



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38553** APN: 126-36-201-002 (a portion of)

Name of Property Owner: USA

Name of Applicant: Clark County School District

Name of Representative: KGA Architecture - Nathan Goodman

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: _____

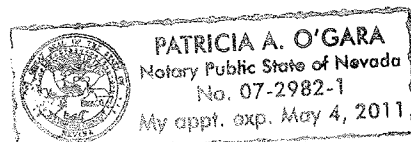
Signature of Property Owner: _____

Print Name: Jeff Weiler

Subscribed and sworn before me

This 16th day of June, 2010

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) SW corner of Ann Road and 215 Beltway
 Project Name CCSD NW Transportation Facility Proposed Use Transport. Facility
 Assessor's Parcel #(s) 126-36-201-002 (a portion of) Ward # 6
 General Plan: existing PF proposed PF Zoning: existing C-V proposed C-V
 Commercial Square Footage 41,000 Floor Area Ratio 1:39.5
 Gross Acres 131.7 (40.8) Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER USA Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

APPLICANT Clark County School District Contact Linda Perri
 Address 4190 Mcleod Drive Phone: (702) 799-5214 Fax: _____
 City Las Vegas State NV Zip 89121
 E-mail Address lkperri@interact.ccsd.net

REPRESENTATIVE KGA Architecture Contact Nathan Goodman
 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 NGoodman@KGAarchitecture.com

Property Owner Signature* _____

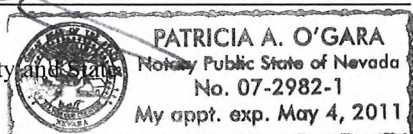
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JEFF WEILER

Subscribed and sworn before me

This 11th day of June, 20 10

Patricia A. O'Gara

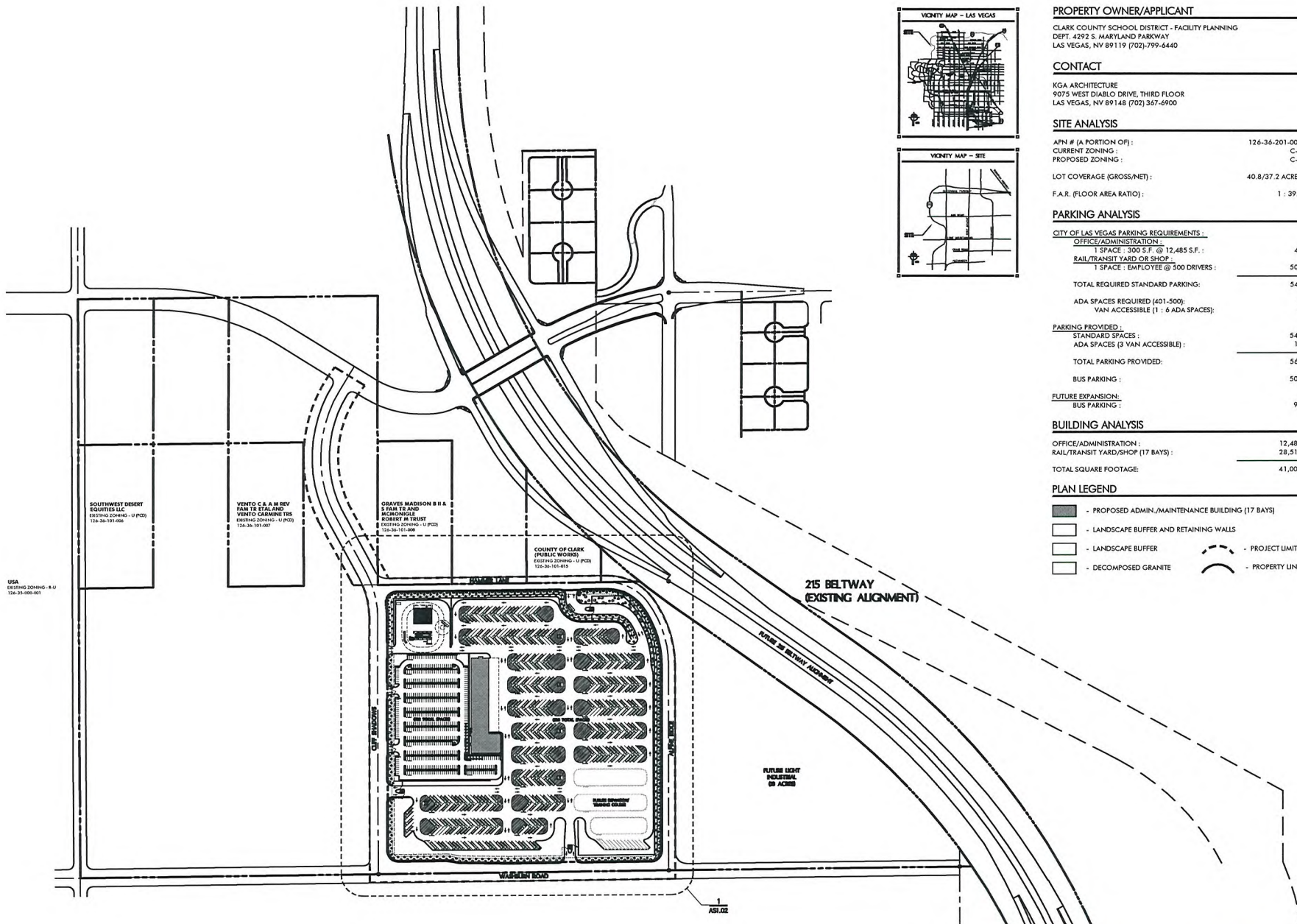


Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38553</u>
Meeting Date:	<u>07/29/10</u>
Total Fee:	<u>\$ 830.00</u>
Date Received:*	<u>06/14/10</u>
Received By:	<u>Jonathan B.</u>

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



PROPERTY OWNER/APPLICANT

CLARK COUNTY SCHOOL DISTRICT - FACILITY PLANNING
DEPT. 4292 S. MARYLAND PARKWAY
LAS VEGAS, NV 89119 (702)-799-6440

CONTACT

KGA ARCHITECTURE
9075 WEST DIABLO DRIVE, THIRD FLOOR
LAS VEGAS, NV 89148 (702) 367-6900

SITE ANALYSIS

APN # (A PORTION OF):	126-36-201-002
CURRENT ZONING:	C-V
PROPOSED ZONING:	C-V
LOT COVERAGE (GROSS/NET):	40.8/37.2 ACRES
F.A.R. (FLOOR AREA RATIO):	1 : 39.5

