



LAS VEGAS
CITY COUNCIL

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CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
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February 11, 2016

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

Re: CRG-62628 [PRJ-62627] - CITY REFERRAL GROUP

Dear Ms. Perri:

Your request for a Summerlin Site Development Plan Review FOR A PROPOSED 96,000 SQUARE-FOOT ELEMENTARY SCHOOL WITH 53 CLASSROOMS on 10.86 acres located at 215 Antelope Ridge Drive (APN 137-27-813-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) and NF (Neighborhood Focus) Summerlin West Special Land Use Designation], Ward 2 (Beers) [PRJ-62627], was considered by the City Referral Group on Wednesday, February 10, 2016.

The City Referral Group **APPROVED** your request subject to the following conditions:

Department of Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Conformance with the Summerlin West Development Agreement and the Summerlin Development Standards, except as amended by conditions herein.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped January 26, 2016 [01/26/16], except as amended by conditions herein.
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 January 26, 2016 [01/26/16]. 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 Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The trash enclosure shall be constructed to meet Summerlin Development Standards, including a roof.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. If not already constructed or guaranteed by the master developer, construct all incomplete half street improvements on Antelope Ridge Drive adjacent to this site concurrent with development.
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
17. This site shall connect to the public sewer system through a privately maintained sewer lateral. Coordinate with the Sanitary Sewer Section of the Department of Public Works to identify and label the private sewer connection on the approved construction drawings prior to the issuance of permits for this site.
18. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. No structures and no trees or vegetation taller than three feet shall be allowed within the existing public sewer easement as shown on the approved site plan.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. Prior to operating as a school, construct school zone flashers on Antelope Ridge Drive meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if

any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
23. Site development to comply with all applicable conditions of approval for TMP-46270, FMP-48545 and all applicable Summerlin Development Standards.

This action by the City Referral Group on February 10, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Steven Swanton, AICP
Senior Planner
Department of Planning
Case Planning Division

SS:clb

cc: Ms. Tracy Murphy
School Board of Trustees
4190 McLeod Drive, 2nd Floor
Las Vegas, Nevada 89121

CITY REFERRAL GROUP MEETING MINUTES
February 10, 2016

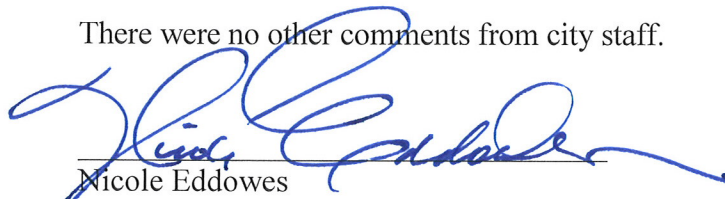
The City Referral Group (CRG) held a meeting on February 10, 2016, to review a Summerlin Site Development Plan Review (CRG-62628) for a proposed 96,000 square-foot elementary school at 215 Antelope Ridge Drive (APN 137-27-813-001), P-C (Planned Community) Zone, Ward 2 (Beers).

Attendance is shown on the attached roster.

The meeting started at 2:32 pm and ended at 2:58 pm.

The proposed structure is in conformance with the Summerlin Development Standards and was administratively approved with conditions. The applicant reviewed the Conditions of Approval, which were accepted by the applicant.

There were no other comments from city staff.



Nicole Eddowes
Planner II



Date: 02/10/16

[illegible]

City of Las Vegas

2:32 - 2:58 pm

AGENDA MEMO - PLANNING**CITY REFERRAL GROUP MEETING DATE: FEBRUARY 10, 2016****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
CRG-62628	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ******CRG-62628 CONDITIONS****Department of Planning**

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13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

17. This site shall connect to the public sewer system through a privately maintained sewer lateral. Coordinate with the Sanitary Sewer Section of the Department of Public Works to identify and label the private sewer connection on the approved construction drawings prior to the issuance of permits for this site.
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19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. Prior to operating as a school, construct school zone flashers on Antelope Ridge Drive meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
23. Site development to comply with all applicable conditions of approval for TMP-46270, FMP-48545 and all applicable Summerlin Development Standards.

Staff Report Page One
February 10, 2016 - City Referral Group

**** STAFF REPORT ****

APPLICANT:	School Board Trustees
LOCATION:	215 Antelope Ridge Drive

PROJECT DESCRIPTION

The applicant is requesting a Summerlin Site Development Plan Review for a 96,000 square-foot elementary school on 10.86 acres at 215 Antelope Ridge Drive. The proposed elementary school consists of 53 classrooms located within two, two-story classroom buildings, a single-story kindergarten wing, and single-story administrative and multi-purpose rooms. All buildings are connected internally with open space courtyards, with a maximum building height of 38 feet at the parapet. The proposed elementary school site provides 106 parking spaces, in addition to a 12 vehicle drop-off area along Antelope Ridge Drive and a school bus drop-off area on the south side of the subject site capable of accommodating up to eight school buses.

The project has received approval from the Summerlin Design Review Committee and is in conformance with the Summerlin Development Standards. Staff approves this review with conditions.

ISSUES

- Pursuant to the Summerlin Development Standards, setbacks, building heights and general development criteria are determined during the Site Plan Review process.
- A Condition of Approval was added ensuring the trash enclosure is built per Summerlin Development Standards for trash enclosures.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
There are no relevant City actions for the subject site.	

<i>Most Recent Change of Ownership</i>	
12/20/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses for the subject site.	

Pre-Application Meeting

12/16/15	Staff conducted a pre-application meeting with the applicant's representatives where the submittal requirements for the City Referral Group were discussed.
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Details of Application Request

<i>Site Area</i>	
Net Acres	10.86

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SF3 (Single Family Detached / NF (Neighborhood Focus)	P-C (Planned Community)
North	Undeveloped	P (Park/Open Space)	P-C (Planned Community)
South	Undeveloped	P (Park/Open Space)	P-C (Planned Community)
East	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	P (Park/Open Space)	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Compliance</i>
Summerlin	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y
Trails	N/A
Development Impact Notification Assessment	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, setbacks, building heights and general development criteria are determined during the Site Plan Review process. The following criteria are proposed for the subject property:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	473,074 SF
Min. Lot Width	588 Feet
Min. Setbacks • Front • Side • Corner • Rear	55 Feet 146 Feet N/A Feet 282 Feet
Min. Distance Between Buildings	N/A
Max. Lot Coverage	13.4 %

