



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-54332** APN: 138-15-410-055

Name of Property Owner: Trinity Peak III LLC

Name of Applicant: LVCSD Saddle LLC

Name of Representative: ethos three 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: _____

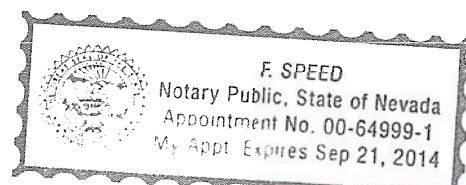
Signature of Property Owner: 

Print Name: Thomas A. Thomas, as Manager of Crossroads
at Sunset Limited Liability Company who is the Manager

Subscribed and sworn before me of Trinity Peak III, LLC, the property owner.

This 15th day of April, 2014


Notary Public in and for said County and State



PRJ-53932

CLV Planning - Application Form

Application Number:	PRJ-53932
Application/Petition For:	SDR and SUP for a new 2-story 53,477 square-foot building for a Public School Primary at the corner of Trinity Peak Avenue and Fire Mesa Street
ProjectAddress (Location):	NEC OF TRINITY PEAK AVE AND FIRE MESA ST
Project Name	SDR & SUP SOMERSET ACADEMY
Assessors Parcel #(s):	13815410055
Ward #:	WARD 1 (LOIS TARKANIAN), WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	8.39
Lots/Units:	
Additional Information:	
Applicant First Name:	Arthur
Applicant Last Name:	Ziev
Applicant Address:	9 Osprey Drive
Applicant City:	Ocean Ridge
Applicant State:	FL
Applicant Zip:	33435
Applicant Phone:	561-736-1687
Applicant Fax:	
Applicant Email:	aziev@yahoo.com
Rep First Name:	John
Rep Last Name:	Lopeman
Rep Address:	8985 South Eastern Avenue, Suite 220
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89123
Rep Phone:	702-456-1070
Rep Fax:	702-456-7020
Rep Email:	jclopeman@ethosthree.com