PARKING ANALYSIS

CITY OF LAS VEGAS PARKING REQUIREMENTS:	
OFFICE/ADMINISTRATION:	
1 SPACE : 300 S.F. @ 12,485 S.F.:	42
RAIL/TRANSIT YARD OR SHOP:	
1 SPACE : EMPLOYEE @ 500 DRIVERS:	500
TOTAL REQUIRED STANDARD PARKING:	542
ADA SPACES REQUIRED (401-500):	9
VAN ACCESSIBLE (1 : 6 ADA SPACES):	2
PARKING PROVIDED:	
STANDARD SPACES:	548
ADA SPACES (3 VAN ACCESSIBLE):	14
TOTAL PARKING PROVIDED:	562
BUS PARKING:	509
FUTURE EXPANSION:	
BUS PARKING:	95

BUILDING ANALYSIS

OFFICE/ADMINISTRATION:	12,485
RAIL/TRANSIT YARD/SHOP (17 BAYS):	28,515
TOTAL SQUARE FOOTAGE:	41,000

PLAN LEGEND

	- PROPOSED ADMIN./MAINTENANCE BUILDING (17 BAYS)
	- LANDSCAPE BUFFER AND RETAINING WALLS
	- LANDSCAPE BUFFER
	- DECOMPOSED GRANITE
	- PROJECT LIMITS
	- PROPERTY LINE

OVERALL SITE PLAN
SCALE: 1" = 200'-0"

VAR-38553 RECEIVED
SDR-38557 JUL 09 2010
REVISED

CCSD NORTHWEST
SATELLITE TRANSPORTATION
FACILITY
LAS VEGAS, NEVADA

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LAS VEGAS
4495 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900

AUSTIN
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

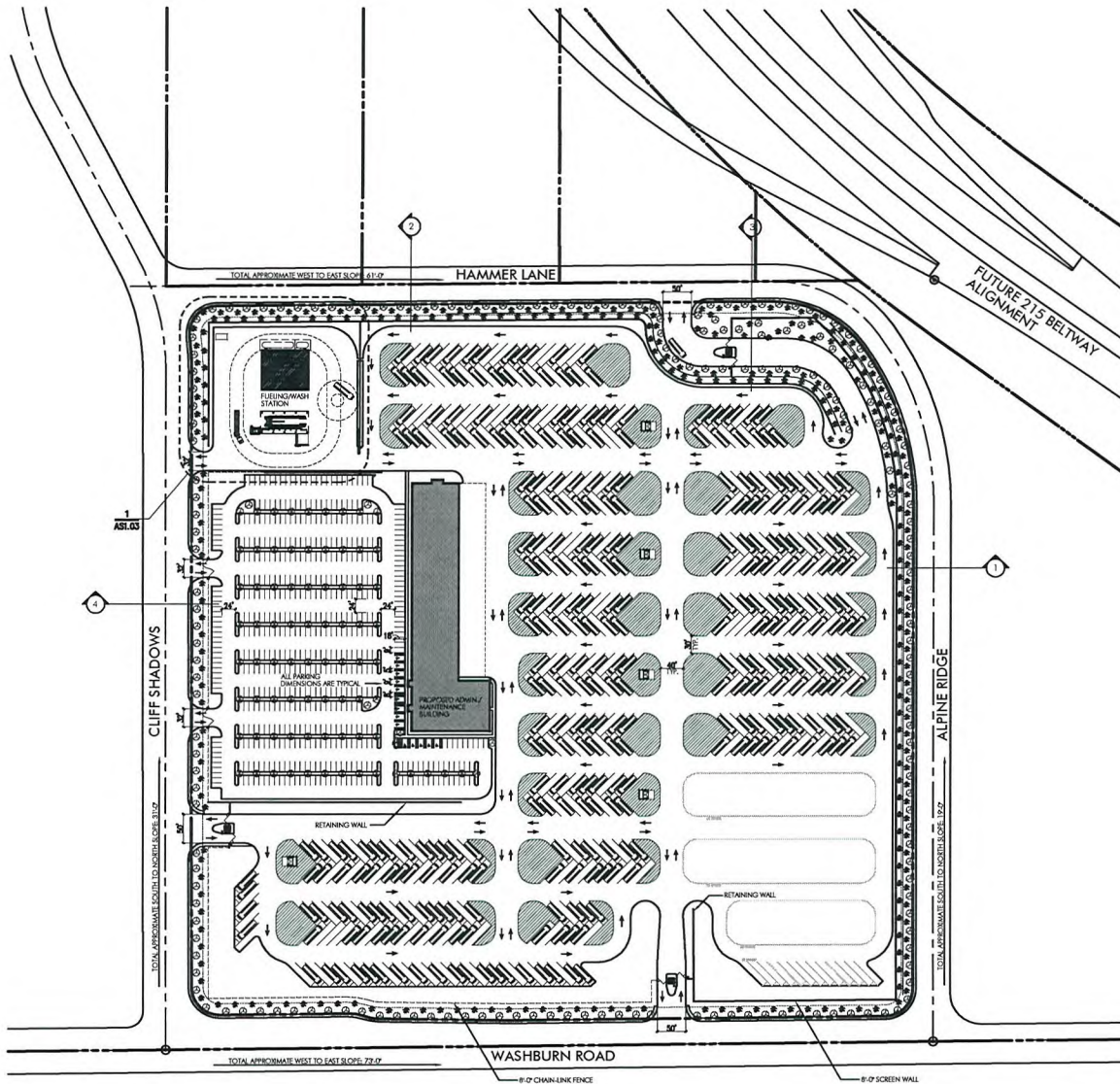
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PROJECT:
CCSD NORTHWEST
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TRANSPORTATION FACILITY

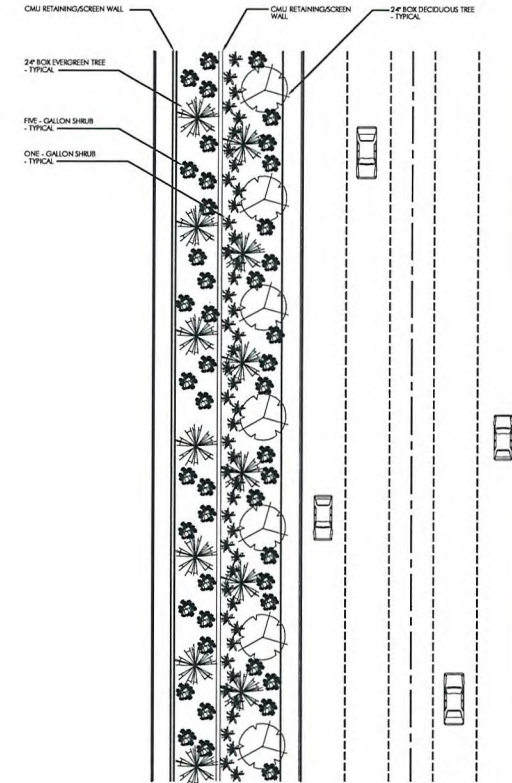
SHEET CONTENTS:
OVERALL SITE PLAN

DATE:
JUNE 10, 2010
JOB NO.:

