

DS #: 5368

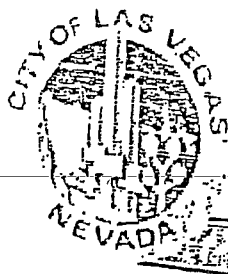
APN: 138.01-401-005

PROJECT: Foundus Classical Academy - Annex Building

SUBMITTAL: 1st Submittal & Supplement

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		October 8, 2020
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Founders Classical Academy – Annex Building	Warling Engineering
Cross Streets:	NWC of Alexander Road & Leon Avenue	Founders Classical Academy, LV
File Number:	F:\Depot\DSMemos\DS5368A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-01-401-005	
Zoning Action:	20-0035-SDR1	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal & Supplement	9/23/2020 & 10/7/2020	10/8/2020	See Comments Below	\$400.00	3999823: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R60E/01
AREA L-01



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
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SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

RECEIVED

JUL 27 2020

The Korte Company

July 21, 2020

Mr. Brent Pace
Boyer FALV, LC
101 South 200 East, Suite #200
Salt Lake City, Utah 84111

**RE: 20-0035-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JULY 2020**

Dear Mr. Pace:

Your request for an Administrative Site Development Plan Review FOR 10,797 SQUARE-FOOT CLASSROOM BUILDING ADDITION TO AN EXISTING SCHOOL on 7.45 acres at 5730 West Alexander Road (APN 138-01-401-005), U (Undeveloped) Zone, Ward 5 (Crear) has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** 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, landscape plan, and building elevations, date stamped 06/23/20, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

Mr. Brent Pace
Boyer FALV, LC
20-0035-SDR1 – Page Two
July 21, 2020

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

Public Works

7. The applicant shall pay appropriate sewer connection fees for the additional student capacity as determined by the City of Las Vegas prior to the issuance of permits.
8. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to issuance of permits for this site. A review of the school traffic circulation shall be conducted by the Traffic Engineering Section of the Department of Public Works 60 days after opening. If significant traffic issues arise prior to this date, the City Traffic Engineer may require a review sooner than this 60-day period. Comply with any recommendations made by the City Traffic Engineer.
9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
10. Comply with all applicable conditions of approval for Plot Plan Review SDR-65912 (and SDR-78390).

This action by the Department of Planning staff on **July 21, 2020** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Senior Planner
Case Planning Division

NE:clb

cc: Mr. Kevin Torrie
The Korte Company
9225 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147

Mr. Roy Burson
JVC Architects
5385 South Cameron Street, Suite #15
Las Vegas, Nevada 89118

*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: JULY 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION:

**** STAFF RECOMMENDATION(S)****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0035-SDR1	Staff APPROVES, subject to conditions.	

**** NOTIFICATION****NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

**** CONDITIONS ****

20-0035-SDR1 CONDITIONS

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, landscape plan, and building elevations, date stamped 06/23/20, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. The applicant shall pay appropriate sewer connection fees for the additional student capacity as determined by the City of Las Vegas prior to the issuance of permits.

Conditions Page Two
July 2020 - Administrative Review Meeting

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9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
10. Comply with all applicable conditions of approval for Plot Plan Review SDR-65912 (and SDR-78390).

Staff Report Page One
July 2020 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a classroom building addition at an existing primary and secondary school located at 5730 West Alexander Road.

ISSUES

- Per Title 19.16.100, new commercial or industrial construction that complies with all applicable requirements of Title 19 may be approved administratively.

ANALYSIS

The subject site is an existing Charter School (Founders Academy) that provides both primary (K – 8th grade) as well as secondary (9th – 12th grade) education to area children. The existing 38,186 square-foot, two-story structure currently contains 33 classrooms and support offices for staff. The applicant is proposing to construct an additional 10,797 square-foot, single-story structure in order to provide nine more classrooms to the north of the existing classroom building. The proposed classroom building is designed to complement the primary structure, and creates an orderly and aesthetically pleasing educational campus. In addition, the proposed building meets all minimum development standards set forth by Title 19.