Max. Building Height	38 Feet
Trash Enclosure	Screened, Gated, w/ a Roof*
Mech. Equipment	Screened
Galvanized Metal Chain Link Fence Height	6 Feet

*A condition of approval has been added requiring a roof for the proposed trash enclosure pursuant to the Summerlin Development Standards.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
1:1.5 bulk plane slope	57 Feet	148 Feet	Y

<i>Landscaping and Open Space Standards</i>	
	Provided
Buffer Trees:	
• North	15
• South	22
• East	18
• West	21
TOTAL PERIMETER TREES	76
Parking Area Trees	31
Interior Trees	28
LANDSCAPE BUFFER WIDTHS	
Min. Zone Width:	
• North	20 Feet
• South	8 Feet
• East	13 Feet
• West	20 Feet

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Antelope Ridge Drive	Neighborhood Collector Level 1	Summerlin Improvement Standards	44	Y

Pursuant to the Summerlin Development Standards, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Elementary Schools	53 Classrooms	1.5 space for each classroom plus 20 spaces for administrative	100				

		staff				
TOTAL SPACES REQUIRED			100		106	Y
Regular and Handicap Spaces Required			96	4	101	5
						Y

ANALYSIS

The site is located within Summerlin Village 23B, which is subject to the requirements of the Summerlin Development Standards and an existing development agreement between The Howard Hughes Company, LLC and the City of Las Vegas (Summerlin West). The subject parcel is designated for both Single Family Detached and Neighborhood Focus by the Village 23B Development Plan. An elementary school is a permitted use in the Neighborhood Focus land use district.

Access to the site is from Antelope Ridge Drive (two ingress points) and a shared access drive to the north adjacent to a future neighborhood park. This shared access drive on the northern edge of the property provides access to the parking lot. The access points from Antelope Drive include a passenger drop-off lane capable of accommodating 12 vehicles, and a bus loading/unloading zone capable of accommodating up to eight school buses.. Vehicles circulate around the site and exit onto Suncreek Road. There is no access to Sky Vista Drive or Alta Drive; however, school zone flashers are required on these streets unless specifically not required by the Traffic Impact Analysis.

The Summerlin Development Standards require one parking space for every classroom, plus 20 parking spaces for administration. The proposed elementary school has 53 classrooms that require 100 parking spaces including the 20 parking spaces for administration. The applicant has proposed 106 parking spaces for the subject site, exceeding the minimum amount of parking spaces required.

Landscaping is widely varied and consists of 24-inch to 36-inch box shade trees at 25 – 30 foot intervals around the perimeter, with landscape islands being provided every six parking spaces with a variety of shade trees throughout. A variety of trees in planter areas are also proposed throughout the open space courtyard areas in between the school buildings. A total of 135 trees are proposed throughout the site. The site also proposes natural turf for an outdoor playfield, and an asphalt general play area for play equipment and ball courts. The type and size of landscaping is appropriate for the area and will provide adequate buffering from future adjacent residential uses.

Pursuant to Summerlin's Development Standards, trash receptacles shall be of sufficient size to accommodate the trash generated by the use, must be a minimum of 50 feet from any single family residential property line, and be screened from public view on at least three sides by a solid wall 6 feet in height, with a solid gate not less than five feet in height on the fourth side. Trash enclosures shall have a roof. The proposed trash enclosure is approximately 282 feet from the property line, with a galvanized metal chain link fence gate and eight-foot tall concrete screen walls. A condition of approval has been added requiring the roof over the trash enclosure satisfying Summerlin's Development Standard for a trash enclosure.

The buildings vary from one to two stories with two, two-story classroom buildings, a single-story kindergarten wing, and single-story administrative and multi-purpose rooms. All buildings

are connected internally with open space courtyards, with a building maximum height of 38 feet at the parapet. The elevations are varied in color, wall plane and materials, featuring stucco and concrete exteriors with corrugated metal accents panels. They would be compatible with the future adjacent residential development and aesthetically pleasing.

FINDINGS (CRG-62628)

The proposed elementary school development is compatible with future residential and park uses on neighboring parcels. The project has received prior approval from the Summerlin Design Review Committee and is in conformance with the Summerlin Development Standards. Staff therefore approves the development with conditions.

APPROVALS 0

PROTESTS 0

CITY OF LAS VEGAS

CITY REFERRAL GROUP COMMENT FORM

Roger Bailey	Engineering Planning – Public Works
Mary Wulff	Right-of-Way – Public Works
Oh-Sang Kwon	Flood Control – Public Works
Rick Schroder	Traffic Engineering – Public Works
Joe Pena	Sanitary Sewers – Public Works
David Kline	Fire Protection Engineering
David Guerra	Land Development
Rod Clark	Plans Check
Vicky Skilbred	Council Liaison
John Bear	Council Liaison



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 474-7463 fax

CRG-62628 - CITY REFERRAL GROUP - NON-PUBLIC HEARING - APPLICANT/OWNER:
SCHOOL BOARD OF TRUSTEES - For possible action on a request for a Summerlin Site Development Plan Review FOR A PROPOSED 96,000 SQUARE-FOOT ELEMENTARY SCHOOL WITH 53 CLASSROOMS on 10.86 acres located at 215 Antelope Ridge Drive (APN 137-27-813-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) and NF (Neighborhood Focus) Summerlin West Special Land Use Designation], Ward 2 (Beers) [PRJ-62627].

CITY REFERRAL GROUP: **FEBRUARY 10, 2016**

CASE PLANNER: **NICOLE EDDOWES**



ADMINISTRATIVE

Comments Due: **ASAP**

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 Nicole Eddowes (neddowes@lasvegasnevadaa.gov), the person 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:

BUSINESS & FINANCE DIVISION, *REAL PROPERTY MANAGEMENT*

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



CLARK COUNTY

SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Dr. Linda E. Young, President
Chris Garvey, Vice President
Deanna L. Wright, Clerk
Kevin L. Child, Member
Erin E. Cranor, Member
Carolyn Edwards, Member
Patrice Tew, Member

Pat Skorkowsky, Superintendent

January 14, 2016

City of Las Vegas
Planning Department
Development Services Center, 3rd Floor
333 N. Rancho Boulevard
Las Vegas, Nevada 89106

Re: City Referral Group Site Development Plan Review
Justification Letter - Antelope Ridge Elementary School

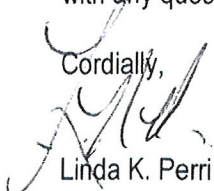
Please consider this letter a request by the Clark County School District (District) to construct a new elementary school building with the associated play areas on a currently undeveloped lot with APN 137-27-813-001. The subject parcel has a Planned Community (P-C) zoning designation and a Summerlin Land Use designation of Neighborhood Focus (NF). The site consists of approximately 10.86 acres.