SHEET:
AS1.01



1 ENLARGED SITE PLAN
SCALE: 1" = 100'-0"



2 LANDSCAPE BUFFER DETAIL
SCALE: 1/16" = 1'-0"

PLAN LEGEND

- PROPOSED ADMIN./MAINTENANCE BUILDING (17 BAYS)
- LANDSCAPE BUFFER AND RETAINING WALLS
- LANDSCAPE BUFFER AND GENERAL LANDSCAPING
- DECOMPOSED GRANITE
- CONCRETE PAD

VAR-38553
SDR-38557
REVISED

RECEIVED
JUL 09 2010

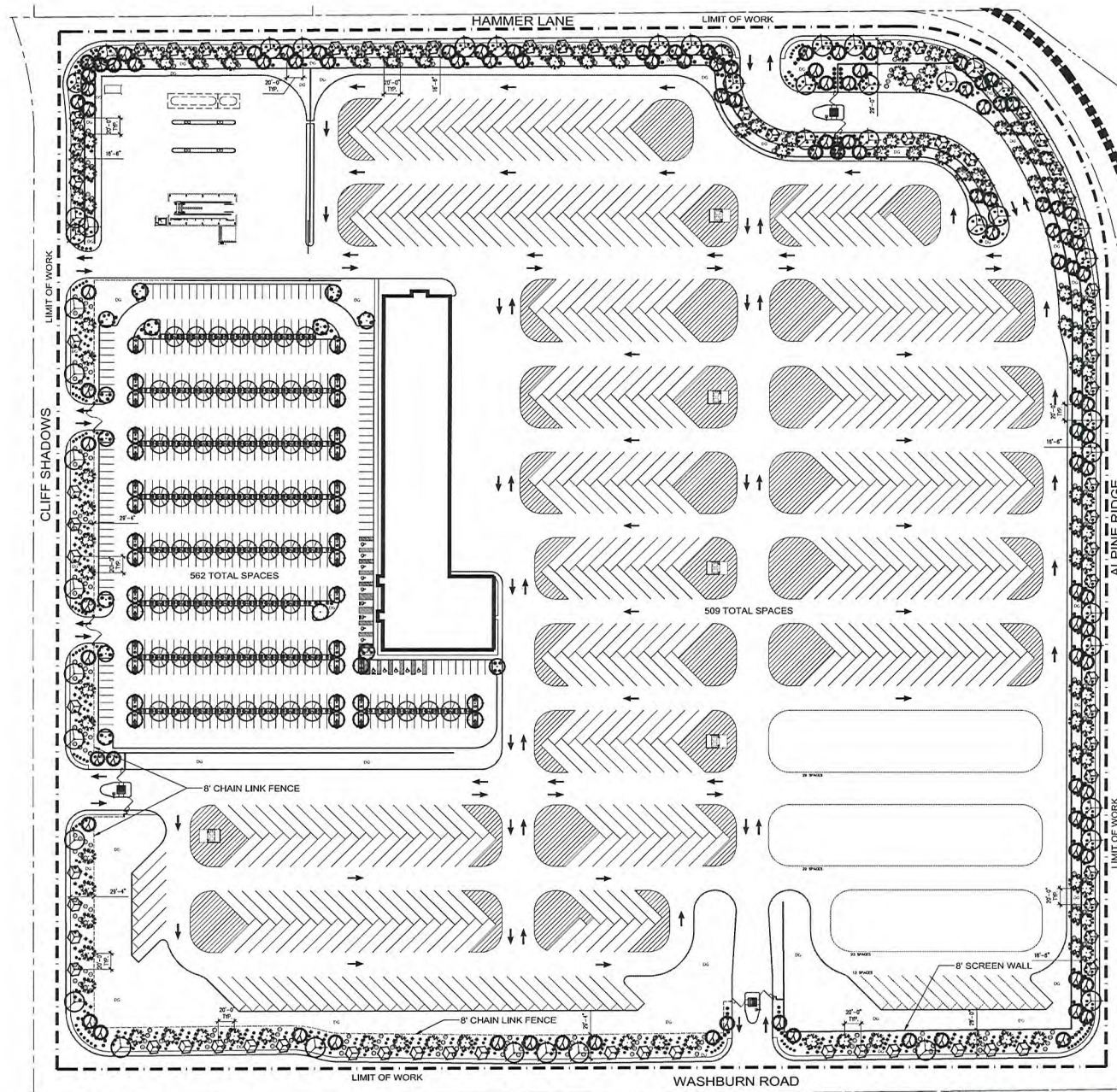
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SHEET CONTENTS:
ENLARGED SITE PLAN

DATE:
JUNE 10, 2010
JOB NO.:
SHEET:
AS102



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CALIPER MINIMUM SIZE
	PLATANUS HYBRIDA 'RED GRACE' PALE RED ASH	66	1.5" DB 24" DBH
	FRAXINUS VELUTINA WHITE PAIN VINE	73	1.5" DB 24" DBH
	PRUNUS SP. CA. APRicot Tree	107	2" DB 24" DBH
	PRUNUS PRINIA STAIN-STEM PRUNE	106	2" DB 24" DBH
	FRAXINUS VELUTINA WHITE PAIN VINE	45	1.5" DB 24" DBH
	PROSOPIS JULIFLORA CREOSOTE BUSH	47	1.5" DB 24" DBH

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	MINIMUM SIZE
	AGAVE PARVIFLORA TANZANIA AGAVE	337	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	145	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	257	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	156	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	2	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON
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	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON
	FRAXINUS VELUTINA WHITE PAIN VINE	220	5 GALLON

LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY.	DETAIL
DG	ALL PLANTING AREAS TO RECEIVE 1" LAYER OF THE FOLLOWING DECOMPOSED GRANITE MULCH: 10% 1/4" 20% 1/2" 30% 3/4" 40% 1" 50% 1 1/2" 60% 2" 70% 3" 80% 4" 90% 6" 100% 8"	233,847 S.F.	