Staff finds the proposed classroom building to be compatible with adjacent development and development in the area and is administratively approving this request with conditions.

FINDINGS – MINOR REVIEW (20-0035-SDR1)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the following shall be affirmed:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed classroom building addition is compatible with the existing educational campus and surrounding residential neighborhood.

NE

Staff Report Page Two
July 2020 - Administrative Review Meeting

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development meets the minimum development standards set forth by Title 19.08.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access will remain as previously constructed and will not negatively impact the adjacent roadways.

4. **Building and landscape materials are appropriate for the area and for the City;**

The building materials proposed are consistent with the materials previously used on site and are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations and design characteristics match the existing structure on site, and creates an orderly and aesthetically pleasing environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed classroom building addition is subject to building permit review and regular inspections during construction, thus protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/02/03	The City Council approved a request for Rezoning from C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) on property located on, or in close proximity to both sides of Rancho Drive from Vegas Drive to the northern City Limits at Moccasin Road. The Planning Commission and staff recommended approval.

Staff Report Page Three
July 2020 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/16	The City Council approved a request for a Variance (VAR-66310) to allow a Deviation from Complete Streets Standards to provide a horse trail in place of a sidewalk adjacent to Leon Avenue on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Variance (VAR-65909) to allow an eight-foot tall wall in the front yard where a maximum wall height of five feet is allowed on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-65910) for a proposed Public or Private School, Primary on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-65911) for a proposed Public or Private School, Secondary on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-65912) for a proposed 58,745 square-foot Public or Private School, Primary and Secondary use on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Alexander Road and Leon Avenue. The Planning Commission and staff recommended approval.
01/18/17	The City Council approved a request for a Waiver (WVR-67370) to allow no streetlights along Leon Avenue on 17.08 acres at the northwest corner of Alexander Road and Leon Avenue. The Planning Commission recommended approval, staff recommended denial.
01/18/17	The City Council approved a Petition to Vacate (VAC-67371) a portion of Alexander Road east of Rancho Drive. The Planning Commission and staff recommended approval.
02/16/17	A Parcel Map (PMP-66120) was released for recordation after a technical review of a two-lot parcel map on 17.15 acres at the northwest corner of Leon Avenue and Alexander Road.
05/15/17	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-70241) for 17 proposed temporary modular buildings totaling 28,624 square-feet to house a public or private school, primary and secondary use during construction at 5730 West Alexander Road.

Staff Report Page Four
July 2020 - Administrative Review Meeting

Related Relevant City Actions by P&D, Fire, Bldg., etc.

06/06/19	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-76611) for two proposed temporary modular buildings totaling 1,440 square-feet to house a public or private school, primary and secondary use during construction at 5730 West Alexander Road.
04/15/20	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-78390) for three proposed temporary modular buildings to house a public or private school, primary and secondary use during construction at 5730 West Alexander Road.

Most Recent Change of Ownership

03/20/17	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

06/14/17	A building permit (C-342655) was issued for retaining and screen walls at 5730 West Alexander Road. The permit received its final inspection on 04/20/18.
07/20/17	A building permit (C-340471) was issued for onsites, trash enclosure, and parking lot lighting at 5730 West Alexander Road. The permit received its final inspection on 04/11/18.
	A building permit (C-340474) was issued for a block wall at 5730 West Alexander Road. The permit received its final inspection on 04/24/18.
	A building permit (C-340469) was issued for a new K-12 educational building at 5730 West Alexander Road. The permit received its final inspection on 05/21/18.
03/14/18	A building permit (C18-01016) was issued for a wall/roof sign at 5730 West Alexander Road. The permit received its final inspection on 06/22/18.
01/24/19	A building permit (C19-00325) was issued for retaining walls at 5730 West Alexander Road. The permit is open as of 05/30/19.
08/16/19	A building permit (C19-03089) was issued for a portable classroom addition at 5730 West Alexander Road. The permit received its final inspection on 11/07/19.
09/30/19	A building permit (F19-01216) was issued for a fire alarm system for the portable classroom addition at 5730 West Alexander Road. The permit received its final inspection on 10/02/19.

