landscape plan date stamped 07/19/11, and floor plans and building elevations date stamped 06/23/11, except as amended by conditions herein.

3. An Exception from Title 19.08.070 is hereby approved, to allow 13 trees where 15 trees are required along the west perimeter.

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

5. Prior to occupancy, 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.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate the remaining right-of-way to complete the 25 foot radius on the southeast corner of Stewart Avenue and 28th Street prior to the issuance of any permits. Additionally, grant a Traffic Signal Chord Easement at the same location. The applicant shall grant Pedestrian Access Easements for all public sidewalks that are outside the public right-of-way.

14. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable method of resolving the fact that the parcel for this site contains a private sewer line serving APN#139-36-303-003 (southerly adjacent parcel).

16. The applicant shall install school zone flashers and required appurtenances on Stewart Avenue prior to occupying the building for school purposes.

17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Steward Avenue public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

19. An update to the previously approved Drainage Plan and Technical Drainage Study (CCSD Sunrise Acres Elementary School) must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Craig Forrest
KGA Architecture
9075 W. Diablo Drive, 3rd Floor
Las Vegas, NV 89148

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
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RICKI Y. BARLOW
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ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

August 10, 2011

Ms. Linda Perri
School Board of trustees
4190 McLeod Drive, 2nd Floor
Las Vegas, Nevada 89121

RE: SDR-42251 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 9, 2011

Dear Ms. Perri:

Your request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone, Ward 3 (Coffin), was considered by the Planning Commission on August 9, 2011.

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

Planning

1. 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.

2. All development shall be in conformance with the site plan and landscape plan date stamped 07/19/11, and floor plans and building elevations date stamped 06/23/11, except as amended by conditions herein.

3. An Exception from Title 19.08.070 is hereby approved, to allow 13 trees where 15 trees are required along the west perimeter.

4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 06/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

5. Prior to occupancy, 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.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate the remaining right-of-way to complete the 25 foot radius on the southeast corner of Stewart Avenue and 28th Street prior to the issuance of any permits. Additionally, grant a Traffic Signal Chord Easement at the same location. The applicant shall grant Pedestrian Access Easements for all public sidewalks that are outside the public right-of-way.

14. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable method of resolving the fact that the parcel for this site contains a private sewer line serving APN#139-36-303-003 (southerly adjacent parcel).

16. The applicant shall install school zone flashers and required appurtenances on Stewart Avenue prior to occupying the building for school purposes.

17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Steward Avenue public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

19. An update to the previously approved Drainage Plan and Technical Drainage Study (CCSD Sunrise Acres Elementary School) must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This item will be considered by the City Council on ***September 7, 2011***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.JWB Nevada Invest Series B, LLC

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Craig Forrest
KGA Architecture
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 27, 2011

Ms. Linda Perri
School Board of trustees
4190 McLeod Drive, 2nd Floor
Las Vegas, Nevada 89121

RE: SDR-42251 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF AUGUST 9, 2011

Dear Ms. Perri:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on ***August 9, 2011*** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Wednesday, August 3, 2011*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Craig Forrest
KGA Architecture
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148

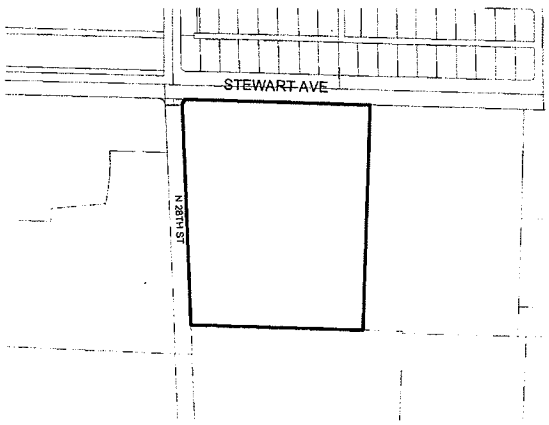
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

SDR-42251 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone, Ward 3 (Coffin).

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 09, 2011***
Time:	6:00 P.M.
Location:	City Council Chambers 400 Stewart Avenue Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Application Information

SDR-42251 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone, Ward 3 (Coffin).

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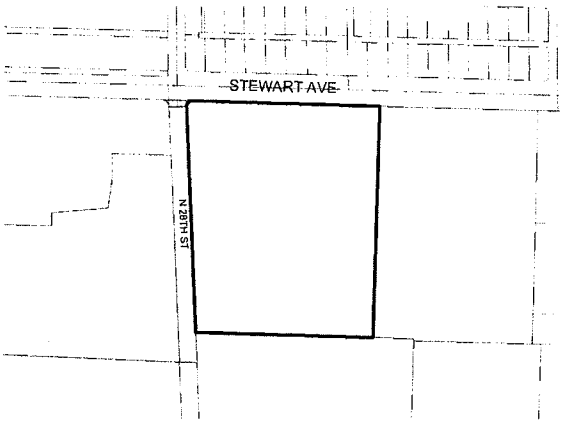

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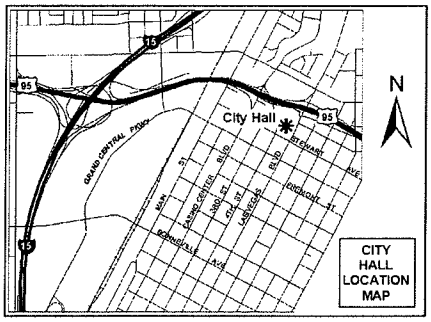
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

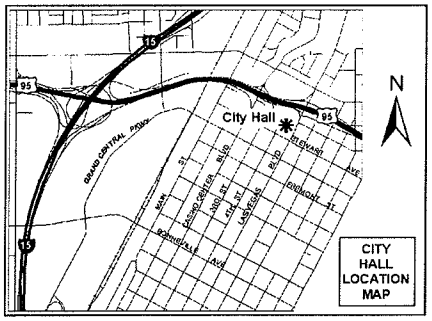
Please use available blank space on card for your comments.

SDR-42251

Planning Commission Meeting of 8/9/2011

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-42251

Planning Commission Meeting of 8/9/2011

Address: 3500 West Sahara Avenue
Comments: Special Use Permit for a proposed 7,720 square-foot Pawn Shop within an existing 6,039 square-foot Commercial Building. **Ex. 2" meter without backflow prevention. Backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #28 (SUP-42258)
APN #: 163-02-712-024
Address: 6201 West Oakey Boulevard
Comments: Special Use Permit for a proposed Child Care Group Home (7-12 children). **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #29 (SUP-42262)
APN #: 139-35-315-006
Address: 1715 Fremont Street
Comments: Special Use Permit for a proposed 11,745 square-foot motor vehicle sales (Used) Use. **Ex. 5/8" meter w/1" DCVA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #30 (SUP-42264)
APN #: 139-35-315-006
Address: 1717 Fremont Street
Comments: Special Use Permit for a proposed 7,572 square-foot Auto Repair Garage. **Ex.1 1/2" meter w/ 1 1/2" RPPA. No fire line for this property. If one is to be added, civil plans will need to be submitted to LVVWD.**

Agenda Item: #31 (SDR-41770)
APN #: 138-36-210-011
Address: 344 South Jones Boulevard
Comments: Site Development Plan Review for the Conversion of a Single Family Residence to a 1,488 square-foot Office Building. **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #32 (SDR-41771)
APN #: 138-36-210-017
Address: 404 South Jones Boulevard
Comments: Site Development Plan Review for the Conversion of a Single Family Residence to a 1,648 square-foot Tutoring Center. **Ex. 5/8" meter without backflow prevention. Meter upsizing may be required and backflow prevention is required for this use per NAC 445A.67195. Civil plans will need to be submitted to LVVWD.**

Agenda Item: #33 (SDR-42251)
APN #: 139-36-303-001
Address: 2800 Stewart Avenue
Comments: Site Development Plan Review for a proposed 79,513 square-foot Public School (K-12). **All existing fire and domestic services are equipped with backflow devices. If the fire flow requirements change plans will need to be checked.**

Agenda Item: # 34 (SDR-42260)
APN #: 139-33-511-009 and 010
Address: Southwest corner of Synphomy Park Avenue and City Parkway
Comments: Site Development Plan Review for a Private Park. **Each parcel has two (2) 6" stubs with no meters. Civil plans will need to be submitted to LVVWD to establish service.**

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning
From: Bart Anderson, Manager, Development Coordination, Department of Public Works
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: July 11, 2011
Re: **SDR-42251** Clark County School District 2800 Stewart Ave.
Request for a Site Development Plan Review for a proposed public school (K-12)

COMMENTS:

We note that a private sewer line serving APN#139-36-303-003 (southerly adjacent parcel) is on the subject parcel. We have a condition below that addresses this issue.