SUP-54332 & SDR-54330

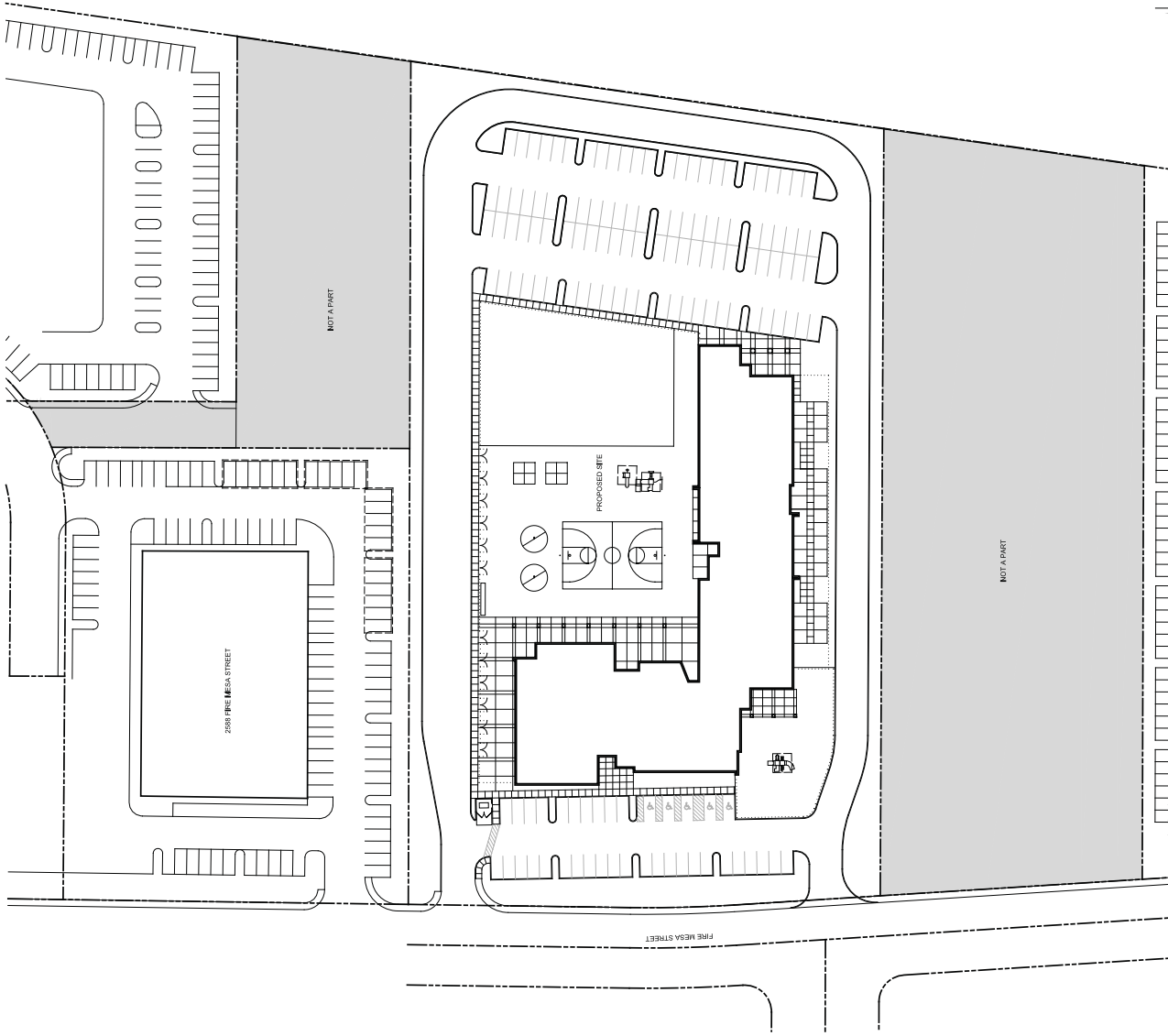
CLV Planning - Application Form

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. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
TRINITY PEAK III LLC	2300 W SAHARA AVE #530	LAS VEGAS, NV 89125-0001

CLVEPLAN Applicant	Company	Title	Email
John Lopeman	Ethos Three Architecture	Principal	jclopeman@ethosthree.com

SUP-54332 & SDR-54330



SITE PLAN - OVERALL

SCALE : 1" = 40'-0"

SUP-54332 & SDR-54330

SITE PLAN-OVERALL

Somerset Academy
Fire Mesa



DRAWING APPROVED: _____
DATE: _____

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

PRJ-53932
05/22/14

4.24.2014

SHT A1.1

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
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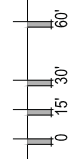
Doral Academy
Fire Mesa

SITE PLAN

PRJ-53332
05/22/14

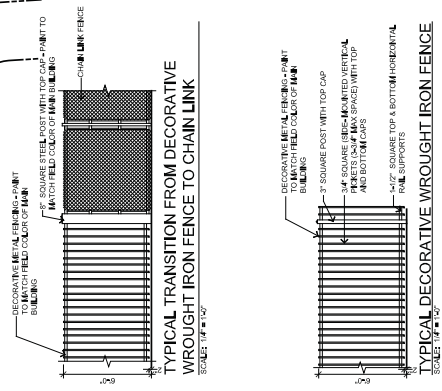
SHT A1.2

4.24.2014



SITE DATA	
JURISDICTION	CITY OF LAS VEGAS
PARCEL NO.	APN 136-04-005
LAND USE	PLANNED BUSINESS PARK
LAND USE DESIGNATION	CDB
GROSS AREA LOT SIZE	4.07 ACRES
NET AREA LOT SIZE	14,078 SF
TOTAL BUILDING AREA	31,146 SF
SCHOOL LOT COVERAGE	22.133 BF
BUILDING SETBACKS	FRONT (AS REQUIRED BY ROW) 15'0"
	SIDE YARD 15'0"
	REAR YARD 25'0"
	RIGHT OF WAY 15'0"
	INTER LOT LINES 5'0"
PARKING ANALYSIS	
REQUIRED PARKING (PRIMARY PUBLIC SCHOOL)	
3 SPACES PER CLASSROOM x 41 = 123 SPACES	
1 SPACE ON EACH SIDE OF BUILDING (1 MINIMUM)	
+ 20 MINIMUM = 143 SPACES	
TOTAL REQUIRED	
123 SPACES	
TOTAL PROVIDED	
141 SPACES	
ACCESSIBLE SPACES PROVIDED: 5	
ACCESSIBLE SPACES ALLOWED: 30% x 41	
COMPACT SPACES PROVIDED: 0	