Pre-Application Meeting

06/22/20	A pre-application meeting was held to determine whether the classroom additions would be a minor or major review.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

A field check was not performed for the minor review.

Details of Application Request

Site Area	
Net Acres	7.45

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Private School, Primary and Secondary	ML (Medium Low Density Residential)	U (Undeveloped)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-SL (Residential Small Lot)
South	Office, Medical or Dental	GC (General Commercial)	C-2 General Commercial
	Office, Other Than Listed	O (Office)	O (Office)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-SL (Residential Small Lot)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District – 105 Feet	Y

Staff Report Page Six
July 2020 - Administrative Review Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Northwest Open Space Plan	Y
Centennial Hills Sector Plan	Y
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	324,522 SF	Y
Min. Lot Width	100 Feet	528 Feet	Y
Min. Setbacks			
• Side	10 Feet	80 Feet	Y
• Rear	35 Feet	99 Feet	Y
Max. Building Height	2 Stories / 35 Feet	1 Stories / 12 Feet	Y
Mech. Equipment	Screened	By Condition	

<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>
Alexander Road	Primary Arterial	Master Plan of Streets and Highways Map	92	Y
Leon Avenue	Local Street	Title 13	62	Y

Staff Report Page Seven
 July 2020 - Administrative Review Meeting

Pursuant to Title 19.08 and 19.12, 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	
Private School, Primary	32 Classrooms	3 Per Classroom	96				
Private School, Secondary	10 Classrooms	9 Per Classroom	90				
TOTAL SPACES REQUIRED			186		187	Y	
Regular and Handicap Spaces Required			180	6	175	12	Y



City of Las Vegas

Department of Planning
333 N. Rancho Drive | 3rd Floor
Las Vegas, NV 89106

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The Korte Company

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Mr. Kevin Torrie
The Korte Company
9225 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147

6914736469 0073



**Supplement to
TECHNICAL DRAINAGE STUDY UPDATE**

for

**FOUNDERS CLASSICAL ACADEMY
ANNEX BUILDING**

at

**5730 W. ALEXANDER ROAD
NORTHERLY PORTION OF
APN: 138-01-401-005**

DS05368

OCTOBER 7, 2020

Prepared By:

**Mark Warling, Civil Engineer
10300 W. Charleston Blvd. #13-L8
Las Vegas, NV 89135
Phone: (702) 927-5464
Fax: (702) 269-6275**

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: FOUNDERS CLASSICAL ACADEMY, ANNEX BUILDING Date: October 7, 2020

Location of Development: a) Descriptive (Cross Streets) North/South: ALEXANDER ROAD

East/West: LEON AVENUE

b) Section: 1 Township: 20 S. Range: 60 E.

c) APN: Northerly portion of 138-01-401-005

Name of Owner: Founders Classical Academy Las Vegas

Telephone No.: 702.998.8368 x108 Fax No.: N/A E-Mail Address: gil.donatelli@fcalv.net

Address: 5730 W. Alexander Rd. Las Vegas, NV 89130

Contact Person-Name: Mark Warling, PE Telephone No.: 702-WARLING (927-5464)

* E-Mail Address: civil@cox.net Fax No.: 702-269-MARK (-6275)

Firm: MARK WARLING, CIVIL ENGINEER

Address: 10300 W. CHARLESTON BLVD., # 13-L8, Las Vegas, NV 89135

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☒ Building Permit	

1. Total Owned Land Area: At Site: 7.45 ACRES Being Developed/Disturbed: 0.35 ACRES

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

4. Proposed type of development (Residential, Commercial, Etc.): COMMERCIAL (SCHOOL)

5. Approximate upstream land area which drains to the subject site: NONE

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: DS 4835
Technical Drainage Study for Founders Academy