The new elementary school will have 53 classrooms and be approximately 96,000 +/- gross square feet. The school consists of 2 two-story classroom buildings with a single story kindergarten wing, a one-story administrative and a one-story multi-purpose room. All buildings are connected internally with open space courtyards. The maximum height of the building is 38 feet at the parapet. The majority of the building's exterior elevations consist of Tilt-up concrete painted with either virtual taupe or tony taupe colors. Other exterior materials included in the elevations are corrugated metal and aluminum storefront to provide contrast and accentuate gaps between buildings.

Access to the school will be from Antelope Ridge Drive. A parking lot with 106 parking spaces is designed on the north side of the school and the school shares an access driveway with a future park site on the northern adjacent parcel. A 12 passenger car drop-off area has been designed along Antelope Ridge Drive and an 8 bus drop-off area is provided on the south side on a driveway that dead-ends in a cul-de-sac. Onsite landscape has been designed based on standards established by the Summerlin Paseo Community. Street landscape including public sidewalks is provided by the Howard Hughes Corporation on a common element lot of Village 23B.

We believe the design and construction of this school will enhance the District's ability to accommodate the needs of the existing and future students in this area. Based on the above information, we respectfully request your review of this project. Please do not hesitate to contact Tracy Murphy at 702-799-5214 x5417 with any questions.

Cordially,


Linda K. Perri
Director, CCSD Real Property Management

cc: Steve Drews, Project Manager, Clark County School District
File

PRJ-62627
01/26/16



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-62627 APN: 137-27-813-001

Name of Property Owner: School Board of Trustees

Name of Applicant: School Board of Trustees

Name of Representative: Tracy G Murphy

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

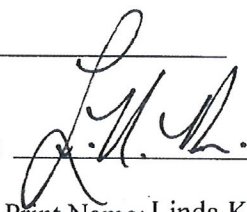
☒ No

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 K. Perri

Subscribed and sworn before me

This 22nd day of December, 20 15

Grace V. Rios
Notary Public in and for said County and State



PRJ-62627

01/26/16



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: City Referral Group Site Development Plan Review
 Project Address (Location) 215 Antelope Ridge Drive
 Project Name Antelope Ridge Elementary School Proposed Use Public School
 Assessor's Parcel #(s) 137-27-813-001 Ward #
 General Plan: existing SUM proposed Zoning: existing P-C proposed
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 10.86 Lots/Units N/A Density N/A
 Additional Information New construction of a 2-story, 96,000 square feet elementary school

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 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

REPRESENTATIVE Clark County School District Contact Tracy Murphy
 Address 4190 McLeod Drive, 2nd Floor Phone: (702) 799-5214 Fax: (702) 799-5436
 City Las Vegas State NV Zip 89121
 E-mail Address tgmurphy@interact.ccsd.net

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

Property Owner Signature* [Signature]

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

Print Name Linda Perri

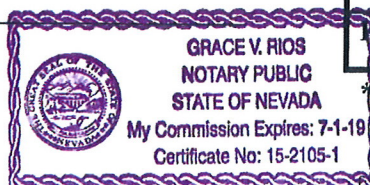
Subscribed and sworn before me

This 22nd day of December, 20 15.

Grace V. Rios

Notary Public in and for said County and State

Revised 10/27/08

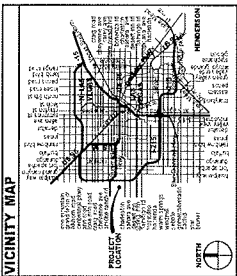
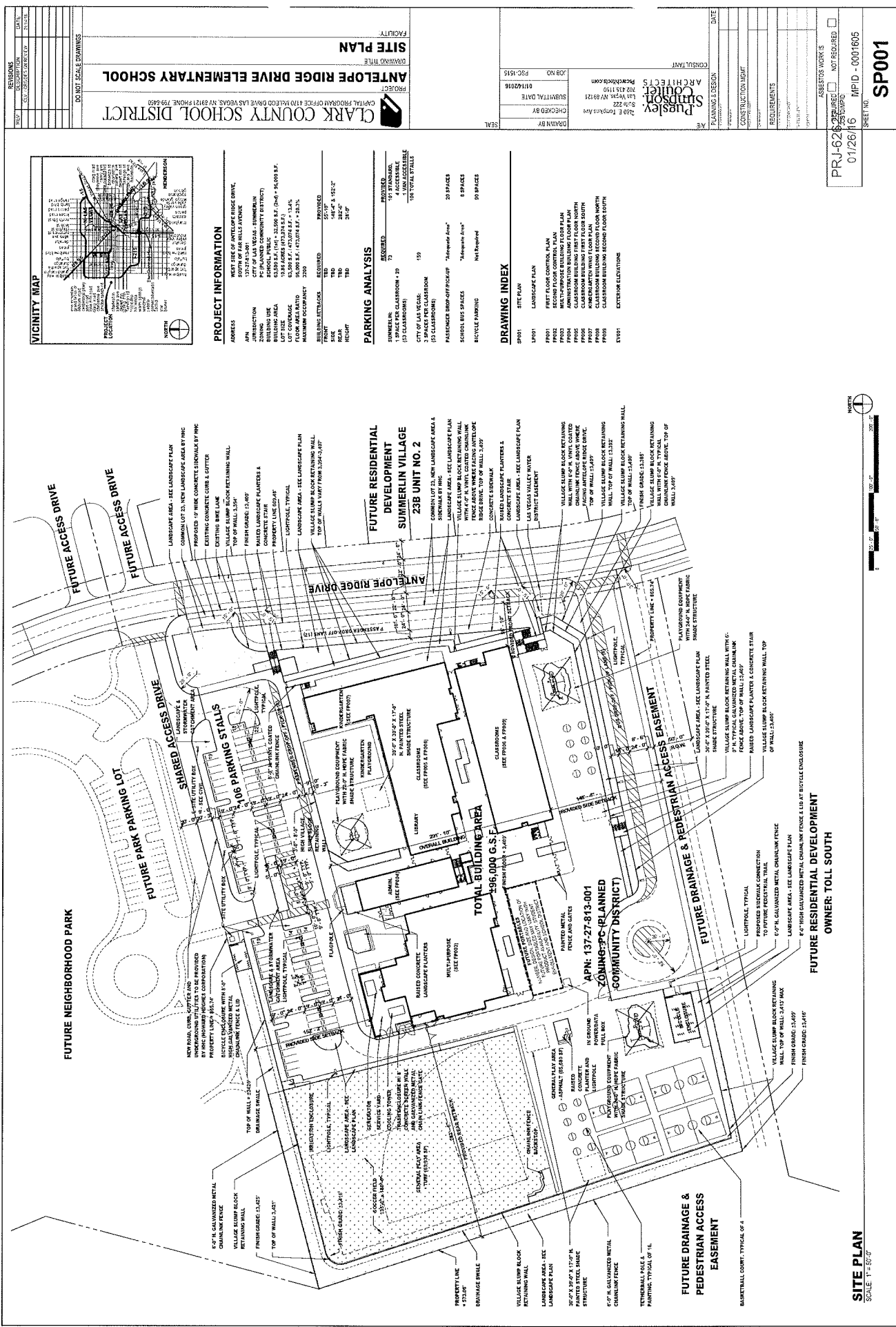


FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

\\depot\Application Packet\Application Form.pdf



PROJECT INFORMATION

Table with 2 columns: Field (Address, APN, Zoning, Building Use, Lot Size, Lot Coverage, Maximum Occupancy, Building Setback, Front Setback, Side Setback, Height) and Value (137-27-813-001, PC Planned Community District, School, Public, 13.61 Acres (573,274 S.F.), 63,000 S.F. (473,274 S.F. - 13.4%), 2300, 250', 148'-4" & 12'-2", 35'-0", 35'-0").

PARKING ANALYSIS

Table with 2 columns: Field (Summerline, City of Las Vegas, 55 Classroom, 20 Spaces, 8 Spaces, 90 Spaces) and Value (73, 159, 20 Spaces, 8 Spaces, 90 Spaces).

DRAWING INDEX

Table with 2 columns: Field (Site Plan, Landscape Plan, First Floor Control Plan, Second Floor Control Plan, Classroom Building First Floor North, Classroom Building First Floor South, Classroom Building Second Floor North, Classroom Building Second Floor South, Exterior Elevations) and Value (SP001, LP001, FP001, FP002, FP003, FP004, FP005, FP006, FP007, FP008, FP009, FP010, EV001).

CLARK COUNTY SCHOOL DISTRICT
ANTelope RIDGE DRIVE ELEMENTARY SCHOOL
SCHOOL SITE PLAN
PROJECT: CAPITAL PROGRAM OFFICE 4700 MEXICO DRIVE LAS VEGAS, NV 89171 PHONE: 799-8600
FACILITY: ANTelope RIDGE ELEMENTARY SCHOOL

PRJ-628-255000
01/26/16
MPID - 0001605
SHEET NO. SP001
Pursley Architects
2400 E. Tropicana Ave.
Las Vegas, NV 89121
702.435.1150
pursleyarchitects.com
JOB NO. PRC-1615
SUBMITTAL DATE 01/14/2016
CHECKED BY
DRAWN BY
SEAL
CONSULTANT
PLANNING DESIGN
DATE
CONSTRUCTION HEIGHT
REQUIREMENTS
ASBESTOS WORK IS NOT REQUIRED



SITE PLAN
SCALE: 1" = 30'-0"

LOCATION	MINIMUM REQUIRED SEAL	MINIMUM REQUIRED QTY	PROVIDED QTY
1 TRUCK PER 750 SF OF LANDSCAPE (EXCEPT PARKING AREAS)	24" BOX	18"	165
1 TRUCK PER 400 SF OF PLANTING (PER LANDSCAPE BUFFER)	24" BOX	74	72
BUILDING AND SITE ENTRANCE 30' BOX PILES AND PALM PILES	30" BOX		40



DISCREETIVE ROCK SHALL BE INSTALLED IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF PARK LOT. WHERE UTILITY IS NOTED.

ALL MULTIPLE TRUNKS ARE TO HAVE 3 TO 4 TRUNKS.

ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR DRIVE SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.

NO TREES BY TRUNK SHALL BE LOCATED WITHIN 2' OF THE BUILDING PLR CSED. PLANTY GUIDELINES WITHIN THE EXCEPTION OF THE COURTYARD PLANTS.

TOTAL SITE AREA	473.074 SF / 10.85 ACRES
TOTAL LANDSCAPE AREA	140.123 SF / 3.22 ACRES
PERCENT OF LANDSCAPE	29.6%

TREES

SHRUBS

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY
--------	-------------	-----

[illegible]

SEAL

**Pugsley
Campson
Architects**
CONSULTANT
2460 E Tompkins
Ave
Suite 222
Las Vegas, NV 8912
702.435.1150
pca@pcaarch.com

ASBESTOS WORK IS
REQUIRED ☐ NOT REQUIRED ☐
JOB ID/MPID
MPID - 13106

SHEET NO. **LP001**

WEST ELEVATION

CLARK COUNTY SCHOOL DISTRICT
CAPITAL PROGRAM OFFICE 4170 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE 799 6450

PROJECT

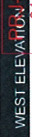
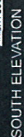
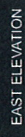
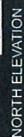
ANTLOPE RIDGE DRIVE ELEMENTARY SCHOOL

2480 E Tompkins Ave
Suite 222
Las Vegas, NV 89121
702.435.1150
Psearch@redix.com

SEAL

FINISH FLOOR

12/10/2019 10:10:10 AM

[illegible]

REVISIONS	DESCRIPTION	DATE
1	REVISED	01/26/16
2	REVISED	01/26/16
3	REVISED	01/26/16
4	REVISED	01/26/16
5	REVISED	01/26/16
6	REVISED	01/26/16
7	REVISED	01/26/16
8	REVISED	01/26/16
9	REVISED	01/26/16
10	REVISED	01/26/16