- KEY NOTES**
- 1 ASPHALT PLAYGROUND
 - 2 30" TALL FENCE
 - 3 LANDSCAPE FLANTER
 - 4 PLAYGROUND EQUIPMENT
 - 5 6'0" HIGH CHAIN LINK FENCE
 - 6 6'0" HIGH CHAIN LINK FENCE WITH PLASTIC INSERTS
 - 7 6'0" HIGH CHAIN LINK FENCE TO MATCH DECORATIVE WROUGHT IRON FENCE
 - 8 6'0" HIGH CHAIN LINK FENCE GATE
 - 9 TRANSFORMER LOCATION
 - 10 TREE RACKS
 - 11 ACCESSIBLE ROUTE
 - 12 CORNER LOTS
 - 13 EXISTING 6'0" HIGH CHAIN LINK FENCE
 - 14 TURF AREA
 - 15 3" SQUARE POST WITH TOP CAP
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SITE PLAN

SCALE: 1" = 30'-0"

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED: _____
DATE: _____

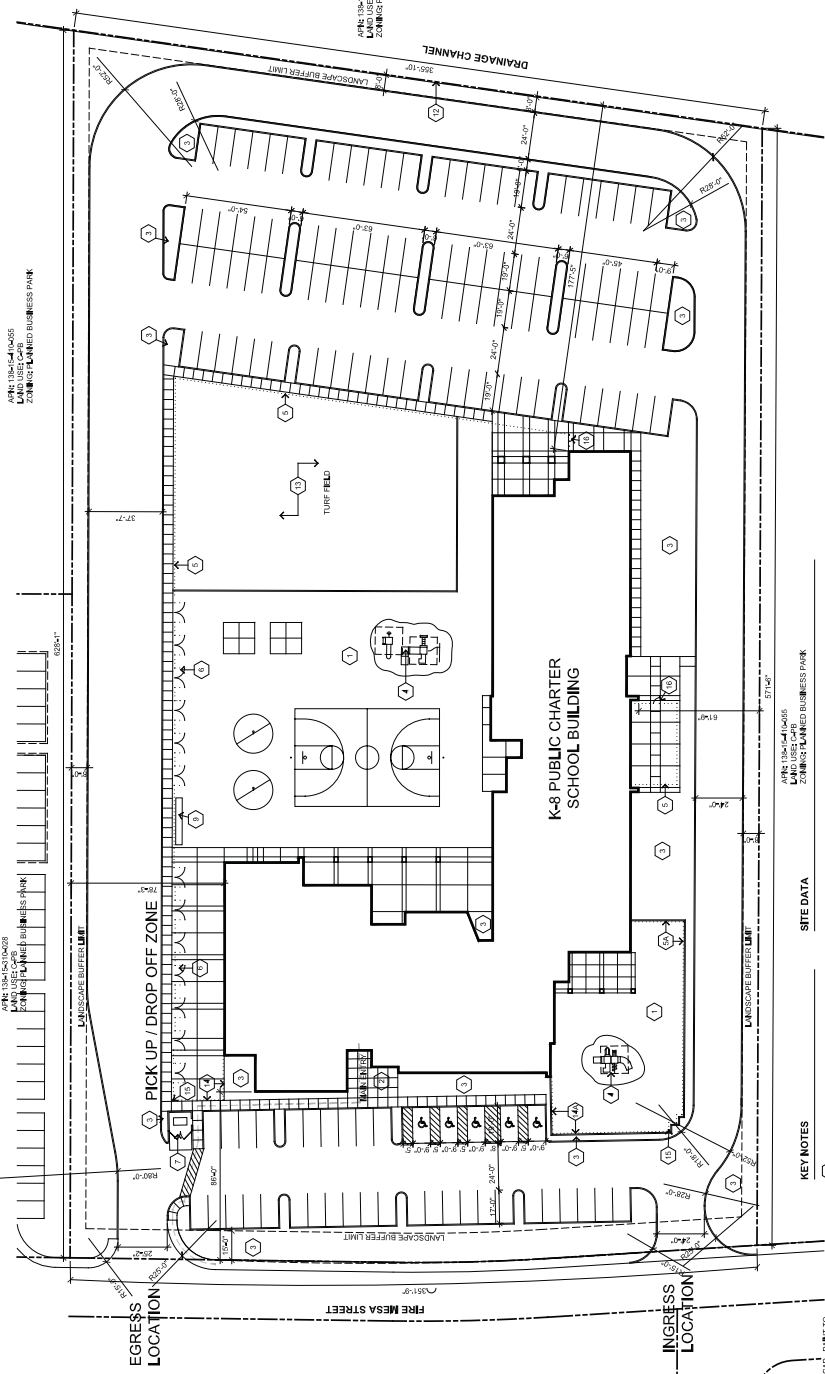
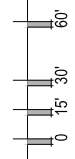