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Leon Avenue

8. Briefly describe your proposed schedule for the subject project: 4th quarter, 2020



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1

Mark Warling - Civil Engineer

10300 W. Charleston Blvd., # 13-L8, Las Vegas, NV 89135
Tel: 702-927-5464 ~ Fax: 702-269-6275 ~ email: civil@cox.net

October 7, 2020

Albert Sung
City of Las Vegas Drainage
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Subject: Technical Drainage Study (TDS) Update Letter for Founders Classical Academy
Annex Building on a portion of APN: 138-01-401-005**

This is an update to TDS 4835 for the aforementioned subject site that the City of Las Vegas previously approved for the Founders Academy School Site. The offsite street improvements and all of the onsite paving & parking are fully improved for the entire site. The school is simply adding an annex building adjacent to the existing school building over the adjacent existing asphalt pavement.

The addition of this building will not change the current site drainage patterns. This update simply includes the proposed grading plan for the area immediately around the proposed annex building. A valley gutter is proposed between the buildings to establish a defined flow line away from that area, but the general drainage patterns, as previously approved, will be maintained.

The site is located in the southwest (SW) quarter of the southwest (SW) quarter of Section 1, Township 20 South, Range 60 East, M.D.M. in Clark County, Nevada. A copy of the current Assessor's Map is included herein, which identifies the subject site.

The subject site is NOT in a flood hazard zone.
It is located entirely within the designated FEMA flood zone "X", as shown on the latest FEMA F.I.R.M. panel # 32003C2155F, revised November 16, 2011.

As part of the update conducted herein, the drainage of the site was reviewed to determine if any new construction had an impact or changed any assumptions that were made in the previous TDS. All improvements on site appear to have been constructed in accordance with the previously approved grading plan and drainage study.

The proposed annex building is downstream from the existing building, so the finish floor for the annex building is at a slightly lower elevation than the existing building. However, the finish floor of the new annex building is still higher above the adjacent curb than the existing building. Therefore, the finish floor of the new annex building is adequately flood protected.

Sincerely,



Mark Warling, PE

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE WHEN MAP REDUCED FROM 1:117 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- SUB BOUNDARY
- AIR SPACE POL
- PM/D BOUNDARY
- RIGHT OF WAY POL
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/D BOUNDARY
- SECTION LINE

