



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-34459** APN: 163-02-501-002

Name of Property Owner: University Board of Regents

Name of Applicant: College of Southern Nevada

Name of Representative: JMA Architecture

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: _____

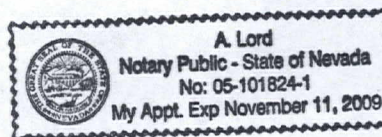
Signature of Property Owner: Patricia Charlton

Print Name: Patricia Charlton

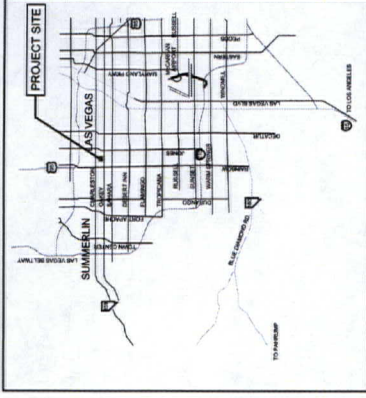
Subscribed and sworn before me

This 7th day of May, 2009

[Signature]
Notary Public in and for said County and State
STATE OF NEVADA
COUNTY OF CLARK

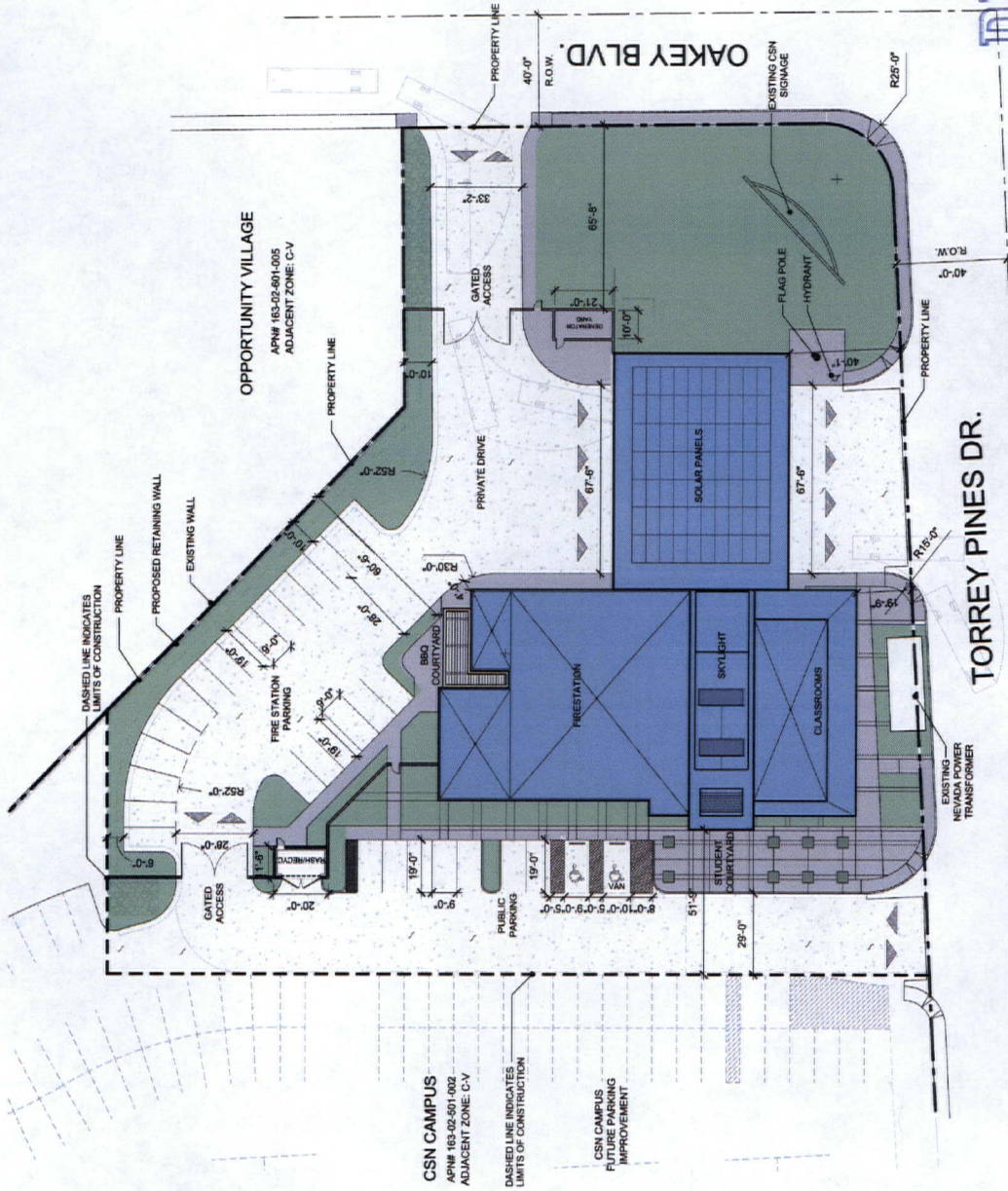


VICINITY MAP



SITE ANALYSIS:

SITE ACREAGE	1.65 ACRES (M40) 2.15 ACRES (G998)
A.P.N. #	PART OF 163-02-501-002
CURRENT ZONING	C-V
F.A.R. (FLOOR AREA RATIO)	0.21
LOT COVERAGE	21%
BUILDING DATA:	
FIRE STATION	10,418 SF
CSN CLASSROOM	4,460 SF
TOTAL GROSS BUILDING AREA	15,078 SF
PARKING ANALYSIS:	
PARKING REQUIREMENT (CITY OF LAS VEGAS):	
FIRE STATION PARKING REQUIRED (1 SPACE PER 300 SF @ 10,418 SF)	36 SPACES
CSN CLASSROOM PARKING REQUIRED (1 SPACE PER 4 STUDENTS @ 90 STUDENTS)	23 SPACES
TOTAL PARKING REQUIRED	59 SPACES
FIRE STATION PARKING PROVIDED	22 SPACES
CSN CLASSROOM PARKING PROVIDED	9 SPACES
TOTAL PARKING PROVIDED (INCLUDING 2 HANDICAP PARKING SPACES)	31 SPACES



1 SITE PLAN
Scale: 1" = 40'-0"

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JUN 04 2009

jma

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

CSN & CLV Fire Station
Project #2008259
CITY OF LAS VEGAS

Preliminary Site Plan
April 29, 2009

SDR-34459
1" = 20'-0"