SITE PLAN
Doral Academy
Fire Mesa

SHT A1.2

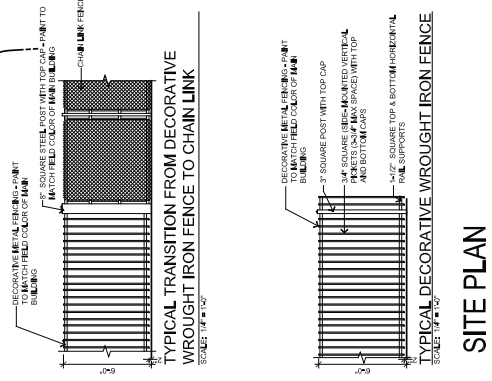
PRJ-53332
05/22/14

4.24.2014



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JURISDICTION	CITY OF LAS VEGAS
PARCEL NO.	136-14-0005
LAND USE DESIGNATION	PLANNED BUSINESS PARK
LAND USE RESTRICTIONS	CDB
GROSS AREA LOT SIZE	4.07 ACRES
NET AREA LOT SIZE	14,079 SF
TOTAL BUILDING AREA	31,146 SF
SCHOOL LOT COVERAGE	22.133 BF
SCHOOL LOT COVERAGE	14.07%
BUILDING SETBACKS	
FRONT YARD (ALONG PARKING LOT)	15'0"
REAR YARD	15'0"
RIGHT OF WAY	15'0"
INTEGRAL LOT LINES	5'0"
LANDSCAPE BUFFER	
FRONT YARD (ALONG PARKING LOT)	15'0"
REAR YARD	15'0"
RIGHT OF WAY	15'0"
INTEGRAL LOT LINES	5'0"
PARKING ANALYSIS	
REQUIRED PARKING (PRIMARY PUBLIC SCHOOL)	3 SPACES PER CLASSROOM x 41 = 123 SPACES
REQUIRED PARKING (SCHOOL)	1 SPACE ON EACH SIDE OF BUILDING (1 MINIMUM)
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TOTAL REQUIRED	123 SPACES
AVAILABLE SPACES PROVIDED	141 SPACES
ACCESSIBLE SPACES PROVIDED	30% = 41
COMPACT SPACES PROVIDED	0

- KEY NOTES
- 1 ASPHALT PLAYGROUND
 - 2 30'x7' TALL FLUORIDE
 - 3 LANDSCAPE FLANTER
 - 4 PLAYGROUND EQUIPMENT
 - 5 6'x4' HIGH CHAIN LINK FENCE
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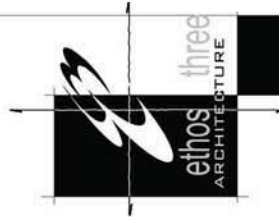
SITE PLAN

SCALE: 1" = 30'-0"