CONDITIONS OF APPROVAL:

1. Dedicate the remaining right-of-way to complete the 25 foot radius on the southeast corner of Stewart Avenue and 28th Street prior to the issuance of any permits. Additionally, grant a traffic signal chord easement at the same location.

2. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

3. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable method of resolving the fact that the parcel for this site contains a private sewer line serving APN#139-36-303-003 (southerly adjacent parcel).

4. The applicant shall install school zone flashers and required appurtenances on Stewart Avenue prior to occupying the building for school purposes.

5. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

6. An update to the previously approved Drainage Plan and Technical Drainage Study (CCSD Sunrise Acres Elementary School) must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: August 09, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

SDR-42251

Arthur McCants Resident Council

Atrium Gardens HOA

Bonanza Gardens Apartments

Bonanza Villas East HOA

Boulder Dam Homesites

Cameo Park Sandhill NA

Cedar Park HOA

Cedar Village Apartments

Charlestonwood Apartments

Church-Noblitt NA

Crestwood NA

Desert Pine Townhomes

Desert Rose Apartments

Downtown Business Operators Council

Encantada Apartments

Ernie Cragin Terrace

Greentree Apartments

Hewetson Parent Organization

Juan Garcia Gardens Apartments

Maverick - Hidden Village Apartments

Mayfair NA

McKnight Senior Village

Mi Casa En El Sol NA

Mirabella Apartments

Oak Tree Apartments

Oasis Ridge Apartments

Olive Place Apartments

Otto Merida Desert Villas Resident Council

Palm Terrace Apartments

Park Bonanza East Townhouse Owners Association

Pecos Park Coach Club

Rulon Earl Resident Council

Showboat NA

South Cove Apartments

Spectrum Village Apartments

St. Louis/Eastwood Neighborhood

Stewart Town HOA

Stewart Villas Apartments

Summer Place Apartments

Sunflower Apartments

Sunrise Apartments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING	**SDR-42251**

HAND DELIVERED

*DEVELOPMENT COORDINATION **(DPW)**	ROGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5th Floor
*FLOOD CONTROL **(DPW)**	ALBERT SUNG	DSC - 8th Floor
*LAND DEVELOPMENT **(DPW)**	DAVID GUERRA	DSC - 2nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1st Floor
*RIGHT-OF-WAY **(DPW)**	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS **(DPW)**	JOE PEÑA	DSC - 7th Floor
*SURVEY **(DPW)**	ALAN RIEKKI	DSC - 8th Floor
*TEFO **(DPW)**	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING **(DPW)**	RICK SCHROEDER	DSC - 8th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2ND FLOOR
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*STREETS & SANITATION **(DPW)**	JERRY WALKER	DSC
*PARKS & OPEN SPACES **(DPW)**	JOHN BLACK	DSC
*SID **(DPW)**	PATRICK MURPHY	4th FLOOR CITY HALL
<EMBARQ> **(SDPR only)**	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT **(NO PLANS)**	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	**100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)**
CLARK COUNTY (IT) **(NO PLANS)**	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th FLOOR
NELLIS AFB **(NO PLANS)**	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

** **ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>***

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

SDR-42251 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES *- For possible action on a request for a Site Development Plan Review on a FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue (APN 139-36-303-001), C-V (Civic) Zone, Ward 3 (Coffin).*

PLANNING COMMISSION: ***AUGUST 9, 2011***
CITY COUNCIL: ***SEPTEMBER 7, 2011***

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***JULY 8, 2011***

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to ***Carman Burney (cburney@lasvegasnevada.gov)****, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

A/P # 42251 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/23/2011 11:09	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-42251 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Site Development Plan Review on a FOR A PROPOSED 79,513 SQUARE-FOOT PUBLIC SCHOOL (K-12) on 11.7 acres at 2800 Stewart Avenue, (APN 139-36-303-001), C-V (Civic) Zone, Ward 3 (Coffin).

Parent A/P #
Project # 42251 **Project/Phase Name** VARIETY REPLACEMENT SCHOOL (K- **Phase #**
Size/Area 11.70 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13936303001

Location

Owner/Tenant

Contact ID AC1831913 **Name** SCHOOL BOARD OF TRUSTEES
Mailing Address 4190 MCLEOD DR 2ND FLOOR **Organization**
City LAS VEGAS **State/Province** NV
ZIP/PC 89121 **Country** ☐ Foreign
Day Phone (702)799-5214 x **Evening Phone**
Fax (702)799-5436 **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2800 STEWART AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936303001

Applicants/Contacts

Primary N **Capacity** APPL **Contact ID** AC728937 ☐ **Foreign**
Effective **Expire**
Name LINDA PERRI CLARK COUNTY SCHOOL DISTRICT
Day Phone (702)799-5214 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)799-5436 **Mobile** **Profession**
E-Mail
Address 4190 MCLEOD DRIVE
LAS VEGAS, NV 89121
Seasonal Addr

Valid From **To**
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

CONTACT REQUIREMENTS
License # **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts**
Orientation Attended

There are no items in this list

Primary N **Capacity** OWNER **Contact ID** AC1831913 ☐ **Foreign**
Effective **Expire**
Name SCHOOL BOARD OF TRUSTEES
Day Phone (702)799-5214 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)799-5436 **Mobile** **Profession**
E-Mail
Address 4190 MCLEOD DR 2ND FLOOR
LAS VEGAS, NV 89121
Seasonal Addr

Valid From **To**
Comments No Comments

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

CONTACT REQUIREMENTS
License # **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts** **Orientation Attended**

There are no items in this list

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1359954 ☐ **Foreign**
Effective **Expire**
Name KGA ARCHITECTURE
Day Phone (702)367-6900 x **Eve Phone** **Organization** KGA ARCHITECTURE
Pager **PIN #** **Position**
Fax (702)367-2043 **Mobile** **Profession**
E-Mail
Address 9075 WEST DIABLO DRIVE, 3RD FLOOR
LAS VEGAS, NV 89148
Seasonal Addr

Valid From **To**
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

CONTACT REQUIREMENTS
License # **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts** **Orientation Attended**

There are no items in this list

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE ($0.00)	Unpaid, Waived
PROCESSING FEE ($0.00)	Unpaid, Waived
RECORDING OF NOTICE OF ZONING ACTION ($0.00)	Unpaid, Waived
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
451296 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
451294 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
451306 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
451305 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
451297 FLOOD #1 (FLOOD CONTROL)	Incomplete
451304 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
451295 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
451298 ROW #1 (RIGHT-OF-WAY)	Incomplete
451303 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
451302 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
451301 SURVEY #1 (SURVEY)	Incomplete
451300 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
451299 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(AT-ROUTE PLANS FOR REVIEW)	
(PT-NOTIFICATION MAP DATE)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	
(STAFF RECOMMENDATION)	
(ASSIGN CASE TO A PLANNER)	
(PT-SIZE OF NOTIFICATION AREA)	
(AT-COMPLETE DRT PROCESS)	
(SUSTAINABLE COMPONENT?)	
(PT-ENTER THE # OF LABELS)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	U		0.00
RECORDING OF NOTICE OF ZONING ACTION	U		0.00
PROCESSING FEE	U		0.00

Total Unpaid 0.00 **Total Paid** 0.00

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By	Comments
451294	DEVCO	1	Incomplete	☐	06/23/2011 15:21				