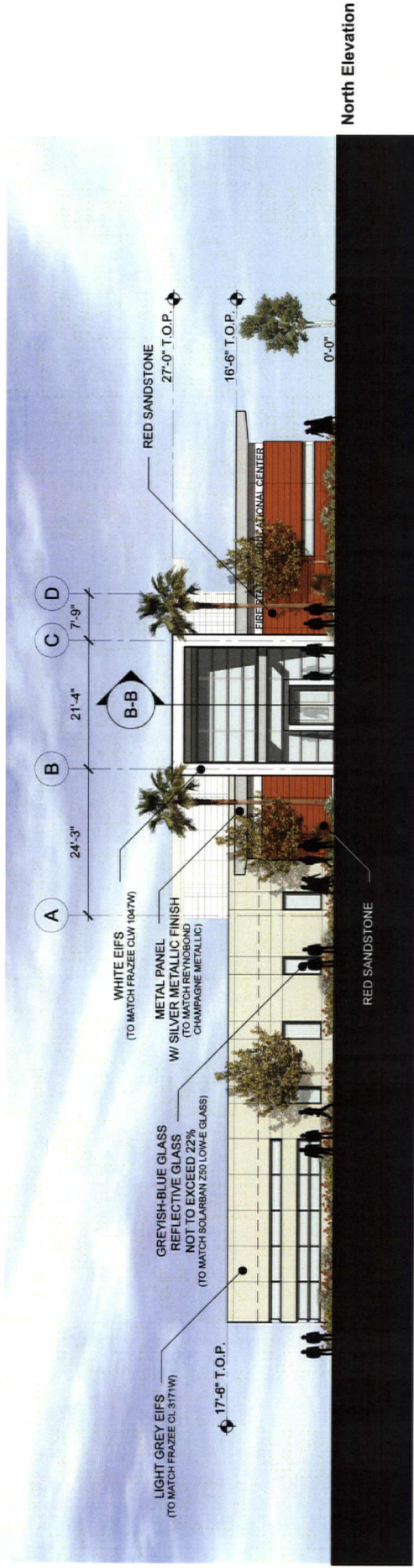
REVISED
06/25/09 PC

 NORTH
SCALE: 1" = 20'-0"

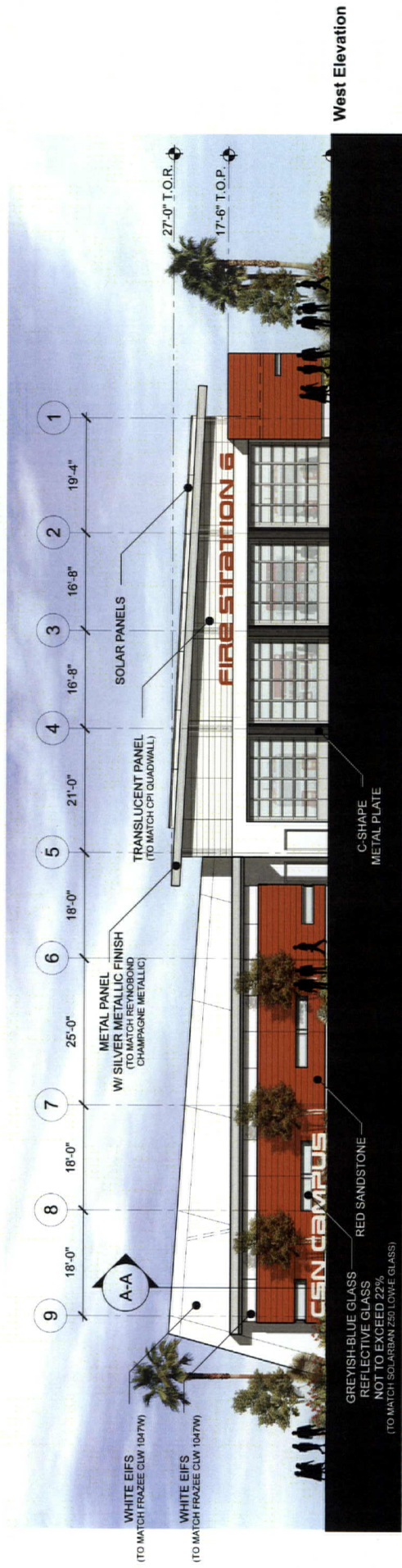


06/25/09 PC





North Elevation



West Elevation

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10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