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
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DATE: _____
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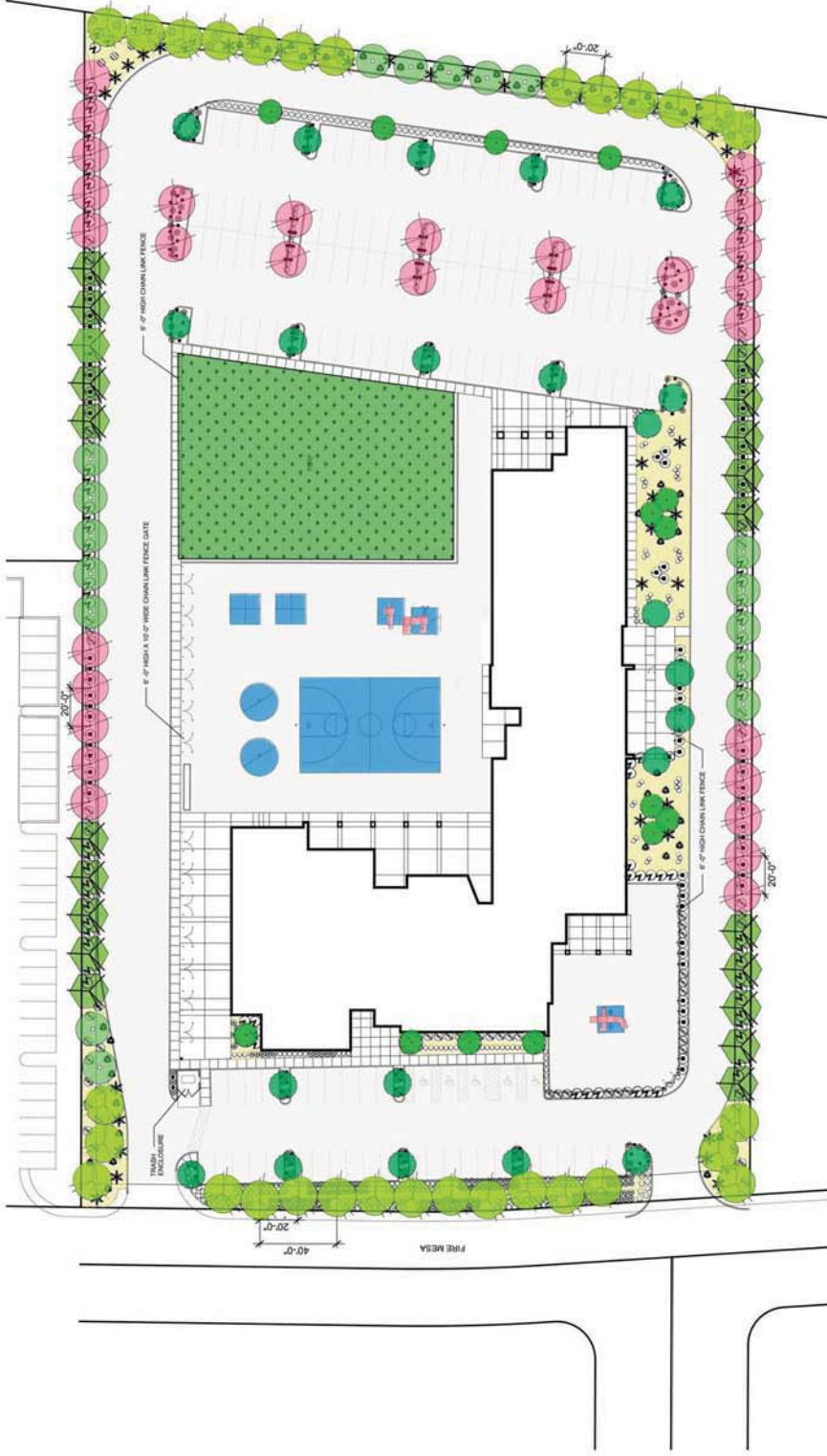
Somerset Academy
Fire Mesa

SITE PLAN



PRJ-53932
05/22/14
4.24.2014

SHT L1.1



LANDSCAPE SCHEDULE

LANDSCAPE SCHEDULE

Notes	Size	Quantity	Comments
Chloro X Intermediates	20" Box	17	
Chloro	20" Truck	15	
Chloro	20" Truck	15	
Non-Graffiti Ashes	20" Box	38	
Plastic Ashes	20" Box	38	
Chloro Plastics	20" Truck	21	
Chloro	20" Truck	21	
Chloro	20" Truck	21	
Plastic Shredded	20" Box	14	
Plastic Shredded	20" Box	14	
Plastic Shredded	20" Box	14	

Species and Accounts	Size	Quantity	Comments
<i>Enchytraeus albidus</i>	5 g/d	45	
<i>Enchytraeus</i> sp.	5 g/d	75	
<i>Enchytraeus</i> sp.	5 g/d	172	
<i>Enchytraeus</i> sp.	5 g/d	74	
<i>Enchytraeus</i> sp.	5 g/d	245	
<i>Enchytraeus</i> sp.	5 g/d	36	

[illegible]

NOTES	
1. Plants to be planted in place from 10" to 12" in caliper.	
2. All trees to be planted in place from 10" to 12" in caliper.	
3. Root Guards to be used where trees are planted within 1' of any walls, paths, concrete areas.	
GROSS SITE AREA: 4.87 AC.	212,137.20 S.F.
OPEN SPACE REQUIREMENTS:	
REQUIRED: .87 AC.	42,427 S.F.
PROVIDED: 1.16 AC.	58,113 S.F.
	23.6%
LANDSCAPE ISLAND TREE REQUIREMENTS:	
REQUIRED: 28	34" BOX SHADE TREES
PROVIDED: 31	34" BOX SHADE TREES

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

SUP-54332 & SDR-54330



south elevation



west elevation



partial north elevations



east elevation

PRJ-53932
05/22/14

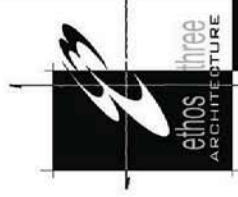
EXTERIOR ELEVATIONS

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

SUP-54332 & SDR-54330

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:



Exterior Elevations
Doral Academy
Fire Mesa



4.24.2014

SHT A5.1

0 8' 16' 32'