Review Activities Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By	Comments
451295	NEIGH P&S	1	Incomplete	☐	06/23/2011 15:21				
451296	B&S PLAN	1	Incomplete	☐	06/23/2011 15:21				
451297	FLOOD	1	Incomplete	☐	06/23/2011 15:21				
451298	ROW	1	Incomplete	☐	06/23/2011 15:21				
451299	TRAFFIC	1	Incomplete	☐	06/23/2011 15:21				
451300	TEFO	1	Incomplete	☐	06/23/2011 15:21				
451301	SURVEY	1	Incomplete	☐	06/23/2011 15:21				
451302	SID	1	Incomplete	☐	06/23/2011 15:21				
451303	SEWER	1	Incomplete	☐	06/23/2011 15:21				
451304	LAND DEV	1	Incomplete	☐	06/23/2011 15:21				
451305	FIRE ENG	1	Incomplete	☐	06/23/2011 15:21				
451306	ENGDESIGN	1	Incomplete	☐	06/23/2011 15:21				

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) **Modified By** GKAPOVICH **Modified Date/Time** 06/23/2011 11:09

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	**Pre-Application Conference Checklist**	Y	**Site Plans (6 Folded Blue Lines, 1 Rolled Color)**
Y	**Application/Petition Form**	Y	**Landscape Plan (1 Folded, 1 Rolled Color)**
Y	**Deed and Legal Description**	Y	**Building Elevations (1 Folded, 1 Rolled Color)**
Y	**Justification Letter**	Y	**Floor Plan (1 Folded, 1 Rolled)**
Y	**Color and Material Board**	Y	**Laser Print Site Plan**
N	**DINA (Not Always Required)**	Y	**Laser Print Floor Plan**
Y	**Statement of Financial Interest**	Y	**Laser Print Elevation**

Y **Business Licensing Requirements Met**

N **Business License Exempt**

Check Conditions Condition	Approval Supervisor Required	Approved By	Approved Date	Applied By	Applied Date	Assigned	Comments
Z-LEGAL	N			984224	06/23/2011 11:09		

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

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

SITE PLAN REVIEW

N **DINA Required?** N **Project of Regional Significance?**

N **Parent Project link required?**

Y **Will this go to the City Council?**

Hearing Type

Public, Non-Public, Admin? PUBLIC

Staff Recommendation

Meeting Information

Entitlement Exercised?

Sustainable Component? Y

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Meeting Info Meeting Date	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Comments						
Added By	Add Date	Modified By	Modified Date			
08/09/2011	PC	SCHEDULED		0	0	0
GKAPOVICH	06/23/2011					

Template Type	A/P #	A/P Type	Status	Stage

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

No Log Entries

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) 2800 Stewart Avenue, SE corner of Stewart and 28th Street

Project Name Variety Replacement School **Proposed Use** School

Assessor's Parcel #(s) 139-36-303-001 **Ward #** 3

General Plan: existing PF proposed PF **Zoning:** existing C-V proposed C-V

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** n/a **Density** n/a

Additional Information _____

PROPERTY OWNER School Board of Trustees **Contact** Linda Perri

Address 4190 McLeod Drive, 2nd Floor **Phone:** (702) 799-5214 **Fax:** (702) 799-5436

City Las Vegas **State** NV **Zip** 89121

E-mail Address lkperri@interact.ccsd.net

APPLICANT Clark County School District **Contact** Linda Perri

Address same **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE KGA Architecture **Contact** Craig Forrest

Address 9075 West Diablo Drive, 3rd Floor **Phone:** (702) 367-6900 **Fax:** (702) 367-2043

City Las Vegas **State** NV **Zip** 89148

E-mail Address Craig@KGAarchitecture.com

Property Owner Signature* _____

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

Print Name Linda Perri

Subscribed and sworn before me

This 22nd day of June, 20 11.

_____

Notary Public in and for said County and State

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2015

FOR DEPARTMENT USE ONLY

Case #	SDR-42251
Meeting Date:	8-9-11 PC
Total Fee:	—
Date Received:*	6/23/11
Received By:	

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

RECEIVED
JUN 23 2011

Revised 10/27/08

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-42251** APN: 139-36-303-001

Name of Property Owner: School Board of Trustees

Name of Applicant: Clark County School District

Name of Representative: Craig Forrest

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Linda Perri

Subscribed and sworn before me

This 20th day of June, 2011

_____

Notary Public in and for said County and State

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2015

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JUN 20 2011

FINANCE & OPERATIONS *REAL PROPERTY MANAGEMENT*

4190 MCLEOD DRIVE • LAS VEGAS, NV 89121 • (702) 799-5214 • FAX (702) 799-5436

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Carolyn Edwards, President
Dr. Linda E. Young, Vice President
Deanna L. Wright, Clerk
Lorraine Alderman, Member
John Cole, Member
Erin E. Cranor, Member
Chris Garvey, Member

Dwight D. Jones, Superintendent

June 22, 2011

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

Attn: Steve Gebeke

RE: Site Development Plan Review - Variety School Justification Letter
2800 Stewart Avenue (APN# 139-36-303-001)

Dear Mr. Gebeke:

Please consider this letter a request by the Clark County School District (District) for approval of a Site Development Plan Review (SDPR) for the above referenced property located at 2800 Stewart Avenue, Las Vegas, Nevada, also known as APN# 139-36-303-001. Currently located at 2601 Sunrise Avenue, the Variety School (Variety) was constructed in 1952 and is a special education school for students in grades K-12.

The District is in the process of a rehabilitation and modernization program, which allows for both on-site and off-site improvements and modernization of various schools and facilities. Variety School was chosen as a school in high need of replacement. Modernization of Variety will consist of constructing a new campus, north of the existing Martin Middle School site, at the southeast corner of Stewart Avenue and North 28th Street. The old Martin Middle School will be demolished to make room for the new school.

The subject parcel for the new school is currently zoned Civic District (C-V). Construction of the school is planned to provide a more functional and modern campus to better serve the needs of the students attending Variety. The campus will consist of approximately 58,000 +- square feet of building areas, with two ingress/egress points, one off of Stewart Avenue and the other off of 28th Street. Parking for staff and visitors will be along the east and south sides of the site. Busses will enter the campus from Stewart Avenue and drop off students at the south side of the building. The busses have a separate loading area as to not conflict with the vehicular traffic.

Landscaping has been provided in and around the site. There is an existing chain link fence along the east and south property lines. The building will serve as the fencing along Stewart Avenue with partial chain link fencing along 28th Street. The District is requesting that the chain link fencing along 28th Street be considered as part of this SDPR as it is a requirement of the type of school being placed on the site.

We believe this plan will meet those needs while providing a much needed replacement school in the vicinity of the existing campus, and thank you for your consideration. Please do not hesitate to contact Tracy Murphy at (702) 799-5214 ext. 5417 with any questions.

Kind Regards,

Linda Perri

Linda K. Perri
Director, CCSD Real Property Management

Cc: file

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JUN 23 2011
SDR-42251

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 22, 2011

Linda Perri, Director of Real Property Management
Clark County School District
Finance & Operations
4190 McLeod Drive
Las Vegas, NV 89121

Dear Ms. Perri:

Thank you for your letter regarding a fee waiver of $1030.00 for the site design review at 2800 Stewart Avenue (APN# 139-36-303-001). I will notify the city's Planning Director, Flinn Fagg, of your request, and he will waive the fee once the application is submitted.

Sincerely,

Elizabeth N. Fretwell

Elizabeth N. Fretwell
City Manager

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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FINANCE & OPERATIONS DIVISION

5100 W. SAHARA AVE. • LAS VEGAS, NV 89146 • (702) 799-5445 • FAX (702) 855-3112

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Terri Janison, President
Carolyn Edwards, Vice President
Dr. Linda E. Young, Clerk
Chris Garvey, Member
Larry P. Mason, Member
Sheila Moulton, Member
Deanna L. Wright, Member

Dr. Walt Rulffes, Superintendent

December 6, 2010

To Whom It May Concern:

I, Jeff Weiler, Chief Financial Officer of the Clark County School District, hereby authorize Linda K. Perri, Director of Real Property Management, to sign the following on my behalf:

Temporary Right-of Entry
Entity Use Permit Applications
Declaration of Ownership

Sincerely,

Jeff Weiler
Chief Financial Officer

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JUN 23 2011
SDR-42251

SIGNATURE DESIGNEE

Agenda items developed for board consideration and approval frequently designate a person to represent the Board of School Trustees for signing project documents. This expedites the process and enables a smooth transition between phases in the processing of land use applications.