PLANTING NOTES

1. DECOMPOSED GRANITE (DG) - INSTALL A 1" LAYER OF DECOMPOSED GRANITE MULCH IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK, EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR TO PROVIDE SAMPLES OF DECOMPOSED GRANITE MULCH FOR APPROVAL. BEFORE PLACING GRANITE, CONTACT SUB-GRADE TO AVOID ANY. APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO 2" DEPTH, ALLOW TO DRY, THEN LIGHTLY SCRAPE SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY TREE. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
2. 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 NOTES:

TOTAL LANDSCAPE AREA	233,847 S.F.
TOTAL OPEN SPACE AREA	1,285,565 S.F.
TOTAL AREA	1,519,412 S.F.

VAR-38553
SDR-38557
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**CCSD NORTHWEST
SATELLITE TRANSPORTATION
FACILITY**
LAS VEGAS,
NEVADA

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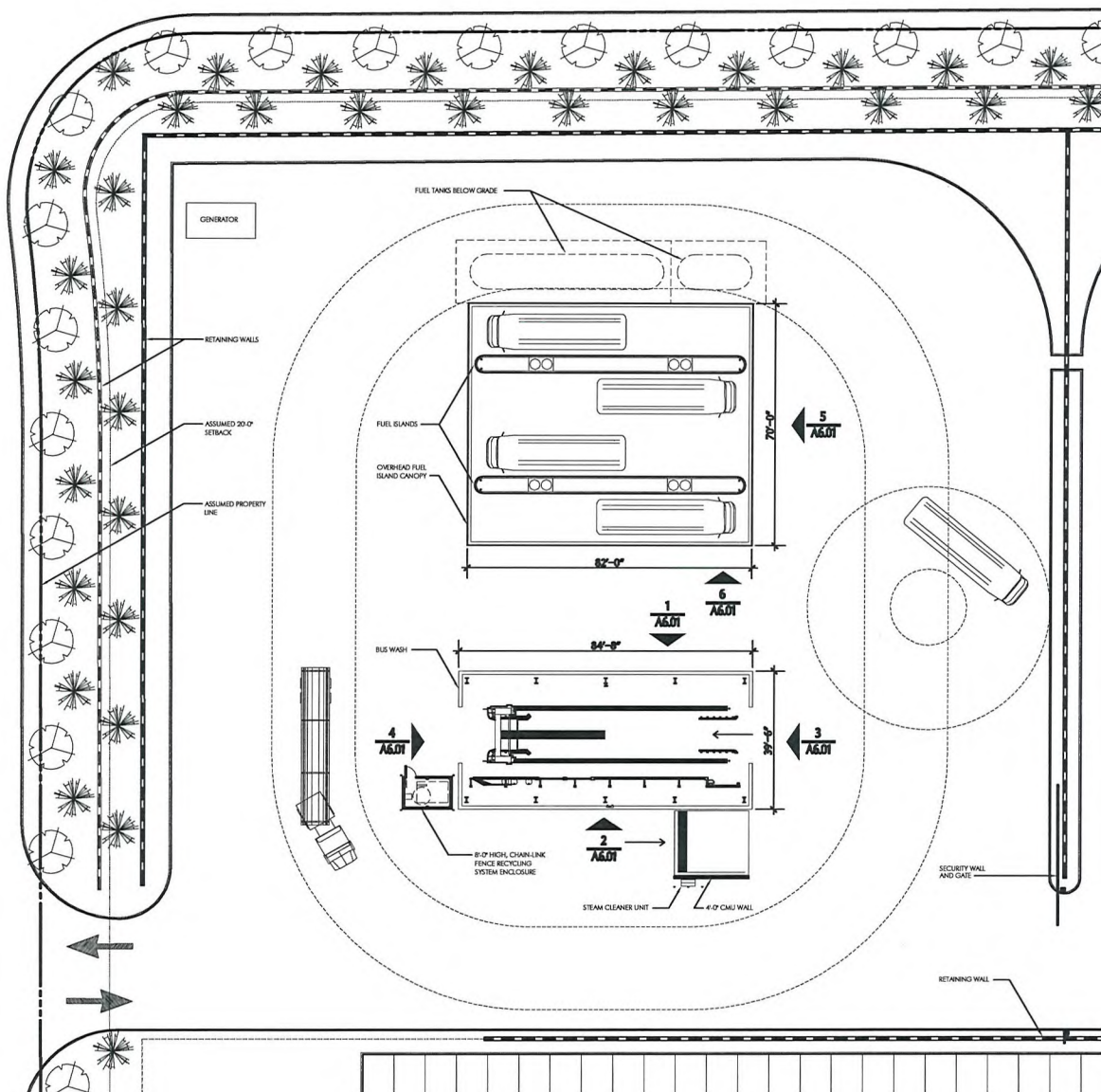
LEGEND
SOUTHWEST LANDSCAPE ARCHITECT
REVISION: 010-010

PROJECT
CCSD NORTHWEST
SATELLITE TRANSPORTATION FACILITY

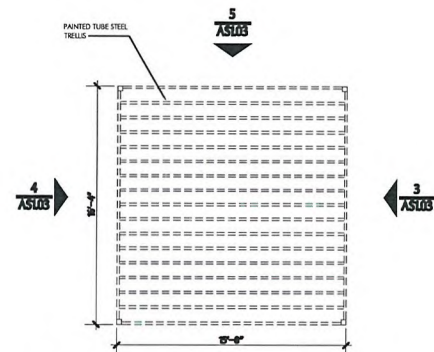
SHEET CONTENTS
LANDSCAPE PLAN

DATE
JUNE 14, 2010
JOB NO.
10-010

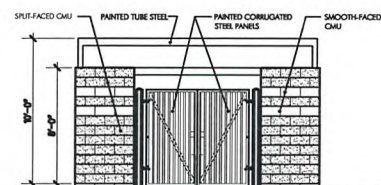
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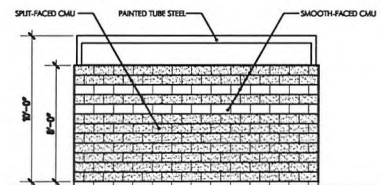
1 FUELING AND BUS WASH STATION PLAN
SCALE: 1/16" = 1'-0"



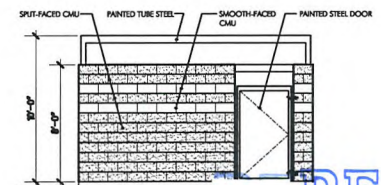
2 TYPICAL TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



3 TYPICAL TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



4 TYPICAL TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



5 TYPICAL TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS
FUELING STATION, BUS WASH AND
TYPICAL TRASH ENCLOSURE PLAN
AND ELEVATIONS

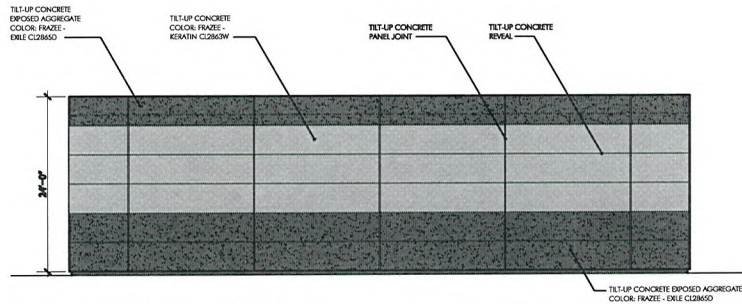
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JOB NO.