8985 s. eastern
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Exterior Elevations
Doral Academy
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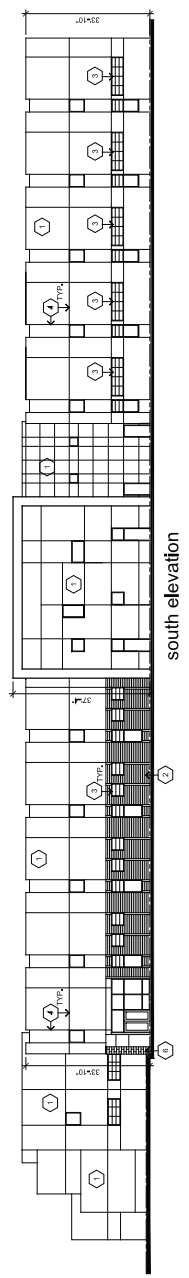
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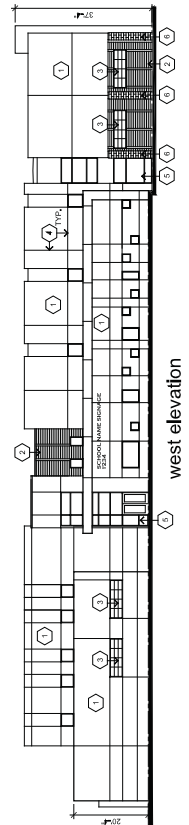
4.24.2014

0 8' 16' 32'

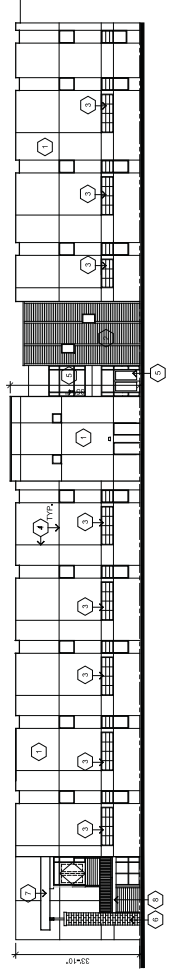
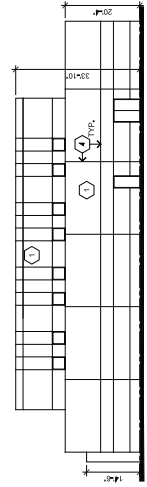
- KEYNOTES
- 1 EXTERIOR PLASTER - MACHINE DASH FINISH
 - 2 METAL PANEL - FACTORY ALUMINUM FINISH
 - 3 TRANSLUCENT PANEL
 - 4 1/2" SQUARE ALUMINUM REVEAL
 - 5 ALUMINUM STOREFRONT WINDOW SYSTEM
 - 6 INTEGRAL COLOR SMOOTH FACE CAST COLUMN
 - 7 METAL FASCIA PANEL
 - 8 PAINTED STEEL STAIR HANDRAILS