J. Paul Gerner, associate superintendent, Facilities Division, has previously served as the Board of School Trustees' designee for land use applications.

On April 1, 2008, organizational changes moved Real Property Management from the Facilities Division to the Finance and Operations Division. Considering the relocation of the department, it is more appropriate for documents to be signed by Jeff Weiler, chief financial officer.

Discussion and possible action on approval to authorize Jeff Weiler, chief financial officer, to act as the Board of School Trustees' designee in signing all land use applications, is recommended.

Jeff Weiler
June 26, 2008

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JUN 29 2011

RESOLUTION

Be it hereby resolved by the Board of School Trustees of the Clark County School District that on this 22nd day of May, 2008, Jeff Weiler, Chief Financial Officer, Finance and Operations Division, is hereby authorized to sign all documents and applications necessary and pertinent to obtaining rights to lands under federal jurisdiction for the purpose of providing a site, or sites, for educational and related school facilities.

CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES

Mary Beth Scow
Mary Beth Scow, President

Carolyn Edwards
Carolyn Edwards, Clerk

APPROVED AS TO FORM:

C.W. Hoffman 4/22/08
C. W. Hoffman, Jr., General Counsel

STATE OF NEVADA
COUNTY OF CLARK

On this 22nd day of May, 2008, personally appeared before me, a Notary Public in and for said county and state, Mary Beth Scow and Carolyn Edwards, known to me to be the president and clerk of the BOARD OF SCHOOL TRUSTEES, CLARK COUNTY SCHOOL DISTRICT, a political subdivision of the State of Nevada, and upon oath did each depose that they are the officers of said subdivision as above designated.

Patricia A. O'Gara
Notary Public in and for the above county and state.

PATRICIA A. O'GARA
Notary Public State of Nevada
No. 07-2982-1
My appt. exp. May 4, 2011

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Legal Description

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the North One-half ($N\frac{1}{2}$) of the Southwest One-quarter ($SW\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described as follows, to-wit:

Commencing at the intersection of the center lines of Stewart Ave. (formerly known as Central Ave.) and 28th St. (formerly known as Howard St.), as shown by map of Artesian Acres Subdivision, recorded in Book 1 of Plats, Page 38, in the Office of the County Recorder, Clark County, Nevada, thence South 88°00' East, along the center line of Stewart Ave., a distance of 40.11 feet, thence South 2°11'40" East along the prolongation of the Easterly right of way line of 28th St. a distance of 50.11 feet, to the TRUE POINT OF BEGINNING; thence South 88°00' East parallel withthe center line of Stewart Ave. aforementioned, a distance of 668.19 feet, thence South 2°00' West a distance of 806.01 feet, thence North 88°00' West parallel with the center line of Stewart Ave. a distance of 609.05 feet to a point on the Easterly right of way line of 28th St. aforementioned, thence North 2°11'40" West along said Easterly right of way line, a distance of 808.17 feet to the TRUE POINT OF BEGINNING, containing 11.67 acres more or less,

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SDR-42251

Date: 05/30/12

Reviewer: Steve Gebeke, Planning Supervisor

Reason for Revision: Revised landscaping along Stewart and 28th.

Additional Info:

Provided 13 required trees along 28th Street, and then added other trees elsewhere on the site to make up for the trees lost along Stewart Ave.

Staff is administratively approving this revision because the landscape requirements of Title 19 are still met.

Conditions:

1. Conformance to the plans date stamped 05/29/12.

6/6/12
signed
43825 - CIVIL

BUILDING PLANS?

MEMORANDUM

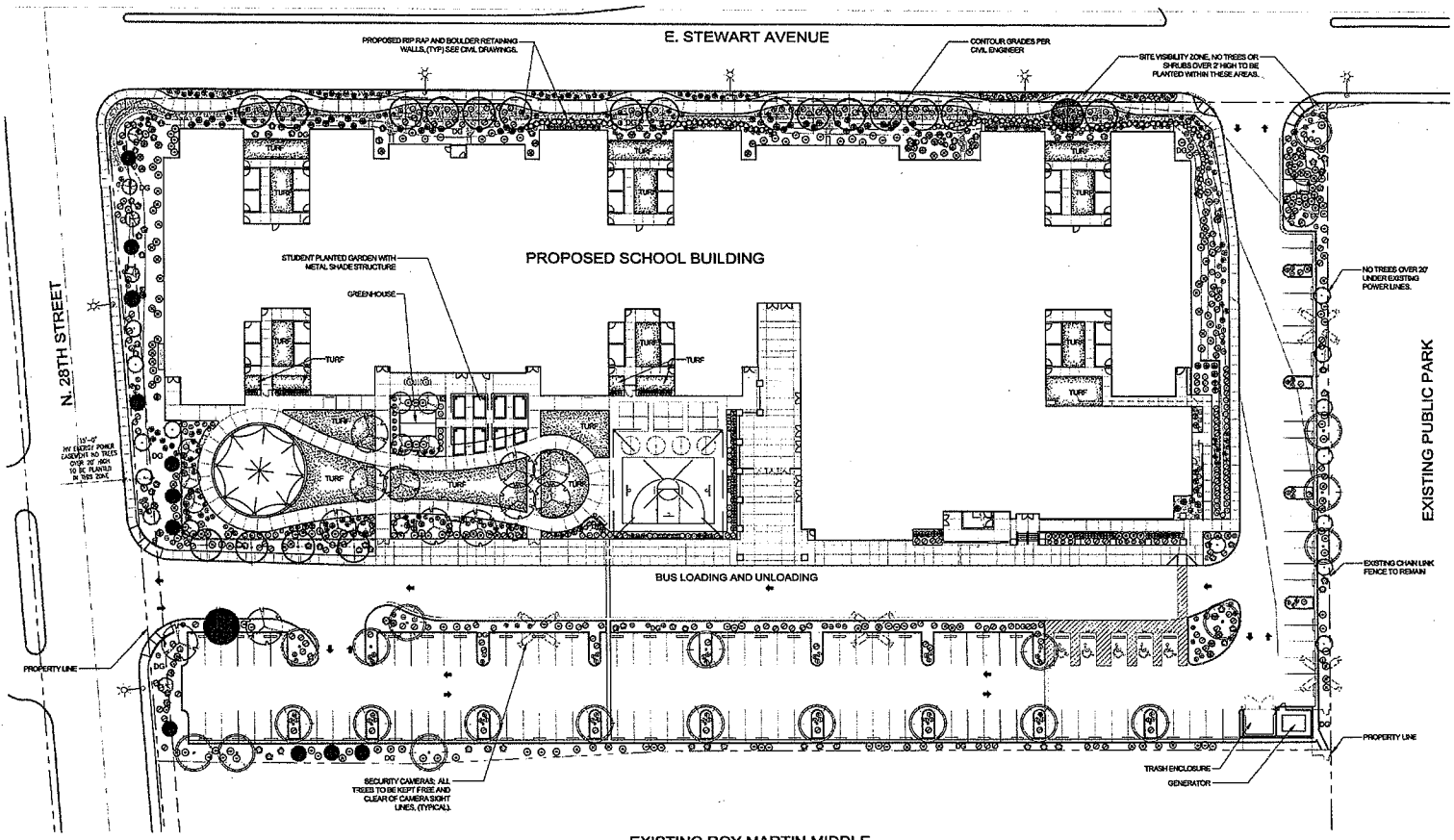
To:	**Land Development**
From:	**Linda Hartman-Maynard**
Phone:	**(702) 229-6899 Fax: (702) 382-1240**
CC:	**Land Development Civil Plan Ref. # 43825**
Date:	**05/31/12 – 2nd Mylar Review**
Re:	**Variety School - CCSD**
	APN: 139-36-303-001

STATUS:
Denied.