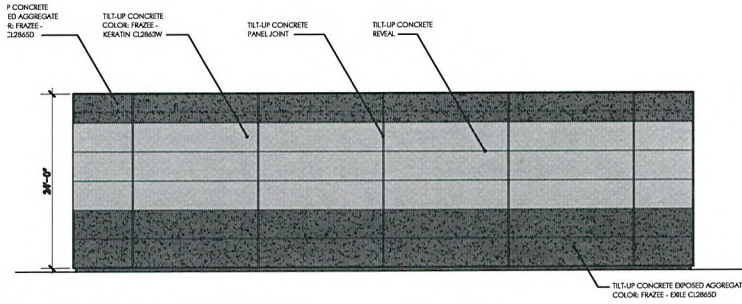
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VAR-38553
SDR-38557

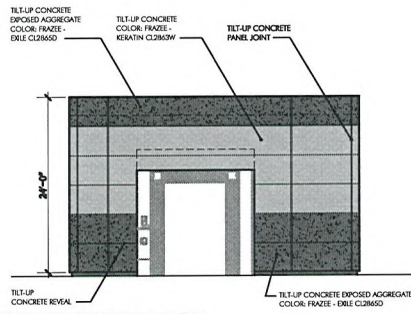
JUN 14 2010



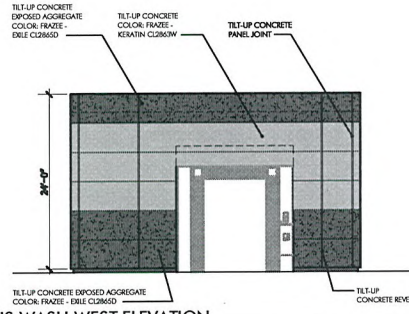
1 BUS WASH NORTH ELEVATION
SCALE: 1/8" = 1'-0"



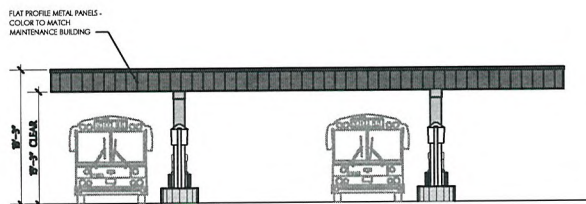
2 BUS WASH SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



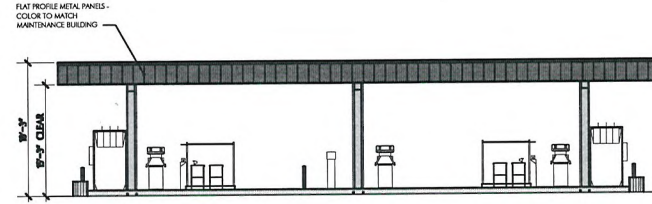
3 BUS WASH EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUS WASH WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 BUS FUELING STATION ELEVATION
SCALE: 1/8" = 1'-0"



6 BUS FUELING STATION ELEVATION
SCALE: 1/8" = 1'-0"

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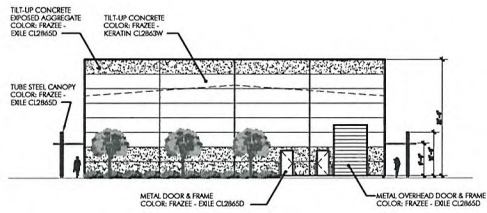
CCSD NORTHWEST
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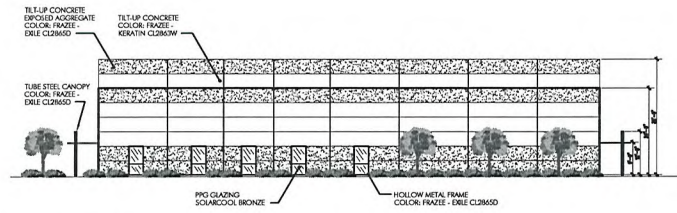
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PROJECT
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BUS WASH AND FUELING STATION
ELEVATIONS

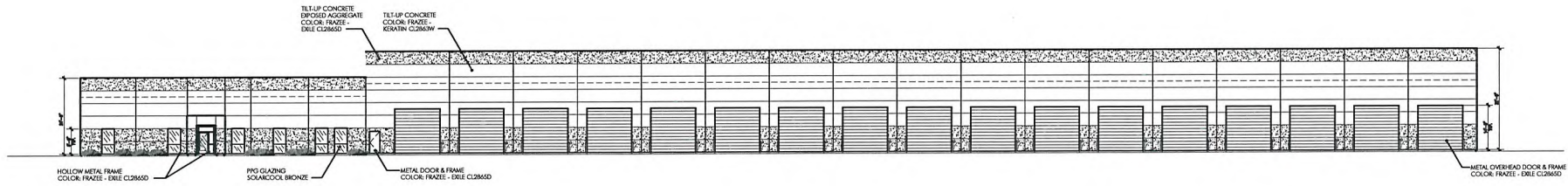
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SHEET
AS6.01



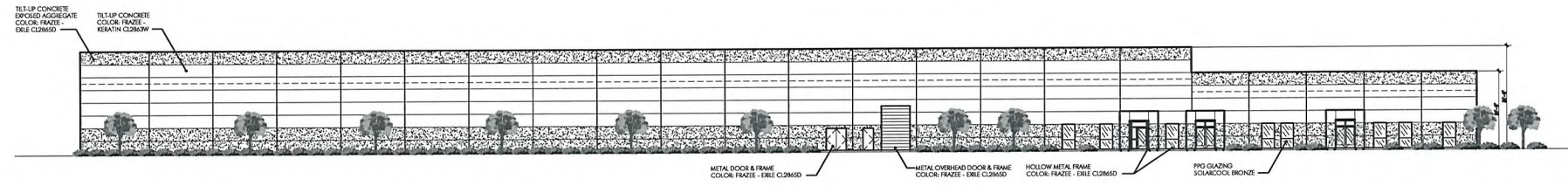
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