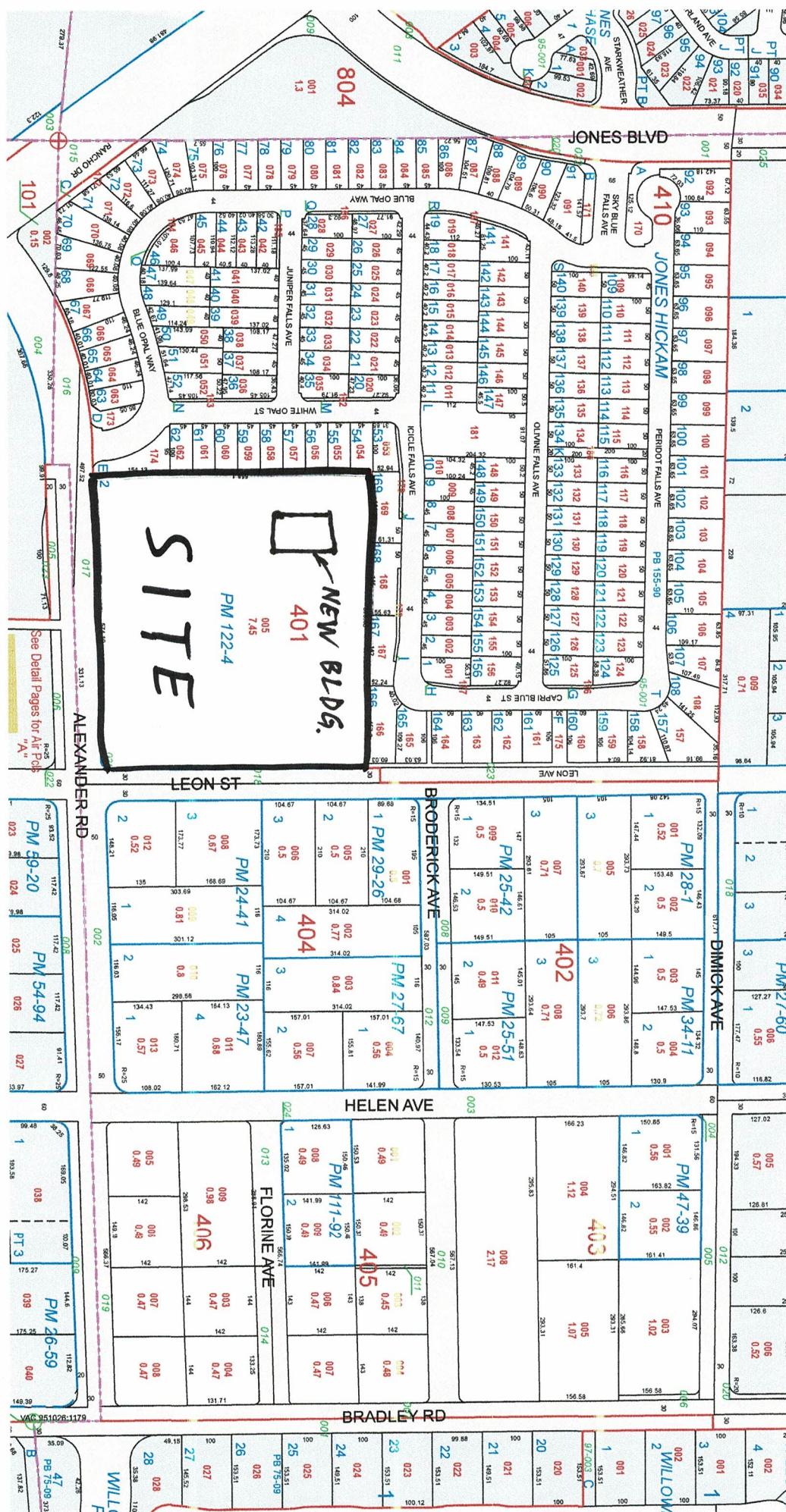
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK	T20S R60E
099 100 101 109	126 125 124 12

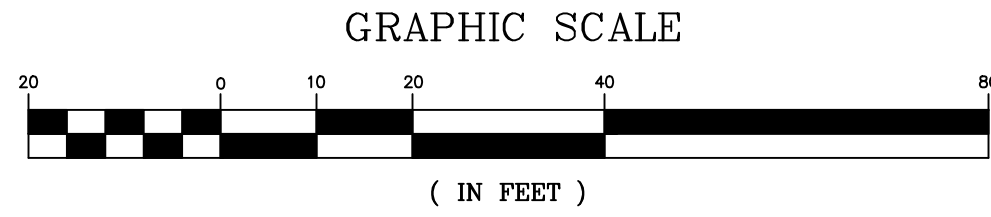
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MAP	S 2 SW 4
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138-01-4
002 022 11