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The landscape plan, sheet L2.01, does not match the revised landscape plan dated 5/29/2012. Please revise to indicate the 13 trees on N 28th Street and the additional trees to be added as indicated on the 5/29/2012 landscape plan.

● = ADDED TREE LOCATION



EXISTING ROY MARTIN MIDDLE SCHOOL ATHLETIC FIELDS

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MAY 29 2012
City of Las Vegas
Department of Planning

REVISED

NOTE:
SEE SHEET L2.00 FOR PLANTING LEGEND

REVISIONS			
REV.	DESCRIPTION	DATE	BY

KGA ARCHITECTURE
9775 West Diablo Drive, Third Floor | Las Vegas, Nevada 89148 | 702.367.6900
Austin, Texas 78744 | 512.441.8200
www.KGAarchitecture.com
LAS VEGAS | AUSTIN

southwick LANDSCAPE ARCHITECTS
Las Vegas, NV 89074 | 702.367.7108

CLARK COUNTY SCHOOL DISTRICT
SERVICE MANAGEMENT / PLANNING AND DESIGN
4190 McLEOD DRIVE LAS VEGAS, NEVADA 89121

PROJECT: VARIETY SCHOOL
2400 EAST STEWART AVENUE

DRAWING TITLE: PLANTING PLAN

DATE: MAY 24, 2012
DRAWN BY:
APPROVED BY:

SCALE: 1" = 30'-0"
SHEET NO: L2.01

SDR-42251

Date: 05/30/12

Reviewer: Steve Gebeke, Planning Supervisor

Reason for Revision: Revised landscaping along Stewart and 28th.

Additional Info:

Provided 13 required trees along 28th Street, and then added other trees elsewhere on the site to make up for the trees lost along Stewart Ave.

Staff is administratively approving this revision because the landscape requirements of Title 19 are still met.

Conditions:

1. Conformance to the plans date stamped 05/29/12.

P.1/1
TO:3857268
7023825981
AUG-4-2011 06:10A FROM:

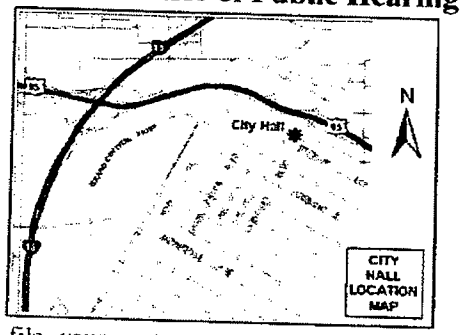
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

07-29-011

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.414
0004279218 JUL 28 2011
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-42251
Planning Commission Meeting of 8/9/2011

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AUG - 4 2011
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Case: SDR-42251
13934310016
DECARO RUSSIANO
710 S 1ST ST
LAS VEGAS NV 89101-6411 89101-6411

30 FRDFN11 89101

30A

City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)

Pre-Application Conference Item Required								
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR *EACH* APPLICATION TYPE, unless indicated otherwise)		Appl. Type	Fees: Application	Notification	Recordation	Sub-Total
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	**Visit the CLV website** For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	***Detailed*** justification letter (the same letter addressing all applications, included with each application)		SDR	$ 500.00	$ 500.00	$ 30.00	$ 1030.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			$	$	$	$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			$	$	$	$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			$	$	$	$
☐	☒	Copy of Business License(s) – requested, but submittals will be accepted without			$	$	$	$
☐	☒	Cop(ies) of approval letter(s) for					Subtotal:	$
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add $0; Mailing labels only, add: $50; Full notification, add: $500				$	---	$
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)					Grand Total All Fees:	$1030.00

REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES):

MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

☒	☐	**SITE PLAN**	**TOTAL REQUIRED FOR ALL APPLICATIONS**	
		North arrow, scale, and vicinity map	**Folded Plans (5, plus 1 per application):**	6
		All property lines and present dimensions labeled	**Colored, Rolled Plans:**	1
		All building setbacks labeled	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**	1
		All adjacent existing land uses and street names labeled	**NOTES:**	
		All points of ingress and egress shown		
		ADA accessibility requirements shown/labeled		
		Parking standard(s) utilized:		
		Parking space count and typical dimensions labeled _____ # regular + [30% or less of total] # compact + _____ # handicap = _____ Total		
		For residential subdivisions, provide a connectivity calculation		
		All free-standing sign locations shown and heights and sizes noted		
☒	☐	**LANDSCAPE PLAN**	**TOTAL REQUIRED FOR ALL APPLICATIONS**	
		North arrow, scale, and vicinity map	**Folded Plans (1 per application):**	1
		All property lines and present dimensions labeled	**Colored, Rolled Plans:**	1
		All required perimeter landscape planters shown	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**	1
		All required parking lot fingers/islands shown	**NOTES:**	
		Quantity, size, species/variety of ***all*** trees, shrubs, and ground cover		
☒	☐	**BUILDING ELEVATIONS**	**TOTAL REQUIRED FOR ALL APPLICATIONS**	
		Scale and building dimensions labeled	**Folded Plans (1 per application):**	1
		North, south, east, and west elevations of ***all*** buildings	**Colored, Rolled Plans:**	1
		All building materials and colors noted	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**	1
		All wall sign locations shown and sizes noted	**NOTES:**	
☒	☐	**FLOOR PLANS**	**TOTAL REQUIRED FOR ALL APPLICATIONS**	
		Scale and building dimensions labeled	**Folded Plans (1 per application):**	1
		North arrow and scale	**Rolled Plans:**	1
		All building entrances/exits shown	**Reduced Copy (8-1/2"x11" B/W; 1 per application):**	1
		Use of ***all*** rooms noted/labeled	**NOTES:**	
		Maximum Occupancy (per I.B.C.)		
		Seating Capacity (where applicable)		

CONTINUED NEXT PAGE

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

CYCLE 8

Project Name: Roy Martin Jr. High School

APN(s):	13936303001			**Pre-app Date:**	06/21/11
Location:	2800 Stewart Avenue			**Meeting Location:**	DSC Conference Room 3E - 333
Ward #:	3 - Reese	**Acres:**	11.73	**Time:**	9:00 a.m.

Ownership Info:	CCSD			Last Change of Ownership Date:
	Phone: (702)-	Fax: (702)-	Email:	
Applicant Info:				
	Phone: (702)-	Fax: (702)-	Email:	
Representative Info:	Linda Perri			
	Phone: (702)-	Fax: (702)-	Email:	

Use:	**Existing:**	Public School, Primary
	Proposed:	No change proposed
General Plan:	**Existing:**	PF
	Proposed:	No change proposed
Zoning:	**Existing:**	C-V
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV Planning Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), **and:**

Name	Company/Department	Phone	Fax	Email
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Vivian Balanos	CLV - PW - Traffic	229-6901 / 6880		
12. Gary Anderson	CLV - PW - ~~Flood~~ Dev Co	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Rick Goodwin	CLV - ~~Fire and Rescue~~ Traffic	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

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

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☒ **YES** ☐ **NO**
If yes, Please detail how in the justification letter. Refer to http://www.lasvegasnevada.gov/sustainginglasvegas for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. New school to replace school damaged by fire. Parking requirement is 3 SPACES / CLASSROOM
2. There is a Multi-Use Transportation Trail required along the south side of Stewart Avenue (5' amenity zone, 10' trail/path, 5' landscape from back of curb, per the Transportation Trails Element of the Master Plan).
3. NO GATES PROPOSED @ DRIVEWAYS
4. TRAFFIC - CONCERN RE: HOW BUSES ENTER/LEAVE, CIRCULATE TO QUEUE AREA. RE-ESTABLISH SCHOOL ZONES & X-WALK
5. FIRE - STATE HAS JURISDICTION
6. DEV CO - DRAINAGE STUDY; REMOVE/REPLACE DAMAGED CONCRETE

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --
****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

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

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

APN(s):	13936303001	**Application Type:**	Site Development Plan Review
Location:	2800 Stewart Avenue	**Application Purpose:**	New school
Ward:	3 - Reese		
Planner's Signature:	06/21/11	**Pre-App Meeting Date:**	06/21/11
		Submittal Deadline:	***06/23/11 - no later than 2:00 pm***
Planner:	Steve Gebeke, Planning Supervisor - 229-5410	**Earliest PC / CC Meeting Dates:**	**08/09/11 PC - 09/07/11 CC (Cycle 8)**

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us *no later than 15 days prior* to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.
***Denotes a GPA Cycle**

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	**January 25, 2011***	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	**April 12, 2011***	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	**July 12, 2011***	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	**October 11, 2011***	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	**January 10, 2012***	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information

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MEMORANDUM

To:	**Land Development**
From:	**Linda Hartman-Maynard**
Phone:	**(702) 229-6899 Fax: (702) 382-1240**
CC:	**Land Development Civil Plan Ref. # 43825**
Date:	**05/16/12 Mylar Review**
Re:	**Variety School - CCSD**
	APN: 139-36-303-001

STATUS:
Denied.