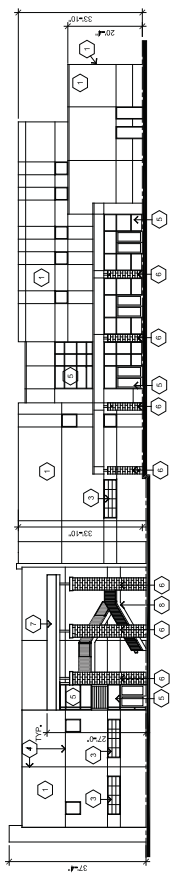
south elevation



west elevation



partial north elevations

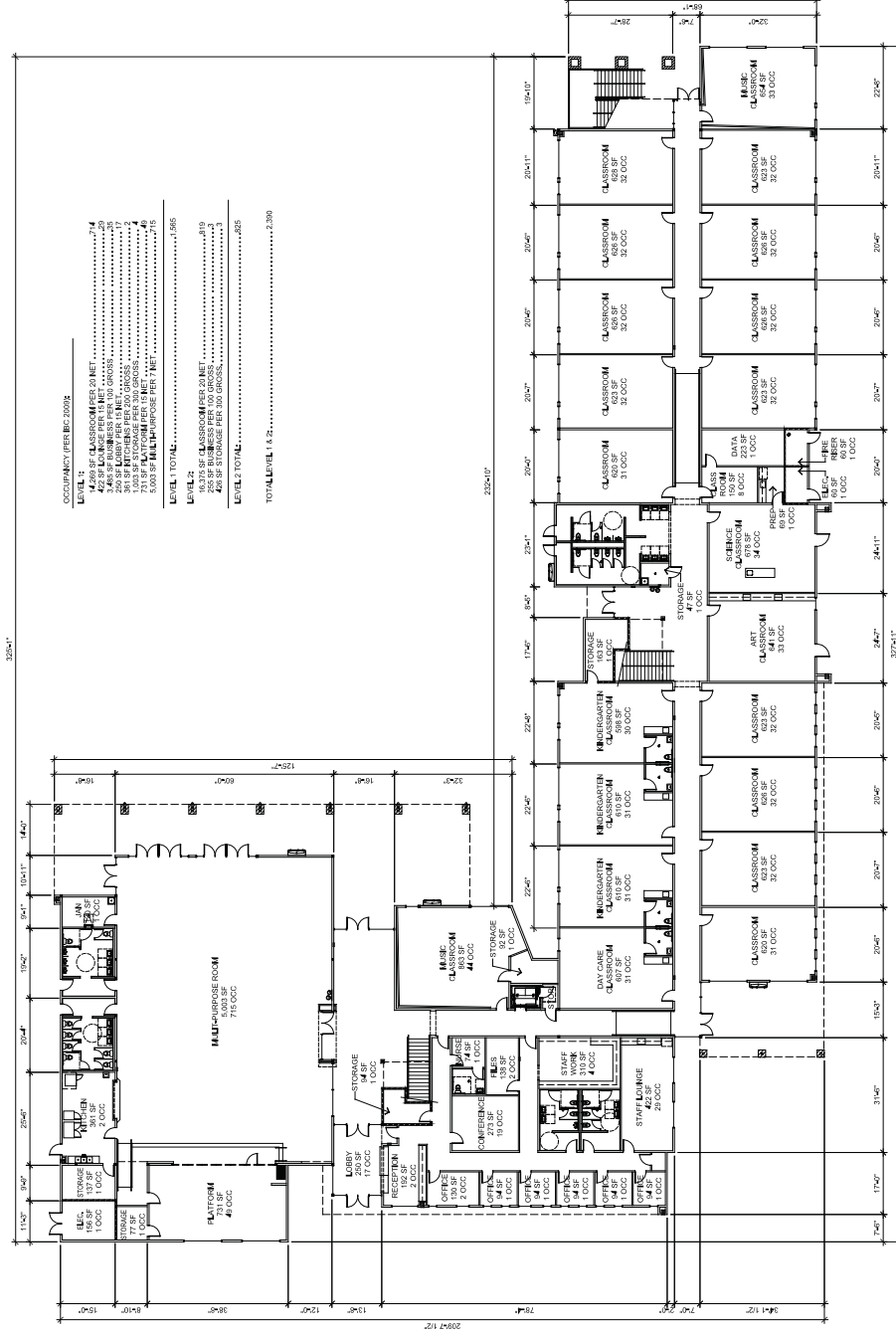


east elevation

EXTERIOR ELEVATIONS

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

SUP-54332 & SDR-54330



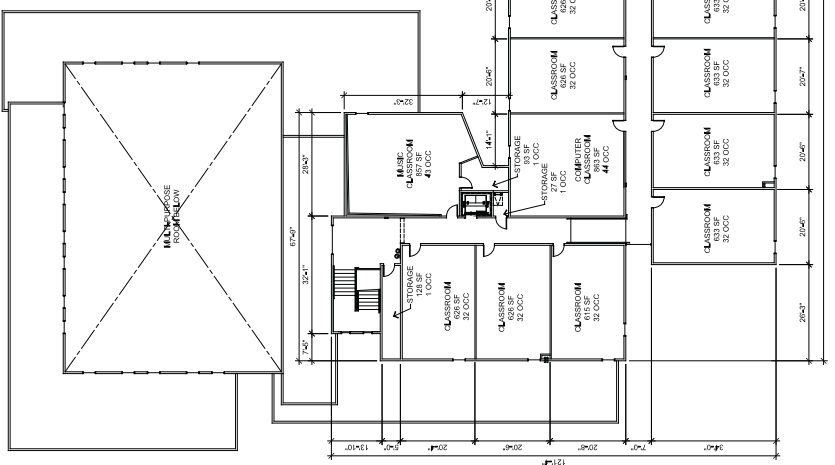
FLOOR PLAN - LEVEL ONE

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

SUP-54332 & SDR-54330

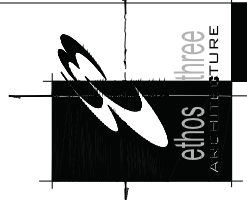
8985 s. eastern
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las vegas, nv 89123
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DRAWING APPROVED: _____
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OCCUPANCY PER IBC 2009B