TAX DIST 200



FEMA FLOOD ZONE

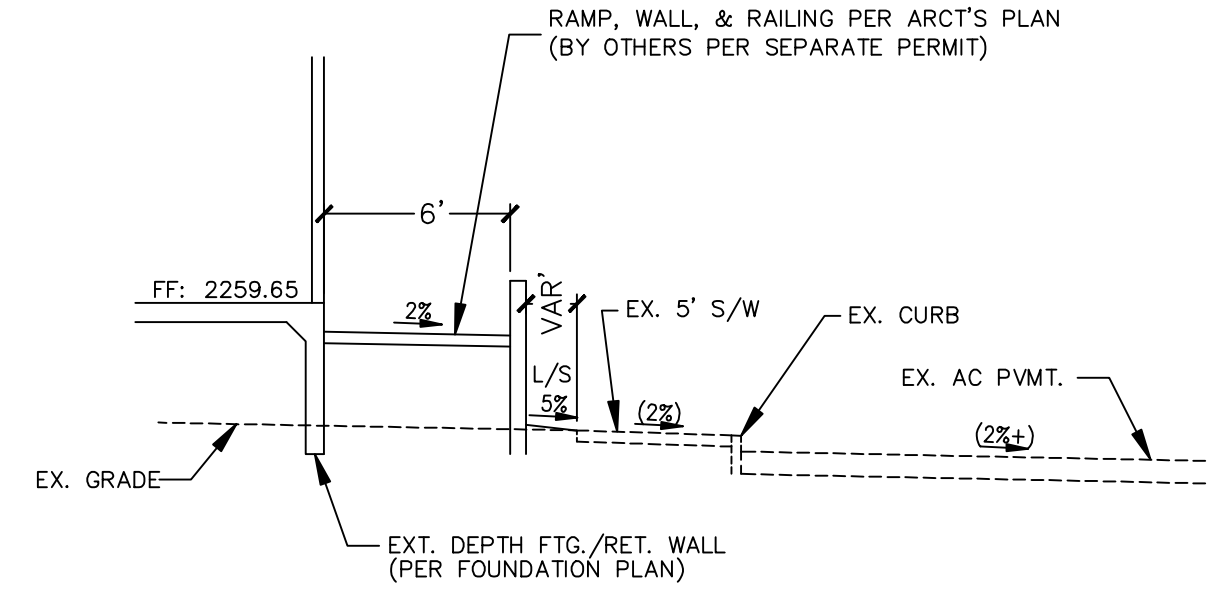
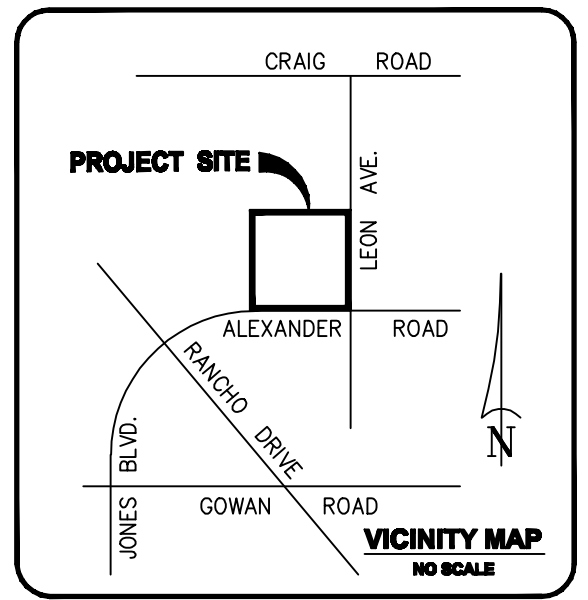
THE SUBJECT SITE IS NOT IN A FLOOD HAZARD ZONE, IT IS LOCATED WITHIN ZONE 'X', AS SHOWN ON FIRM PANEL NUMBER 32003C2155F, REVISED NOV. 16, 2011. ZONE 'X' IS CONSIDERED BY FEMA TO BE LOCATED OUTSIDE THE 500-YEAR STORM.