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Please revise the Cover Sheet (Sheet C1) Planning Department signature line to read as follows:

   _____ Date
   Doug Rankin, AICP
   Planning Manager

   This plan meets the applicable standards of the City of Las Vegas **Planning Department.**

2. The landscape plan, sheet L2.01, does not match the landscape plan approved by the City Council on 9/7/2011 (please see attached landscape plan from SDR-42251). Prior to approval of the Civil plan a review of the revised landscape by Planning is required. Please contact the Planning Department at 229-6301 or 229-4605, to schedule a pre-application meeting.

3. Please indicate all above ground utility within the ROW landscape area. Above ground utility boxes shall comply with Title 19.08 Utility Screening Requirements.

P/L 177/93

Report of All Selected Parcels

Case Number: SDR-42251 **Printed On:** Wed: July 20, 2011

Owner	Address	Parcel Numbe
		13927410000
AHMED MOHAMED ETAL	P O BOX 1945 LA JOLLA CA 92038-1945	13934210025
B J P INVESTMENTS L L C	30 SAWGRASS CT LAS VEGAS NV 89113-1324	13934111012
BAERG FAMILY TRUST	BAERG WILLIAM & MARTHA HELEN TRS 3386 SAINT MICHAEL DR PALO ALTO CA 94306-3057	13934111009
BANK NEW YORK MELLON TR CO TRS	%LEVY SMALL & LALLAS 815 MORAGA DR LOS ANGELES CA 90049-1633	13934302003
C VERAPAPPA W W L L C	513 S MAIN ST LAS VEGAS NV 89101-6319	13934210016
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402009
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934111002
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934111001
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE 2ND FLOOR LAS VEGAS NV 89101-2913	13933610026
CITY OF LAS VEGAS	400 STEWART AVE 2ND FLR LAS VEGAS NV 89101-2913	13934201023
CITY OF LAS VEGAS REDEVELOPMENT	FREMONT EXPERIENCE L L C %FINANCE DEPT 425 FREMONT ST LAS VEGAS NV 89101-5620	13934111064
CITY PARKWAY IV A INC	%OFFICE BUSINESS PARKING 1 INC 400 STEWART AVE LAS VEGAS NV 89101-2913	13934110011
CITY PARKWAY IV A INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV 89101-2913	13927401031
CITY PARKWAY IV A INC	%CITY OF LAS VEGAS %BUS DEV 400 STEWART AVE 2ND FLOOR LAS VEGAS NV 89101-2913	13934110005
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110007
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13933610025
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110009
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13933511008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13933610027
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934211001
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934110008
CITY PARKWAY V INC	%CITY OF LV %CITY ATTORNEYS OFFICE 400 STEWART AVE 9TH FLOOR LAS VEGAS NV 89101-2913	13934211002
COSMAN CHARLES F	COSMAN ELLIOTT 3805 APACHE LN LAS VEGAS NV 89107-2006	13934302005
COUNTY OF CLARK(ADMINISTRATIVE)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210033
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13933710002

Report of All Selected Parcels

Case Number: SDR-42251 **Printed On:** Wed: July 20, 2011

Owner	Address	Parcel Numbe
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210038
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210037
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210035
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210036
COUNTY OF CLARK(RPM)	COUNTY OF CLARK(METRO)LEASE 500 S GRAND CENTRAL PKWY LAS VEGAS NV 89155	13934210034
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV 89101-6411	13934310016
DECARO RUSSIANO	710 S 1ST ST LAS VEGAS NV 89101-6411	13934310017
DOWNEY NANCY L	P O BOX 585 GENOA NV 89411-0585	13934111010
DOWNEY NANCY L	P O BOX 585 GENOA NV 89411-0585	13934111005
DUBOVIK WILLIE & NATALIE	708 S FIRST ST LAS VEGAS NV 89101-6411	13934310018
DUBOVIK WILLIE & NATALIE	708 S FIRST ST LAS VEGAS NV 89101-6411	13934310019
ENOMOTO JOHN Y ETAL	2035 HEATHER DR MONTEREY PARK CA 91755-6719	13934311004
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311010
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311026
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210018
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311030
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311023
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311013
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311018
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311022
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311029
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311001
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311019
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210017

Report of All Selected Parcels

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Owner	Address	Parcel Numbe
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311028
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311025
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311009
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311021
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311007
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311016
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311015
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311020
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210015
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311031
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311003
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311011
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311002
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934210014
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311008
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311014
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311012
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311027
F C L W VEGAS L L C	L W T I C SUCCESSOR L L C %FOREST CITY ENTPRS/DIRECTOR TAX 50 PUBLIC SQ TERMINAL TOWER #1410 CLEVELAND OH 44113-2202	13934311017
F C R T C 20 L L C ETAL	REGIONAL TRANSPORTATION LEASE %FINANCE 600 GRAND CENTRAL PKWY #350 LAS VEGAS NV 89106-4512	13934301008

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Owner	Address	Parcel Numbe
F D G-GRAND CENTRAL L L C	%J FINE 3883 HOWARD HUGHES PKWY #800 LAS VEGAS NV 89169-0965	13933710004
G N L V CORP	129 E FREMONT ST LAS VEGAS NV 89101-5603	13934111069
G N L V CORP	P O BOX 610 LAS VEGAS NV 89125-0610	13934210032
G N L V CORP	P O BOX 610 LAS VEGAS NV 89125-0610	13934210031
G N L V CORP	129 E FREMONT ST LAS VEGAS NV 89101-5603	13934111040
GHELFI SOPHIA ANN INCOME TR ETAL	BRANDENBURG MARCUS TRS ETAL 1 FREMONT ST LAS VEGAS NV 89101-5601	13934111048
GHELFI SOPHIA ANN INCOME TRUST	DESERT ROCK GOLDEN GATE L L C 1 FREMONT ST LAS VEGAS NV 89101-5601	13934111045
GHELFI SOPHIA ANN INCOME TRUST	DESERT ROCK/GOLDEN GATE L L C 1 FREMONT ST LAS VEGAS NV 89101-5601	13934111046
GRANITE PROPERTIES I L L C	111 NORTH 1ST ST LAS VEGAS NV 89101-2912	13934111031
GRANITE PROPERTIES IA L L C	SNYDER EARL LEASE 111 N 1ST ST LAS VEGAS NV 89101-2912	13934111027
GRANITE PROPERTIES II L L C	%GRANITE GAMING GROUP LLC 111 NORTH FIRST ST LAS VEGAS NV 89101-2912	13934111029
GRANITE PROPERTIES II L L C	111 N FIRST ST LAS VEGAS NV 89101-2912	13934111030
GRANITE PROPERTIES IV L L C	%S BURNSTINE 111 N 1ST ST LAS VEGAS NV 89101-2912	13934111032
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV 89117-5424	13934311005
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV 89117-5424	13934311006
HERBST JERRY	P O BOX 93417 LAS VEGAS NV 89193-3417	13934210024
HERBST JERRY E	P O BOX 93417 LAS VEGAS NV 89193-3417	13934210006
JORAI ENTPRS	RAIZIN LEONARD & CAROL TRS 2 THAYNES CANYON WY PARK CITY UT 84060-7237	13934111011
KEEP MEMORY ALIVE	%PRESIDENT 9101 W SAHARA AVE LAS VEGAS NV 89117-5772	13933610024
KONG IVAN F S & LILY L	1630 KALAKAUA AVE HONOLULU HI 96826-2496	13934210028
KONG IVAN F S & LILY L	1630 KALAKAUA AVE HONOLULU HI 96826-2496	13934210027
L G E INC	1510 W LOOP SOUTH HOUSTON TX 77027-9505	13934111042
L G E INC	1510 W LOOP SOUTH HOUSTON TX 77027-9505	13934111044
L G E INC	1510 W LOOP SOUTH HOUSTON TX 77027-9505	13934111043
LAMB RICHARD P ETAL	%J MARSHALL 301 S MAIN ST LAS VEGAS NV 89101-6316	13934210002
L'CHAIM 24 FREMONT PPTY L L C	24 FREMONT ST LAS VEGAS NV 89101-5601	13934111028
LONGLEY CONSTRUCTION CO INC	P O BOX 1960 LAS VEGAS NV 89125-1960	13927401021
M B LAND L L C	901 N GREEN VALLEY PKWY #200 HENDERSON NV 89074-7105	13934302007
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402008
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402006
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934101003
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402007