VAR-38553
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FACILITY**
LAS VEGAS, NEVADA

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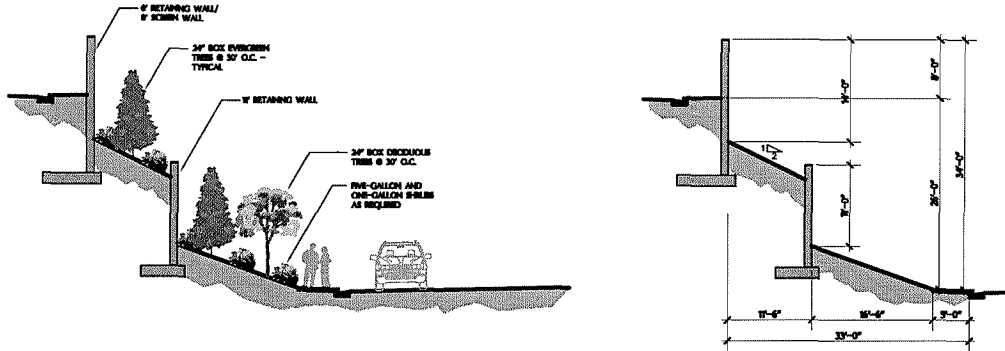
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TRANSPORTATION FACILITY**

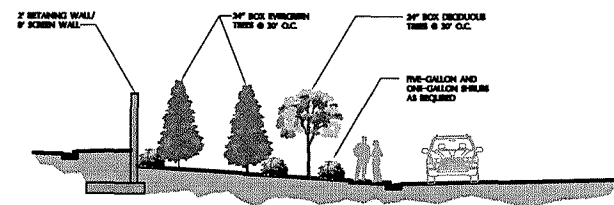
SHEET CONTENTS:
MAINTENANCE BUILDING
EXTERIOR ELEVATIONS

DATE:
JUNE 10, 2010
JOB NO.:

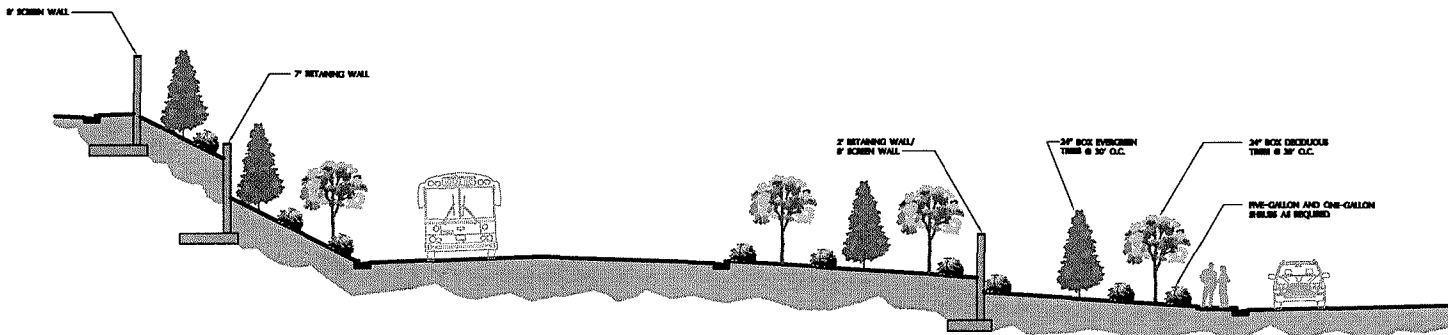
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AS6.02



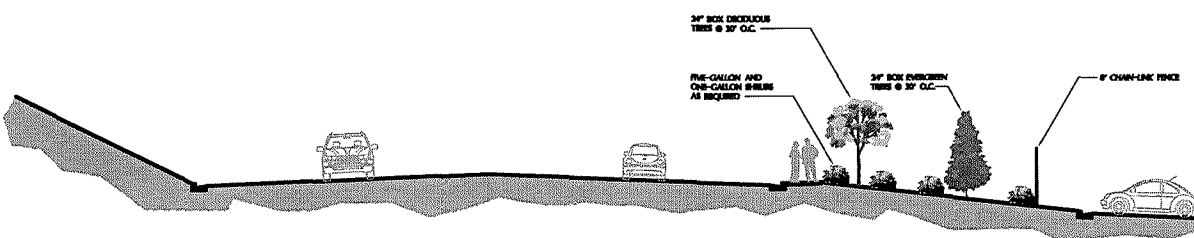
1 SITE SECTION
SCALE: 1/8" = 1'-0"



2 SITE SECTION
SCALE: 1/8" = 1'-0"



3 SITE SECTION
SCALE: 1/8" = 1'-0"



4 SITE SECTION
SCALE: 1/8" = 1'-0"

VAR-38553
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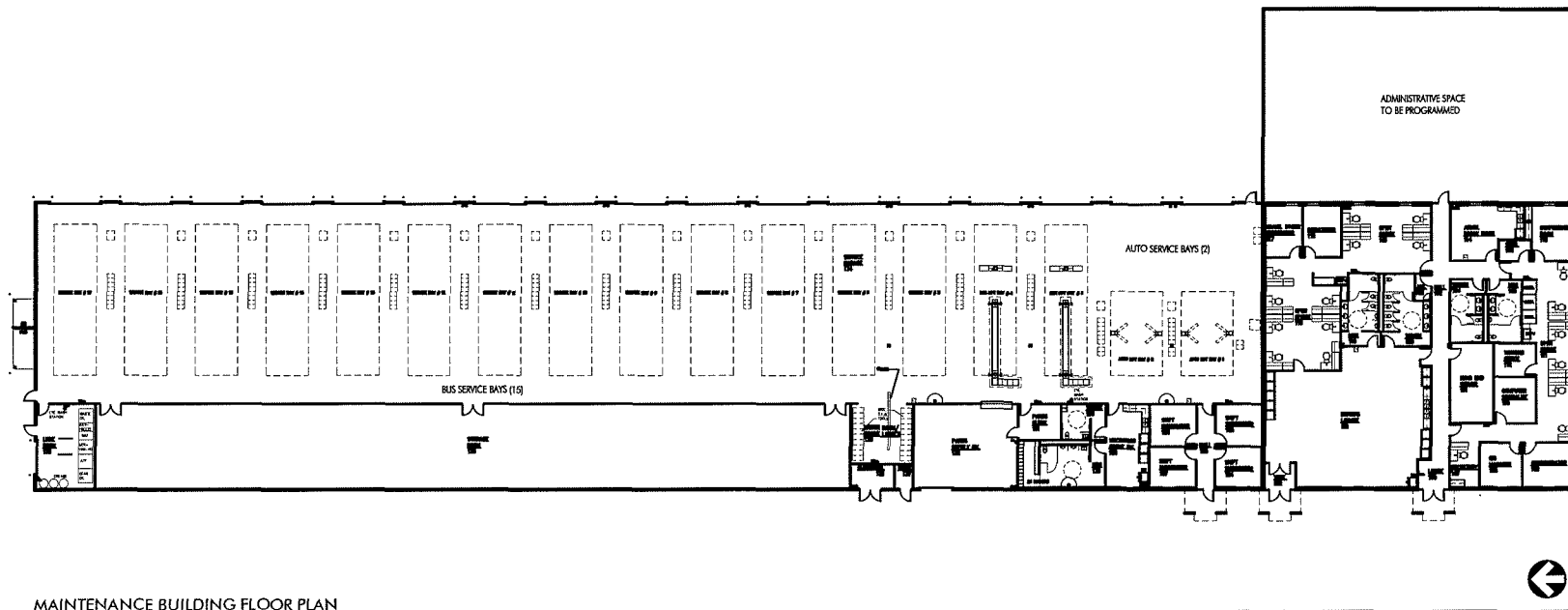
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SHEET CONTENTS:
SITE SECTIONS