DO NOT SCALE DRAWINGS

CLARK COUNTY SCHOOL DISTRICT
CENTRAL PROGRAMS OFFICE 4170 MILLSBORO DRIVE LAKESIDE, NJ 08721 PHONE 794-0455

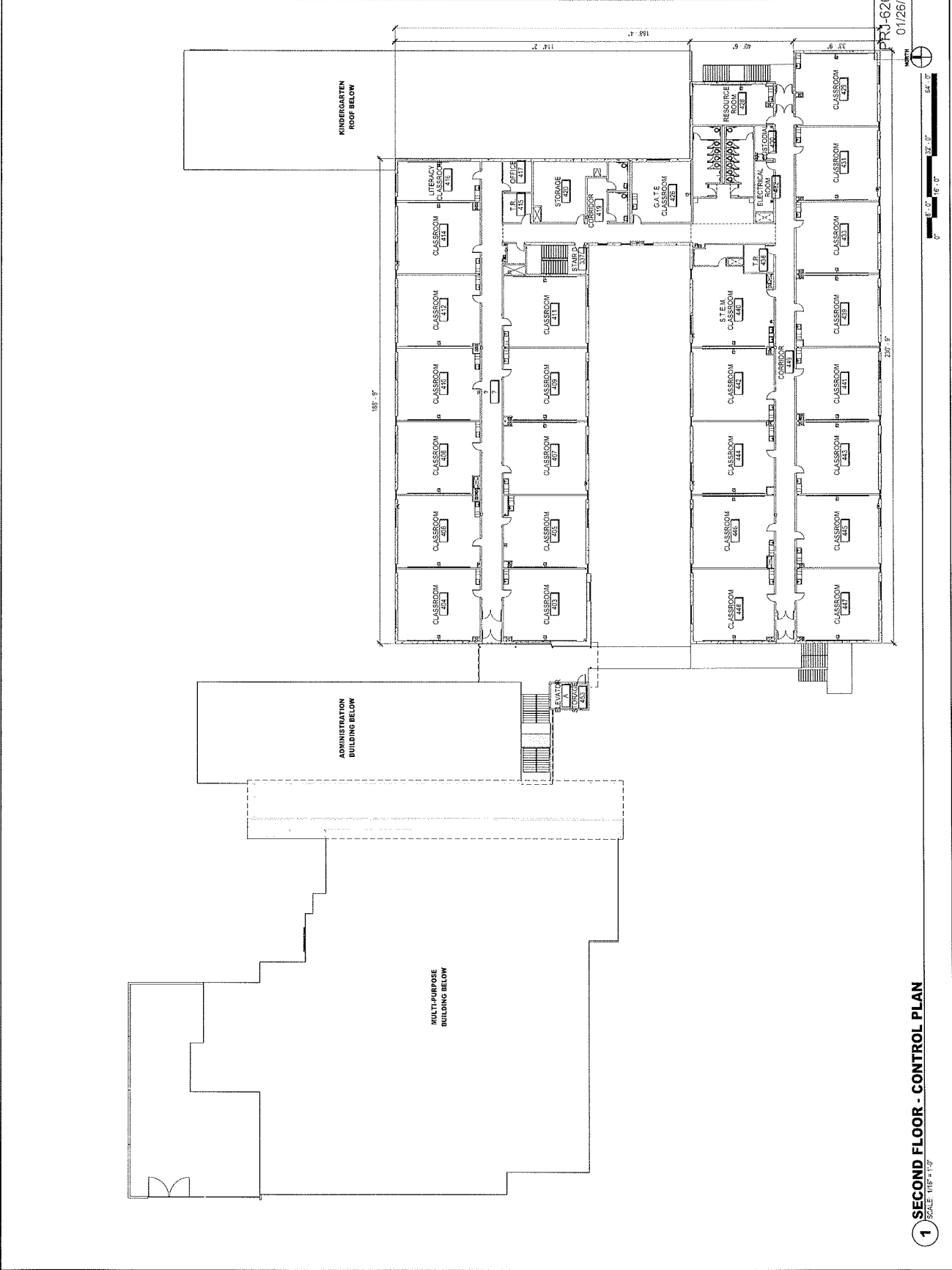
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DRAWING TITLE: SECOND FLOOR CONTROL PLAN
FACILITY:

DESIGNED BY: [blank]
CHECKED BY: [blank]
SUBMITTAL DATE: 01/14/2016
JOB NO: PSC 1515

CONSULTANT: J. Stusley Architects
2400 E. Township Ave.
Suite 222
Lakewood, NJ 08721
Phone: 794-0455
www.jstusley.com

DATE: [blank]
PLANNING DESIGN: [blank]
CONSTRUCTION MGMT: [blank]
REQUIREMENTS: [blank]
ASBESTOS WORK: [blank] REQUIRED [blank] NOT REQUIRED

PROJECT NO: 01/26/16
SHEET NO: MPID - 001605
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR - CONTROL PLAN
SCALE 1/8" = 1'-0"

1 FLOOR PLAN - MULTI-PURPOSE BUILDING
SCALE 1/8" = 1'-0"

1 FLOOR PLAN - MULTI-PURPOSE BUILDING
SCALE 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	01/25/16	WJ	ISSUED FOR PERMIT
2	01/25/16	WJ	ISSUED FOR PERMIT
3	01/25/16	WJ	ISSUED FOR PERMIT
4	01/25/16	WJ	ISSUED FOR PERMIT
5	01/25/16	WJ	ISSUED FOR PERMIT
6	01/25/16	WJ	ISSUED FOR PERMIT
7	01/25/16	WJ	ISSUED FOR PERMIT
8	01/25/16	WJ	ISSUED FOR PERMIT
9	01/25/16	WJ	ISSUED FOR PERMIT
10	01/25/16	WJ	ISSUED FOR PERMIT

CLARK COUNTY SCHOOL DISTRICT
 CAPITAL PROGRAM OFFICE 4100 MILLENNIUM DRIVE LAS VEGAS, NV 89121 PHONE 799.6540

ANTelope RIDGE ELEMENTARY SCHOOL

ADMINISTRATION FLOOR PLAN

PROJECT: **ANTelope RIDGE ELEMENTARY SCHOOL**
 DRAWING TITLE: **ADMINISTRATION FLOOR PLAN**
 FACILITY: **ADMINISTRATION FLOOR PLAN**