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Owner	Address	Parcel Numbe
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934101010
MARYMARSH L L C	P O BOX 3390 LAKE TAHOE NV 89449-3390	13934111008
MAXIE L L C	%C BYRD 1061 E 1720 S ST GEORGE UT 84790-2268	13934302004
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401005
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401004
MESQUITE PARTNERS LTD	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13928802001
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401020
MESQUITE500 L L C	716 W MESQUITE AVE LAS VEGAS NV 89106-4612	13927401019
MESQUITEWOOD L L C	8741 NEWPORT ISLE CT LAS VEGAS NV 89117-2268	13927401023
MILLER RALPH W JR	MILLER TRUST 4437 ANNETTE PARK DR BOZEMAN MT 59715-9273	13934111006
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910	13934310001
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910	13934210005
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV 89193-8910	13934310002
NEVADA READY MIX CORPORATION	151 CASSIA WY HENDERSON NV 89014-6616	13927401007
NEVADA READY MIX CORPORATION	151 CASSIA WY HENDERSON NV 89014-6616	13927401006
OAKBROOK REALTY & INVEST II LLC	1000 ROYCE BLVD OAKBROOK IL 60181-4809	13934210004
OAKBROOK REALTY & INVEST II LLC	1000 ROYCE BLVD OAKBROOK IL 60181-4809	13934210003
OCCIDENTAL COLLEGE	%BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13934111007
OFFICE DISTRICT PARKING I INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV 89101-2913	13934110010
P H G S A L L C	100 N CITY PKWY #1700 LAS VEGAS NV 89106-4614	13927410011
P Q LAS VEGAS L L C	%FOREST CITY ENTPRS INC %REAL ESTATE TAX DEPT P O BOX 94877 CLEVELAND OH 44101-4877	13934201022
PARKWAY CENTER L L C	100 N CITY PKWY #1700 LAS VEGAS NV 89106-4614	13927410016
PARKWAY CENTER L L C	100 N CITY PKWY #1700 LAS VEGAS NV 89106-4614	13927410013
PARKWAY CENTER L L C	100 N CITY PKWY #1700 LAS VEGAS NV 89106-4614	13927410015
PETITTI CARRIE ETAL	460 MAGNOLIA DR CRESWELL OR 97426-9473	13934111041
R & S P FAMILY TRUST ETAL	PECCOLE ROBERT N JR TRS 8689 W CHARLESTON BLVD #109 LAS VEGAS NV 89117-5485	13934111003
R & S P FAMILY TRUST ETAL	PECCOLE ROBERT N JR TRS 8689 W CHARLESTON BLVD #109 LAS VEGAS NV 89117-5485	13934111004
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV 89106-4512	13933801019
REGIONAL TRANSPORTATION COMM	600 S GRAND CENTRAL PKWY #350 LAS VEGAS NV 89106-4512	13934302006
RUNNELLS RANDAL LEE L L C	679 CORAL VIEW ST LAS VEGAS NV 89110-4046	13933703001
S M K INC	766 POHUKANA ST HONOLULU HI 96813-5307	13934111037

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Owner	Address	Parcel Numbe
SAGE REALTY CO	SPEAKEASY GAMING FREMONT-IMPS 128 EAST FREMONT ST LAS VEGAS NV 89101-5604	13934111025
SAL SAGEV HOTEL CO INC	1 FREMONT ST LAS VEGAS NV 89101-5601	13934111034
SCHIFF ABRAHAM	1004 NEW RD NORTHFIELD NJ 08225-1661	13934111067
SCHIFF ENTERPRISES	1004 NEW ROAD NORTHFIELD NJ 08225-1661	13934111036
SIMON CHELSEA L V DEV L L C	%CPG PTNRS LP P O BOX 6120 INDIANAPOLIS IN 46206-6120	13933710003
SOUTHERN NEVADA WATER AUTHORITY	%LAND ACQUISITION & MGT MS 95 P O BOX 99956 LAS VEGAS NV 89193-9956	13927410014
STATE OF NEVADA TRANS LEASOR	M S W INC LEASE %BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV 89118-3215	13927402005
STAUFFER FAMILY TRUST ETAL	STAUFFER DARLENE J TRS 128 E FREMONT ST LAS VEGAS NV 89101-5604	13934111023
STOCKER HAROLD J & MAYME V TR	BANK FIRST INTERSTATE TRS %H PASTOR CASINO 115 N 1ST ST LAS VEGAS NV 89101-2912	13934111035
SUMMIT ONE NETWORK INC	%TAX DEPT 1510 W LOOP S HOUSTON TX 77027-9505	13934210001
SUMMIT ONE NETWORK INC	%LANDRYS RESTAURANTS INC %TAX DEPT 1510 W LOOP S HOUSTON TX 77027-9505	13934210029
SUMMIT ONE NETWORK INC	%LANDRYS RESTAURANTS INC %TAX DEPT 1510 W LOOP S HOUSTON TX 77027-9505	13934210030
SYMPHONY PARK MASTER ASSN INC	%S GLADSTEIN 6130 ELTON AVE #212 LAS VEGAS NV 89107-2538	13933511010
SYMPHONY PARK MASTER ASSN INC	%S GLADSTEIN 6130 ELTON AVE #212 LAS VEGAS NV 89107-2538	13933511009
T BROTHERS PROPERTIES L L C	4325 W PATRICK #120 LAS VEGAS NV 89118-6864	13927401022
T-L V C R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934111033
T-Q H R L L C	% BARRICK GAMING 1 MAIN ST LAS VEGAS NV 89101-6370	13934210026
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101009
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934201016
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101005
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101004
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101007
T-U P R L L C	%MARVIN F POER & CO P O BOX 52427 ATLANTA GA 30355-0427	13934101008
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934201007
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934201003
T-U P R L L C	1 MAIN ST LAS VEGAS NV 89101-6370	13934101006
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13927401030
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13934302008
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13934310004
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13927401027
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13933703003

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UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13927401032
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE 68179-0001	13934101002
VINTAGE VEGAS GAMING INC	%R SZEPELAK 128 E FREMONT ST LAS VEGAS NV 89101-5604	13934111022
VINTAGE VEGAS GAMING INC	%CHIEF OPERATING OFFICER 128 E FREMONT ST LAS VEGAS NV 89101-5604	13934111024
W M C II ASSOCIATES L L C	%WORLD MARKET CTR LV %DIRECTOR ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV 89106-4555	13933511012
W M C II ASSOCIATES L L C	%WORLD MARKET CTR LV %DIRECTOR FIN 495 S GRAND CENTRAL PKWY #2203 LAS VEGAS NV 89106-4555	13933511011
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA 90212-4817	13933511004
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA 90212-4817	13927410005
W M C V PHASE 2 L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV 89106-4555	13933610014
W M C V PHASE 3 L L C	%WORLD MARKET CTR %DIRECTOR OF FINANCE 495 S GRAND CENTRAL PKWY #2203 LAS VEGAS NV 89106-4555	13933610022
W M C V PHASE I L L C	%WORLD MARKET CTR %DIRECTOR OF ADMIN 495 S GRAND CENTRAL PKWY LAS VEGAS NV 89106-4555	13933610023
WEST MAIN & BONNEVILLE L P	10525 VISTA SORRENTO PKWY #110 SAN DIEGO CA 92121-2747	13934201018
ZAHN ELIZABETH TRS	1912 S MARYLAND PKWY LAS VEGAS NV 89104-3106	13934111047

Ray W. Martin Jr. 1st.