DATE:
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SHEET:
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MAINTENANCE BUILDING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

VAR-38553
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JUN 14 2010

**CCSD NORTHWEST
 SATELLITE TRANSPORTATION
 FACILITY**
 LAS VEGAS, NEVADA

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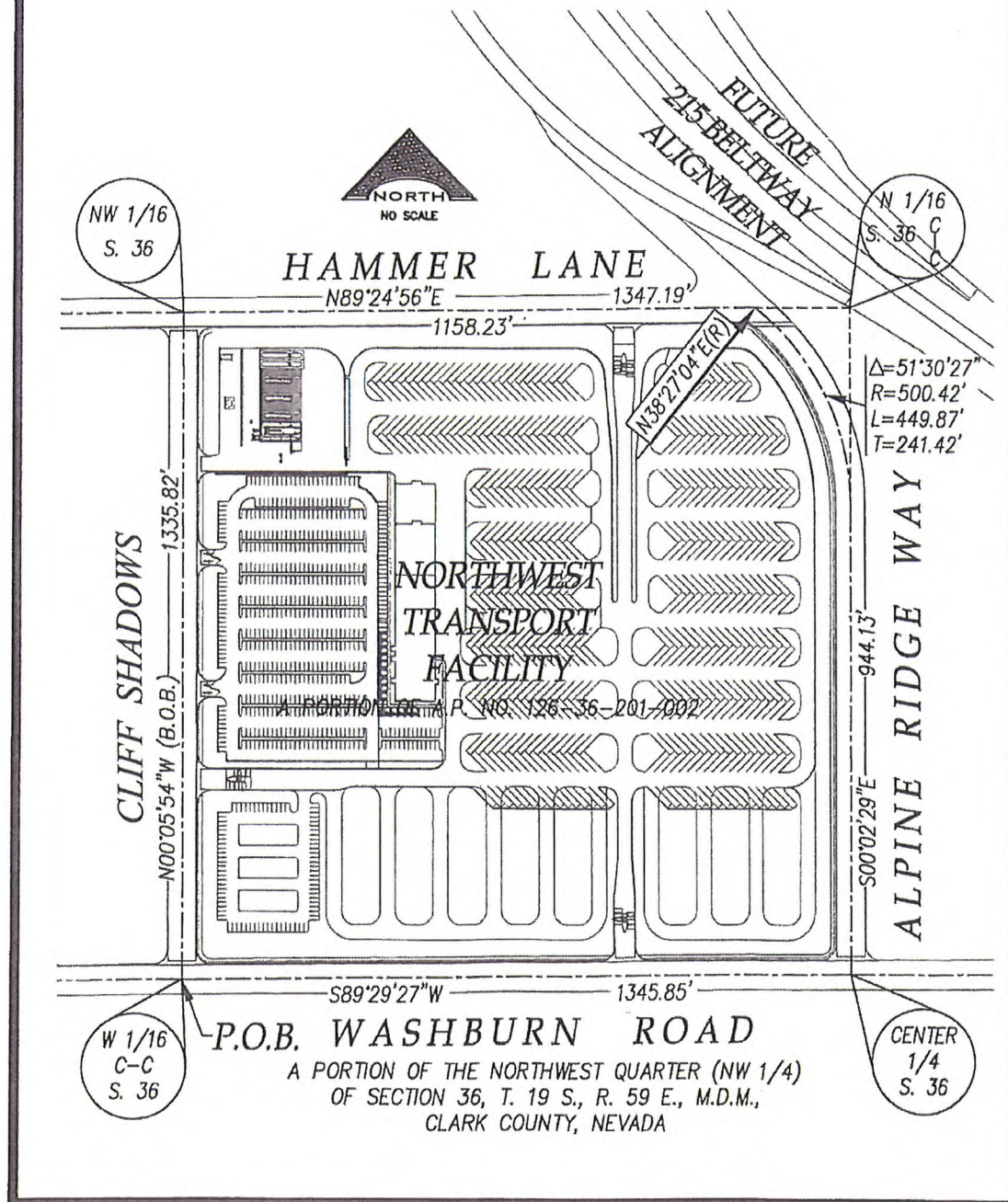
PROJECT
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SET CONTENT
**MAINTENANCE BUILDING
 FLOOR PLAN**