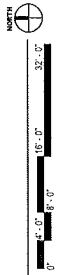
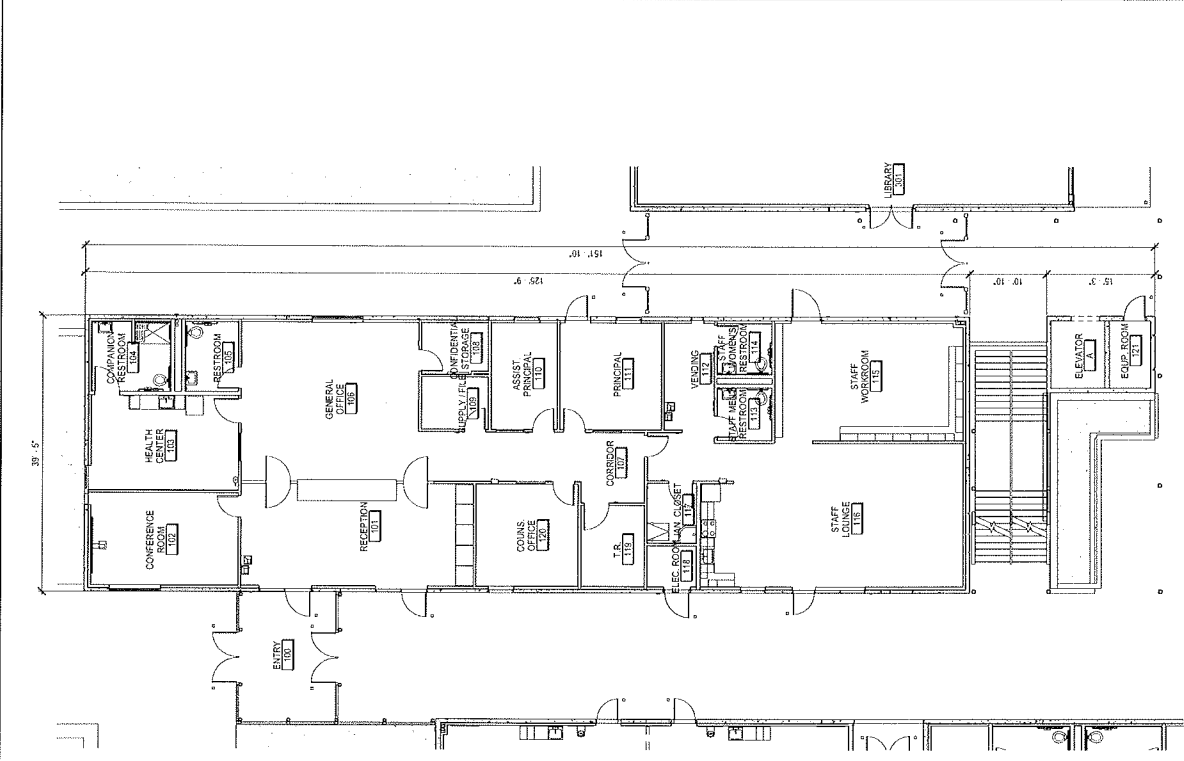
Stuesley Architects
 242 S. Tropicana Ave.
 Suite 222
 Las Vegas, NV 89121
 702.432.1150
 P: 0142016
 P: 0142016
 P: 0142016

CONSULTANT: **PLANNING & DESIGN**
 DATE: **01/25/16**

CONSTRUCTION MGMT: **NOT REQUIRED**
 REQUIREMENTS: **NOT REQUIRED**
 ASBESTOS WORK IS: **NOT REQUIRED**

CHECKED BY: **DOANBY BY**
 SUBMITTAL DATE: **01/25/16**
 JOB NO: **PSC 1515**

PRJ-628
01/25/16
MPID - 0001605
FP004



1 FLOOR PLAN - ADMINISTRATION
 SCALE: 1/8" = 1'-0"

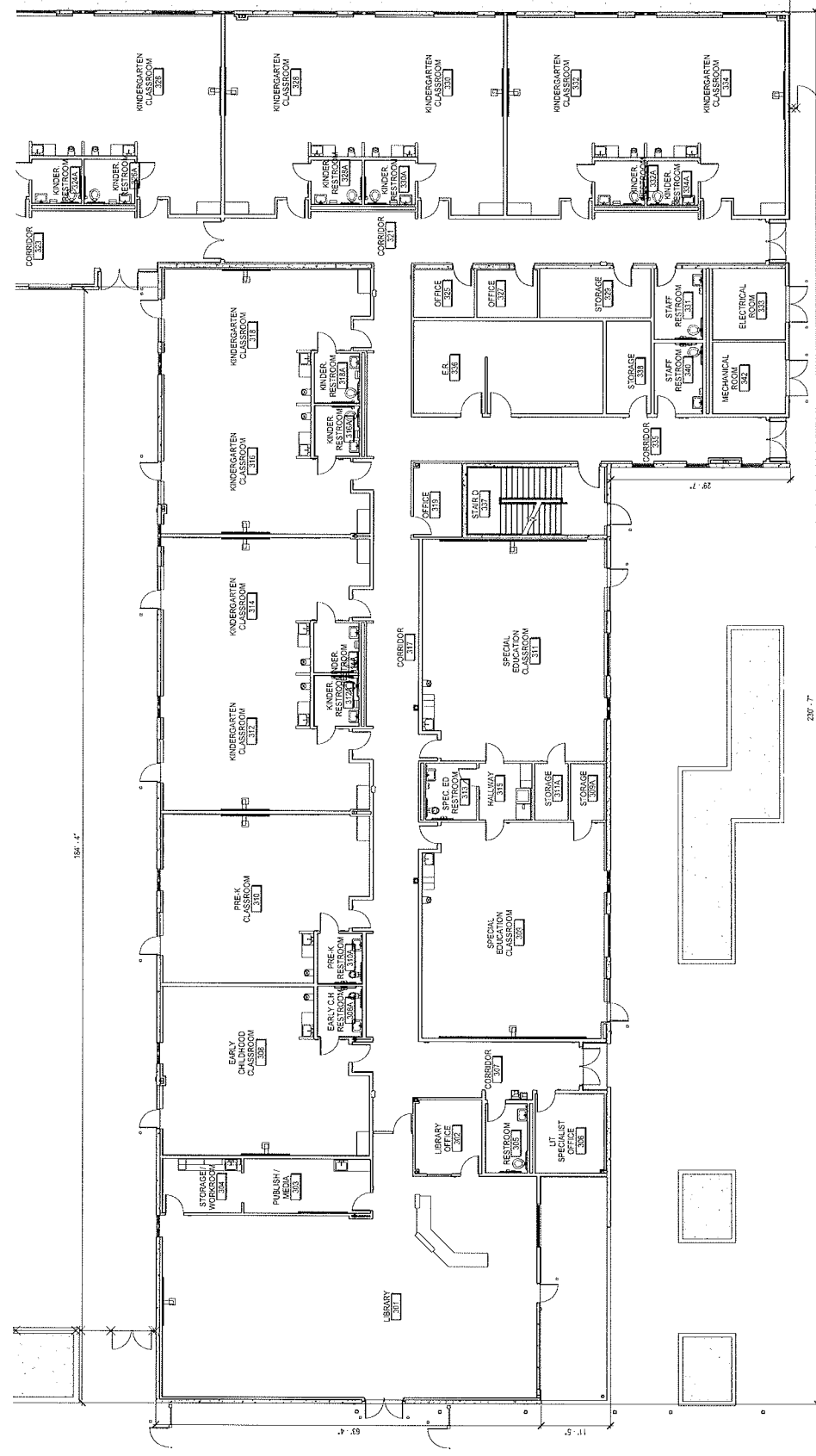
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REV. 02/02/2016	DATE
REV. 03/02/2016	DATE
REV. 04/02/2016	DATE
REV. 05/02/2016	DATE
REV. 06/02/2016	DATE
REV. 07/02/2016	DATE
REV. 08/02/2016	DATE
REV. 09/02/2016	DATE
REV. 10/02/2016	DATE
REV. 11/02/2016	DATE
REV. 12/02/2016	DATE