CSN & CLV Fire Station
Project #2008259
CITY OF LAS VEGAS

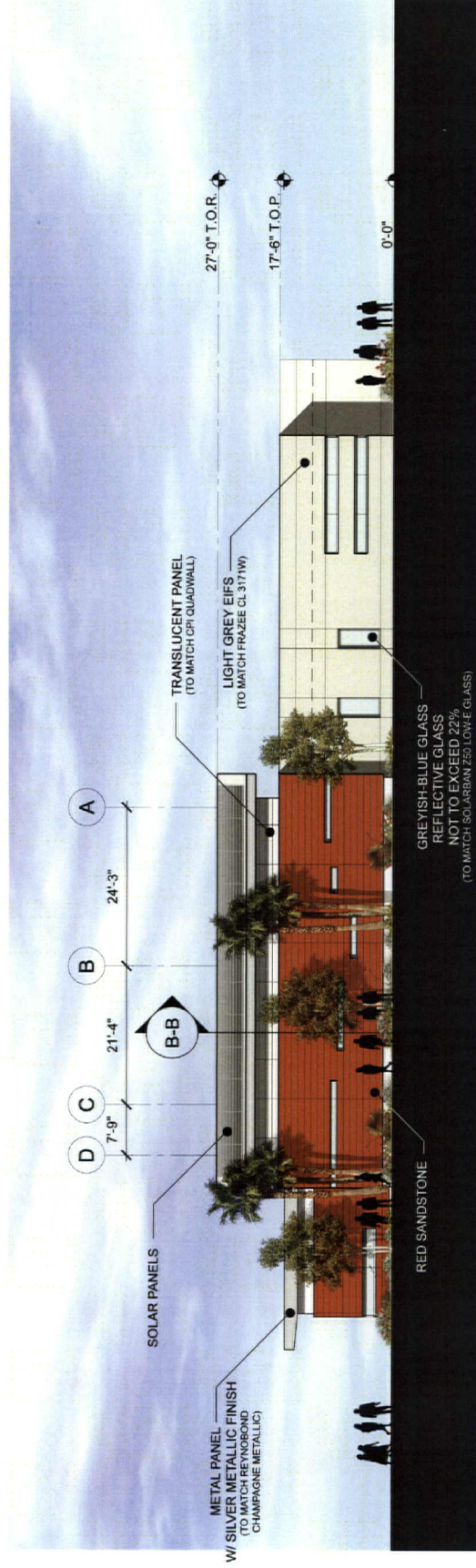
Preliminary Elevations
April 29, 2009

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

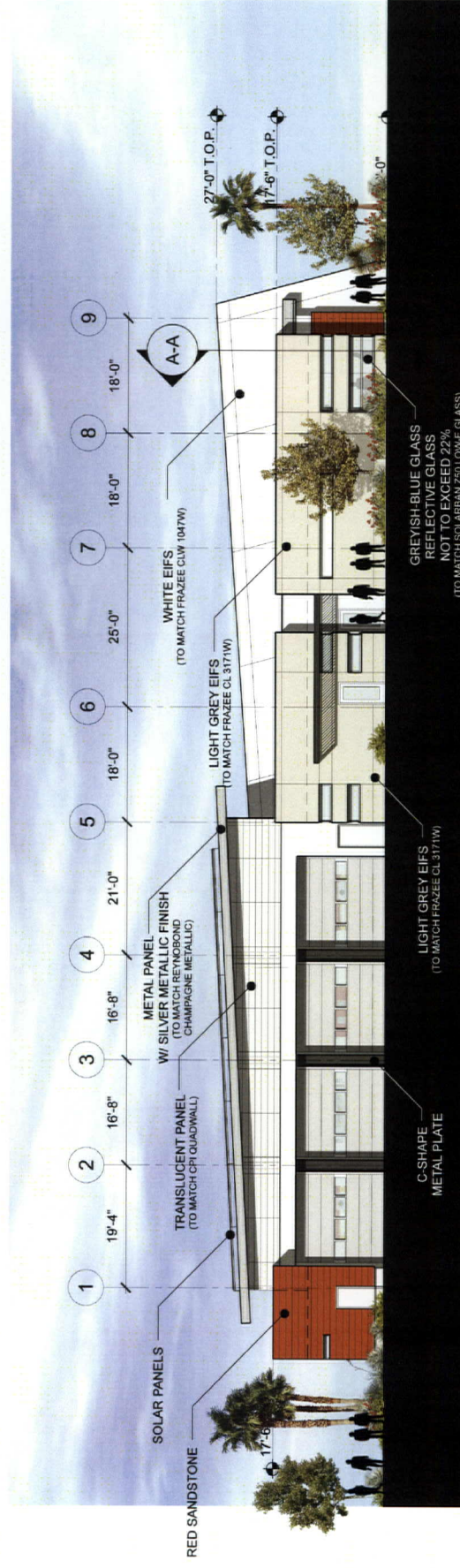
SDR-34459
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South Elevation