BOOK 184

149779
(2-1)

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That the City of Las Vegas, A Municipal Corporation, for and in consideration of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the Clark County School District all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the North One-half (N½) of the Southwest One-quarter (SW¼) of Section 36, Township 20 South, Range 61 East, M.D.B.&M., and being more particularly described as follows, to-wit:

Commencing at the intersection of the center lines of Stewart Ave. (formerly known as Central Ave.) and 28th St. (formerly known as Howard St.), as shown by map of Artesian Acres Subdivision, recorded in Book 1 of Plats, Page 38, in the Office of the County Recorder, Clark County, Nevada, thence South 88°00' East, along the center line of Stewart Ave., a distance of 40.11 feet, thence South 2°11'40" East along the prolongation of the Easterly right of way line of 28th St. a distance of 50.11 feet, to the TRUE POINT OF BEGINNING; thence South 88°00' East parallel withthe center line of Stewart Ave. aforementioned, a distance of 668.19 feet, thence South 2°00' West a distance of 806.01 feet, thence North 88°00' West parallel with the center line of Stewart Ave. a distance of 609.05 feet to a point on the Easterly right of way line of 28th St. aforementioned, thence North 2°11'40" West along said Easterly right of way line, a distance of 808.17 feet to the TRUE POINT OF BEGINNING, containing 11.67 acres more or less,

WITNESS our hands this 8 day of JANUARY, 1959.

CITY OF LAS VEGAS, NEVADA
A Municipal Corporation

By: C. O. Bracken
Mayor

ATTEST:

Robert F. Broadbent
Acting City Clerk

RECEIVED
JUN 23 2011

Pioneer Title Insurance Company
of Nevada

BOOK 184

149779
(2-2)

BOOK 184

149779
(2-2)

STATE OF NEVADA)
) SS.
COUNTY OF CLARK)

On this 8th day of January A.D., 1959, personally appeared before me, a Notary Public in and for said County, C. A. Baker and Robert J. Hoos, known to me to be the Mayor (pro tem) and (deputy) Clerk of said City that executed the foregoing instrument, and upon oath, each for himself did depose and say that he is the officer of said City as above designated; that he is acquainted with the seal of said City and that the seal affixed to said instrument is the corporate seal of said City; that the signatures to said instrument were made by officers of said City as indicated after their signatures; and that said City executed said instrument freely and voluntarily and for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Clark, the day and year in this certificate first above written.

Notary Public in and for the County of Clark, State of Nevada

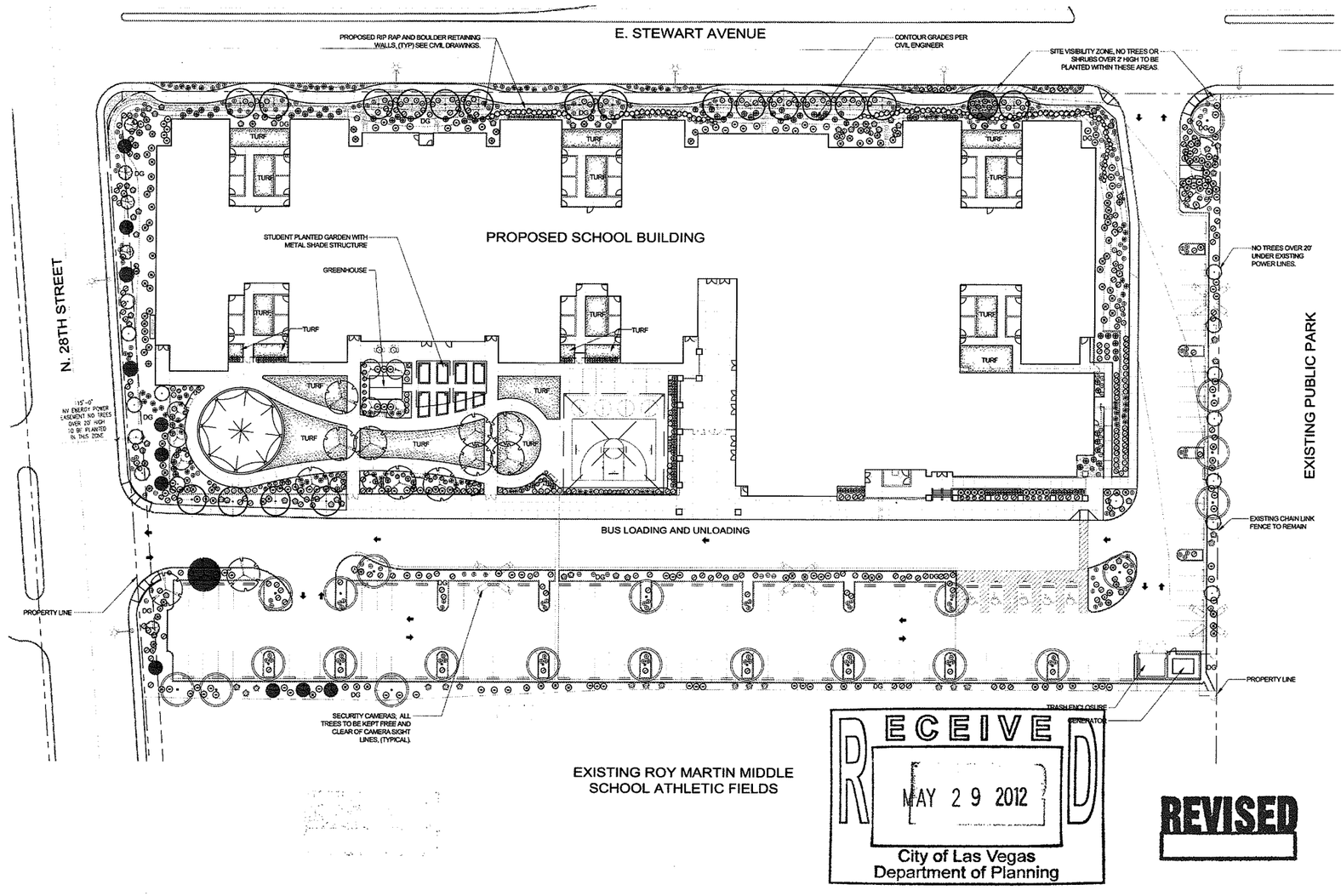
My Commission Expires: 1-17-60

NO 149779
RECORDED AT THE REQUEST OF
Pioneer Title Insurance Company
of Nevada
JAN 15 3 40 PM '59
OFFICIAL RECORDS BOOK NO 184
CLARK COUNTY, NEVADA
PAUL O. MALLEY, RECORDER
FEE $4.75 DEPUTY

Indexed

RECEIVED
JUN 23 2011

● = ADDED TREE LOCATION



RECEIVED
MAY 29 2012
City of Las Vegas
Department of Planning

REVISED

NOTE:
SEE SHEET L2.00 FOR PLANTING LEGEND

SCALE 1" = 30'

KGA ARCHITECTURE
9075 West Diablo Drive, Third Floor, Suite 270
Las Vegas, Nevada 89148
702.367.6900 — www.KGAarchitecture.com

southwick LANDSCAPE ARCHITECTS
10 Diamond Valley Drive
Kalispell, MT 59901
www.southwick.com
406.257.7475

CLARK COUNTY SCHOOL DISTRICT

VARIETY SCHOOL

PLANTING PLAN

L2.01