DO NOT SCALE DRAWINGS

CLARK COUNTY SCHOOL DISTRICT
CAPITAL PROGRAM OFFICE 4110 MILLEND DRIVE LAS VEGAS, NV 89121 PHONE 799 8400
PROJECT: ANTELOPE RIDGE DRIVE ELEMENTARY SCHOOL
DRAWING TITLE: CLASSROOM BUILDING FIRST FLOOR NORTH
FACILITY:

DESIGN BY: [Redacted]
CHECKED BY: [Redacted]
SUBMITTAL DATE: 01/20/2016
JOB NO: PSC 1515
PROJECT NO: 01/20/2016
CONSULTANT: [Redacted]
PLANNING & DESIGN: [Redacted]
CONSTRUCTION MGMT: [Redacted]
DATE: [Redacted]

ASBESTOS WORK IS:
☐ REQUIRED ☐ NOT REQUIRED
MPID - 0001605
SHEET NO: FP005



1 FLOOR PLAN - CLASSROOM BUILDING - NORTH
SCALE: 1/8" = 1'-0"
154' 4"
230' 7"
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180' 190' 200' 210' 220' 230'

1 FLOOR PLAN - CLASSROOM BUILDING FIRST FLOOR SOUTH
SCALE: 1/8" = 1'-0"



45'-4"

KINDERGARTEN CLASSROOM 300

KINDERGARTEN RESTROOM 301

KINDERGARTEN BATHROOM 302

CORRIDOR 303

37'-0"

KINDERGARTEN CLASSROOM 300

KINDERGARTEN RESTROOM 301

KINDERGARTEN BATHROOM 302

18'-0"

1/8" = 1'-0"

1 FLOOR PLAN - KINDERGARTEN FIRST FLOOR

PRJ-620

01/26/01

REVISIONS	DATE
REV. 1	01/26/16
REV. 2	01/26/16
REV. 3	01/26/16
REV. 4	01/26/16
REV. 5	01/26/16
REV. 6	01/26/16
REV. 7	01/26/16
REV. 8	01/26/16
REV. 9	01/26/16
REV. 10	01/26/16

DO NOT SCALE DRAWINGS

CLARK COUNTY SCHOOL DISTRICT
 CENTRAL PROGRAM OFFICE 4110 MILLESDOWN DRIVE LAS VEGAS, NV 89121 PHONE 799-6480
 PROJECT: ANTELOPE RIDGE DRIVE ELEMENTARY SCHOOL
 DRAWING TITLE: CLASSROOM BUILDING SECOND FLOOR NORTH
 FACILITY:

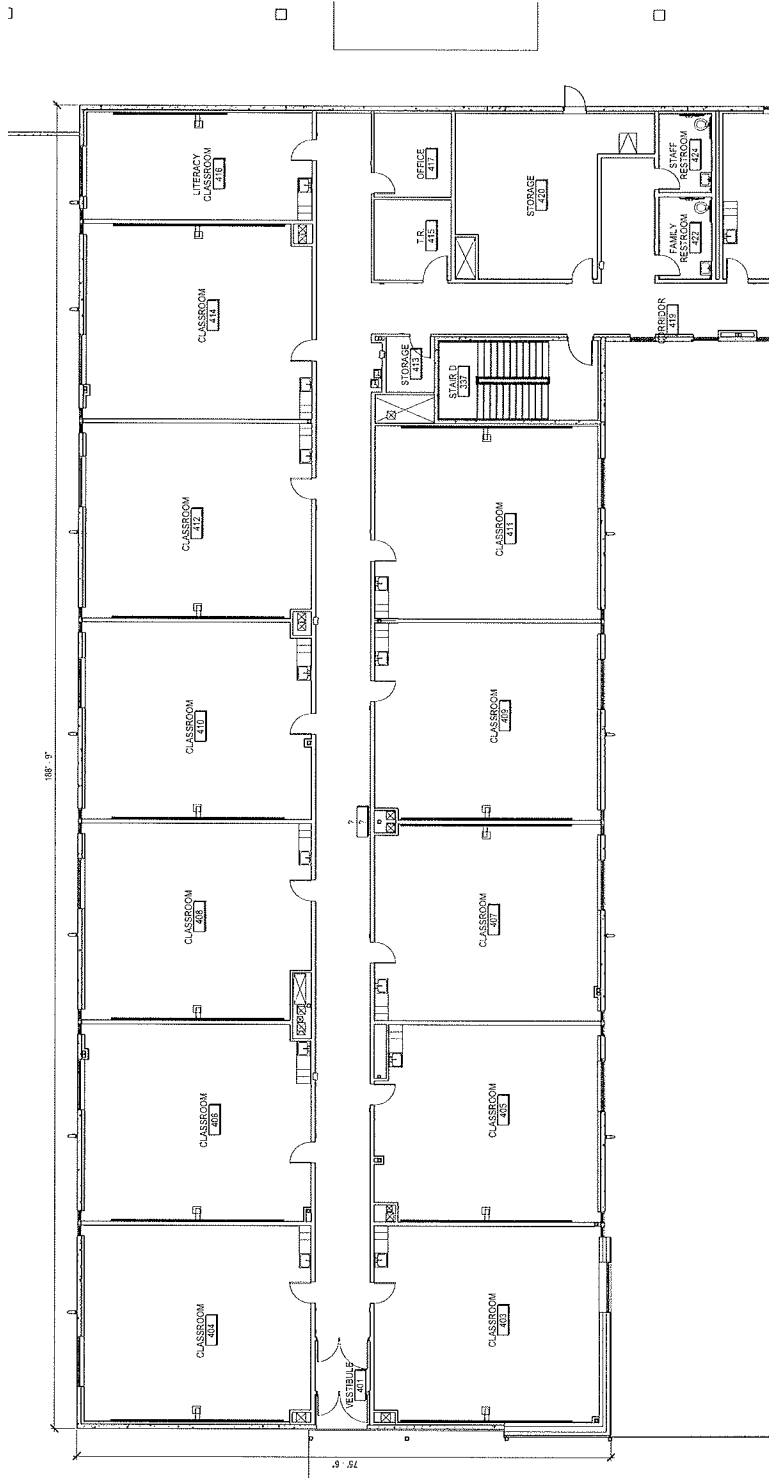
DESIGN BY: SEAL
 CHECKED BY: 01/14/2016
 SUBMITTAL DATE: 01/14/2016
 JOB NO: PSC 1515
 PSC 1515