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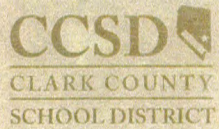
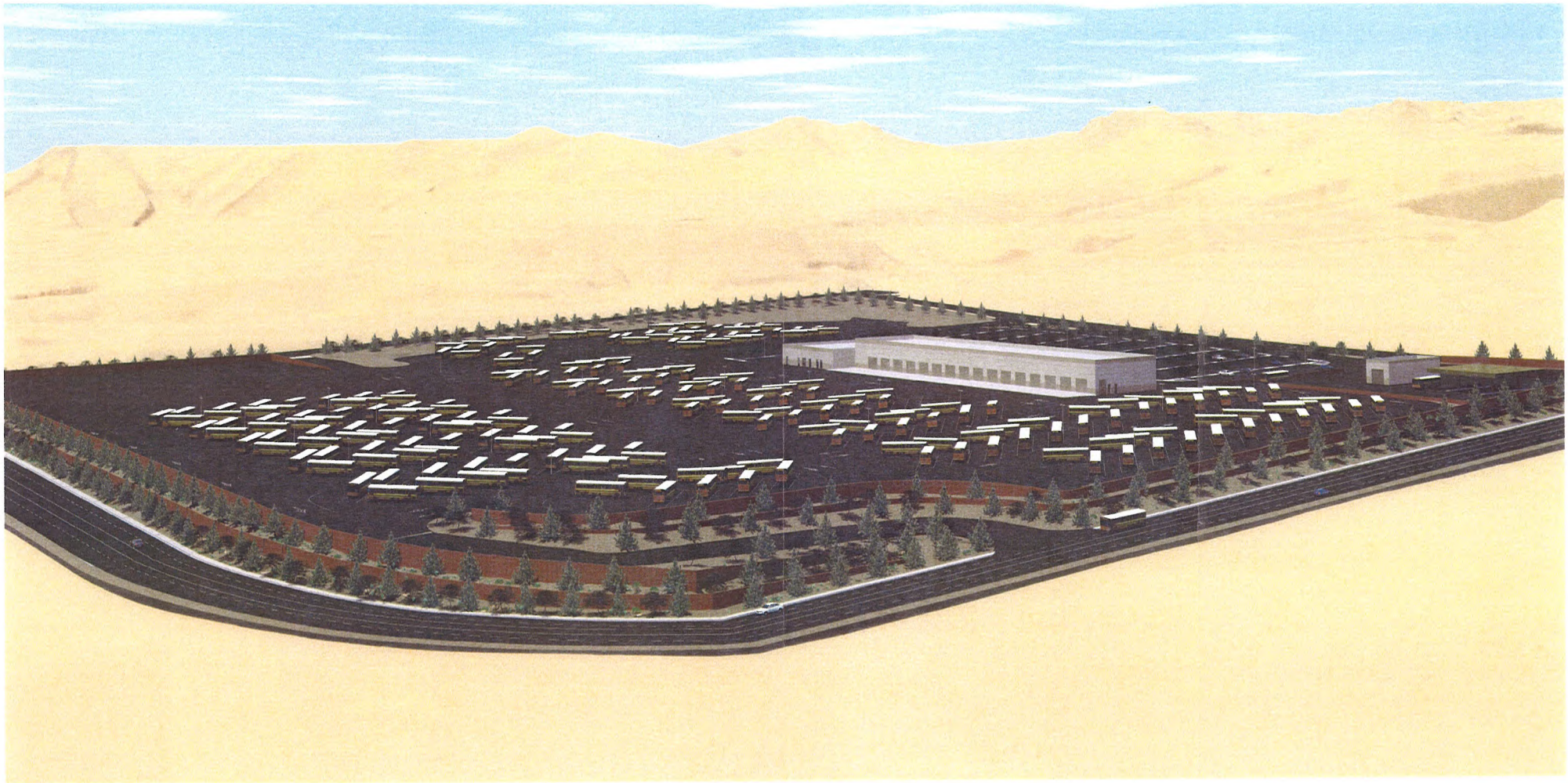
SHEET
A1.01

EXHIBIT "A"
 TO ACCOMPANY LEGAL DESCRIPTION
 OF THE PROPOSED NORTHWEST TRANSPORT FACILITY SITE



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 JUN 24 2010



CLARK COUNTY SCHOOL DISTRICT
NORTHWEST SATELLITE TRANSPORTATION FACILITY
AERIAL VIEW FROM THE NORTHEAST

ALL DRAWINGS ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION.

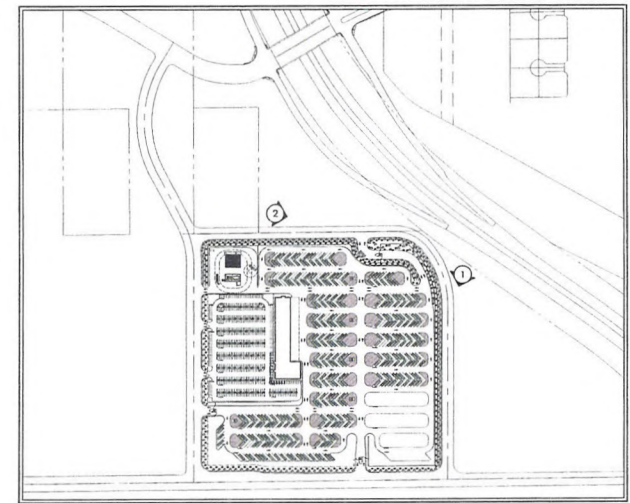
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KGA ARCHITECTURE



1 VIEW TO SOUTH



2 VIEW TO EAST



VIEWPOINT LEGEND

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ALL DRAWINGS ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO MODIFICATION.



CLARK COUNTY SCHOOL DISTRICT
NORTHWEST SATELLITE TRANSPORTATION FACILITY
SITE PERIMETER RENDERINGS

VAR-38553
SDR-38557
KGA ARCHITECTURE

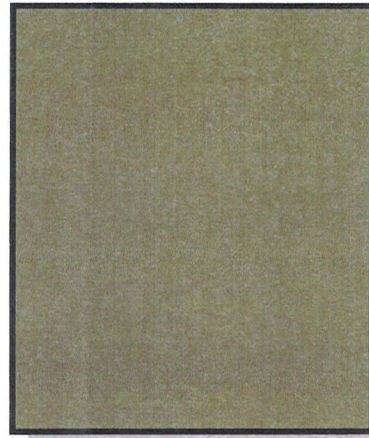


EXTERIOR BLOCK
(RETAINING WALLS AND ACCESSORY STRUCTURES)

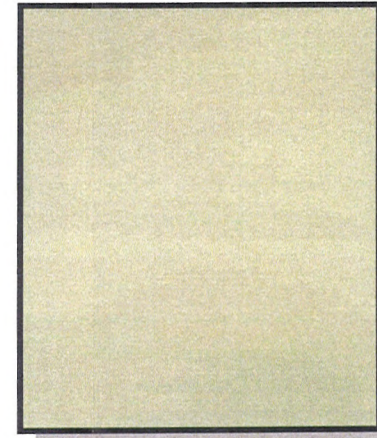


CEMEX -
#28 ANTHEM SMOOTH

EXTERIOR PAINT COLORS

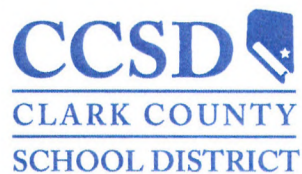


FRAZEE - CL EXILE 2865D



FRAZEE - CL KERATIN 2863W

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CLARK COUNTY SCHOOL DISTRICT - NORTHWEST TRANSPORTATION FACILITY
COLOR AND MATERIALS BOARD

VAR-38553

SDR-38557

KGA ARCHITECTURE