East Elevation



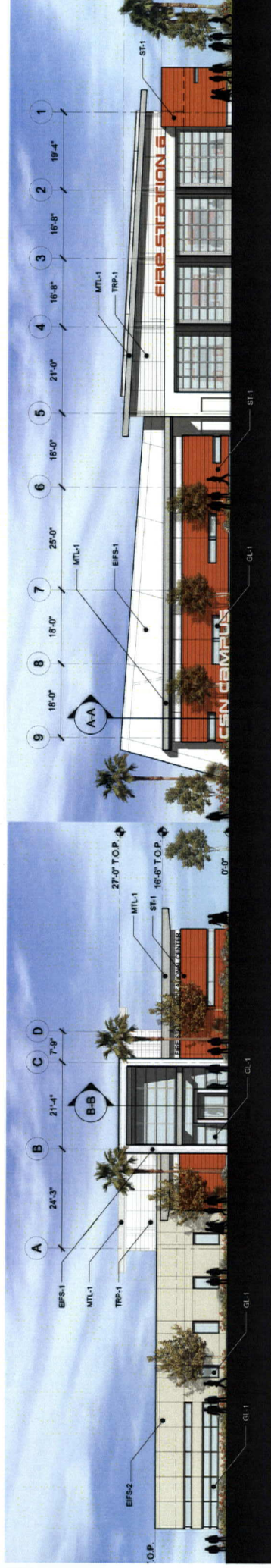
Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

CSN & CLV Fire Station
Project #2008259
CITY OF LAS VEGAS

Preliminary Elevations
April 29, 2009

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

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SDR-34459
06/25/09 PC
MAY 11 2009



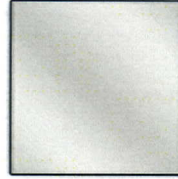
ST-1
RED SANDSTONE



EIFS-1
WHITE EIFS
(TO MATCH FRAZEE CLW 1047W)



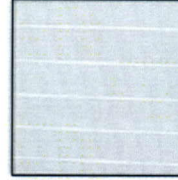
EIFS-2
LIGHT GREY EIFS
(TO MATCH FRAZEE CL 3171W)



MTL-1
METAL PANEL
(TO MATCH REYNOLDS
CHAMPAGNE METALLIC)



GL-1
GREYISH-BLUE GLASS
REFLECTIVE GLASS
NOT TO EXCEED 22%
(TO MATCH SOLARBAN 250 LOW-E GLASS)



TRP-1
TRANSLUCENT PANEL
(TO MATCH CRT GLADWALL)

jma

Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

CSN & CLV Fire Station
Project #2008259
CITY OF LAS VEGAS

Material/Color Board

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

SDR-34459
06/25/09 PC

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MAY 11 2009

SDR 34459				
College of Southern Nevada				
NEC Oakey Blvd. & Torrey Pines Dr.				
Proposed 15.1 thousand square foot fire station and instructional center.				
Traffic produced by proposed development:				
Proposed Amendment	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	JUNIOR/COMMUNITY COLLEGE [1000SF]	15.1	27.49	416
AM Peak Hour			2.99	46
PM Peak Hour			2.54	38
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	40,005			
PM Peak Hour	3,200			
(heaviest 60 minutes)				
Torrey Pines Dr.				
Average Daily Traffic (ADT)	18,569			
PM Peak Hour	1,486			
(heaviest 60 minutes)				
Oakey Blvd.				
Average Daily Traffic (ADT)	24,701			
PM Peak Hour	1,976			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Charleston Blvd.	51800			
Torrey Pines Dr.	32775			
Oakey Blvd.	32775			
This proposed amendment will add approximately 416 trips per day on Charleston Blvd., Torrey Pines Dr., and Oakey Blvd. This will increase expected volumes by about 1 percent on Charleston, by about 2 percent on Torrey Pines, and by about 2 percent on Oakey. Charleston is at about 77 percent of capacity, Torrey Pines is at about 57 percent of capacity, and Tenaya is at about 75 percent of capacity.				
Based on Peak Hour use, this development will add roughly 46 additional cars into the area; which works out to under 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				