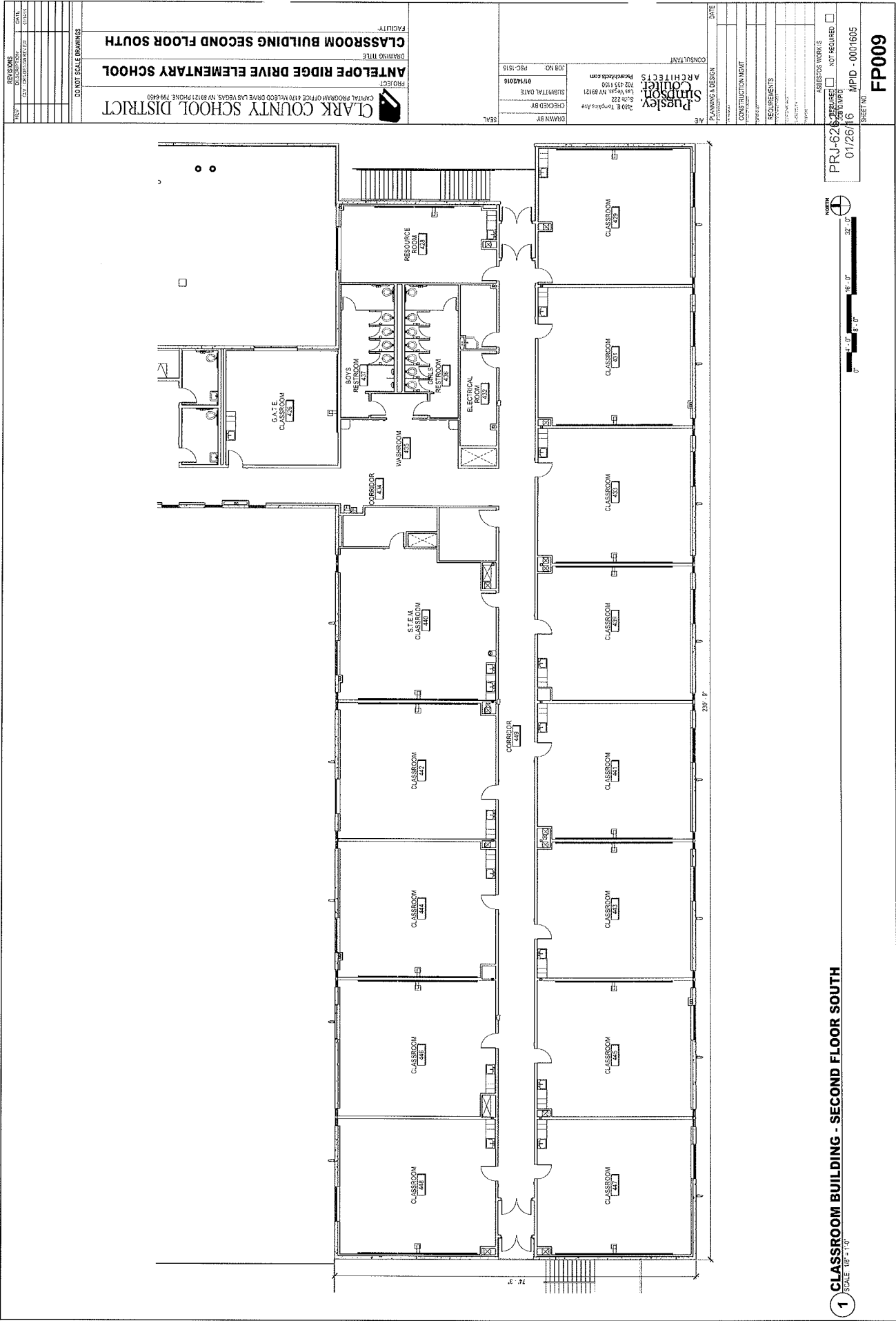
2400 E. Tropicana Ave.
 Las Vegas, NV 89121
 702.433.1150
 Psc@architects.com
 Architects
 CONSULTANT

DATE: 01/26/16
 PLANNING & DESIGN
 CONSTRUCTION MGMT
 REQUIREMENTS
 ASBESTOS WORK IS
 REQUIRED ☐ NOT REQUIRED ☐

PRJ-628
 01/26/16
 MPID - 0001605
 SHEET NO:

FP008







November 20, 2015

Sara M. Rind
Pugsley Simpson Coulter Architects
2480 E. Tompkins Ave., Ste. 222
Las Vegas, NV 89121

RE: **SDRC Preliminary Design Review**—Antelope Ridge Elementary School, Parcel ES-2, Summerlin Village
23B, The Paseos

Dear Ms. Rind,

The Summerlin Non-Residential Design Review Committee (SNDRC) has determined that the submittal received on November 16, 2015 is conceptually approvable with conditions. The committee will work with the architect to resolve the conditions.

Regards,

Vincent Esposito, AIA
Senior Land Planner

The Howard Hughes Corporation
10801 West Charleston Boulevard, Suite 300
Las Vegas, Nevada 89135
(702) 791-4000

PRJ-62627
01/26/16

CRG-62628