LEVEL 1:	
429 SF CLASSROOM PER NET	274
429 SF CLASSROOM PER GROSS	274
3,495 SF BUILDING PER 100 GROSS	35
3,495 SF BUILDING PER 100 NET	35
307 SF BUILDING PER 100 GROSS	2
307 SF BUILDING PER 100 NET	2
711 SF LABORATORY PER NET	40
711 SF LABORATORY PER GROSS	40
5,089 SF HALL PURPOSE PER NET	1,165
LEVEL 2:	
429 SF CLASSROOM PER NET	274
429 SF CLASSROOM PER GROSS	274
3,495 SF BUILDING PER 100 GROSS	35
3,495 SF BUILDING PER 100 NET	35
307 SF BUILDING PER 100 GROSS	2
307 SF BUILDING PER 100 NET	2
711 SF LABORATORY PER NET	40
711 SF LABORATORY PER GROSS	40
5,089 SF HALL PURPOSE PER NET	1,165
TOTAL LEVEL 1 & 2:	
429 SF CLASSROOM PER NET	274
429 SF CLASSROOM PER GROSS	274
3,495 SF BUILDING PER 100 GROSS	35
3,495 SF BUILDING PER 100 NET	35
307 SF BUILDING PER 100 GROSS	2
307 SF BUILDING PER 100 NET	2
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711 SF LABORATORY PER GROSS	40
5,089 SF HALL PURPOSE PER NET	1,165



Floor Plan 2
Doral Academy
Fire Mesa

FLOOR PLAN - LEVEL TWO

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

SUP-54332 & SDR-54330

4.24.2014

SHT A2.2

PRJ-53332
05/22/14

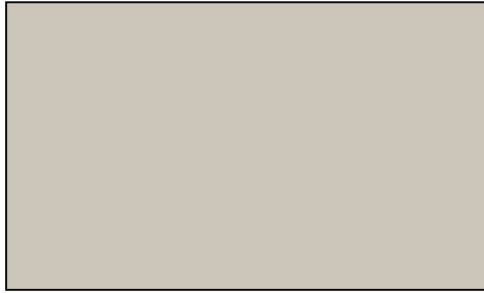


ethos three
ARCHITECTURE

Public Charter School

Fire Mesa, Las Vegas, NV

SUP-54332 & SDR-54330



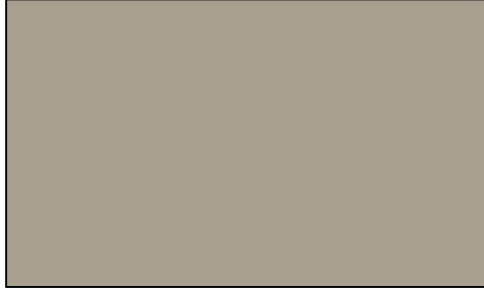
FIELD 1

Sherwin Williams
SW7043 - Worldly Gray



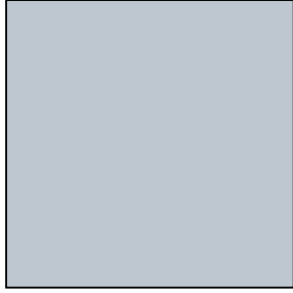
FIELD 2

Sherwin Williams
SW7044 - Amazing Gray



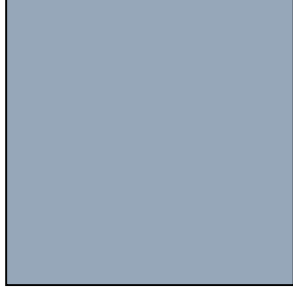
FIELD 3

Sherwin Williams
SW7045 - Intellectual Gray



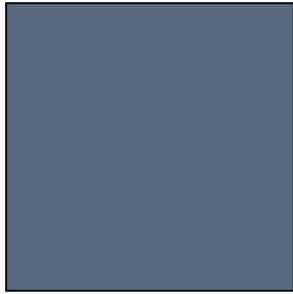
ACCENT 1

Sherwin Williams
SW6239 - Upward



ACCENT 2

Sherwin Williams
SW6241 - Aleutian



ACCENT 3

Sherwin Williams
SW6243 - Distance

colors and materials



CMU COLOR

Cemex
#10 - Dark Brown - smooth



METAL PANEL COLOR

Berridge Metal
HS-8 - Color: Parchment



TRANSLUCENT PANEL

PRJ-53932
Kalwall daylighting system
Color: White