NOTE REGARDING EXISTING UTILITIES:

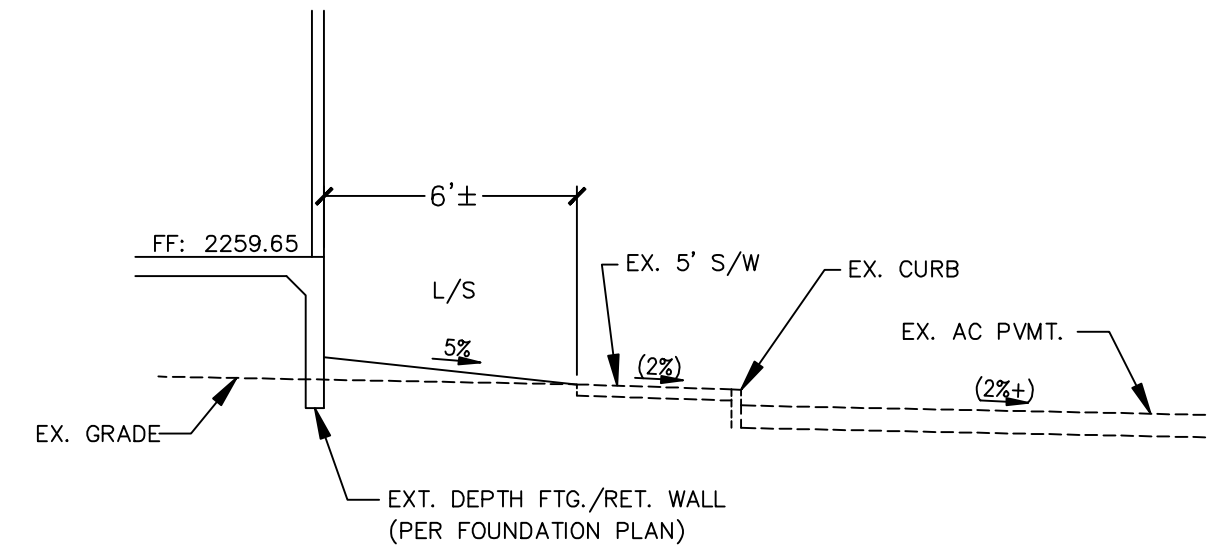
ENGINEER ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

CONSTRUCTION NOTES

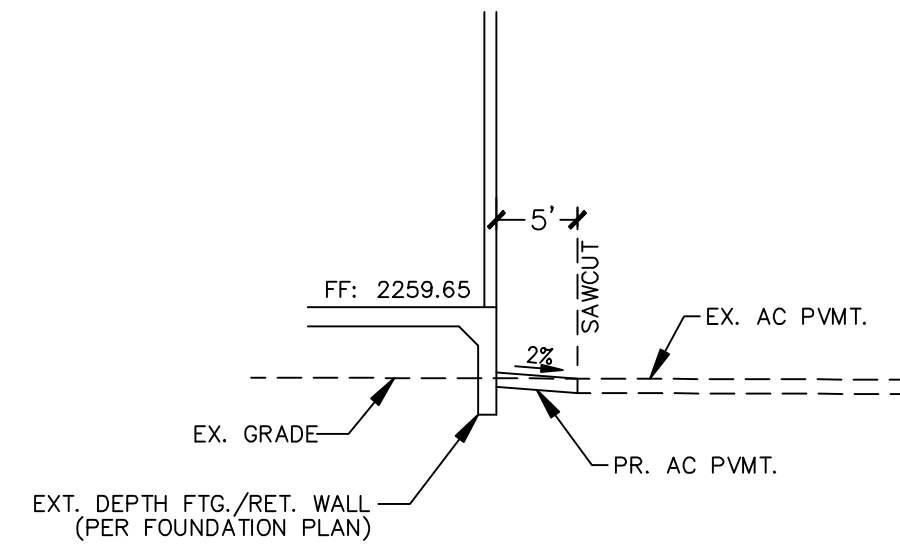
1. WALKWAY & A.D.A. ACCESS RAMP PER ARCHITECT'S PLAN
2. 2.5" A.C. PVMT. ON 5.5" TYPE II AGG. BASE, OR PER SOILS ENGR.
3. CEMENT CONCRETE SIDEWALK PER ARCHITECT'S PLAN
7. 2' WIDE VALLEY GUTTER PER DETAIL HEREON
- L/S = LANDSCAPING PER LANDSCAPE PLAN



SECTION 'R'
NO SCALE



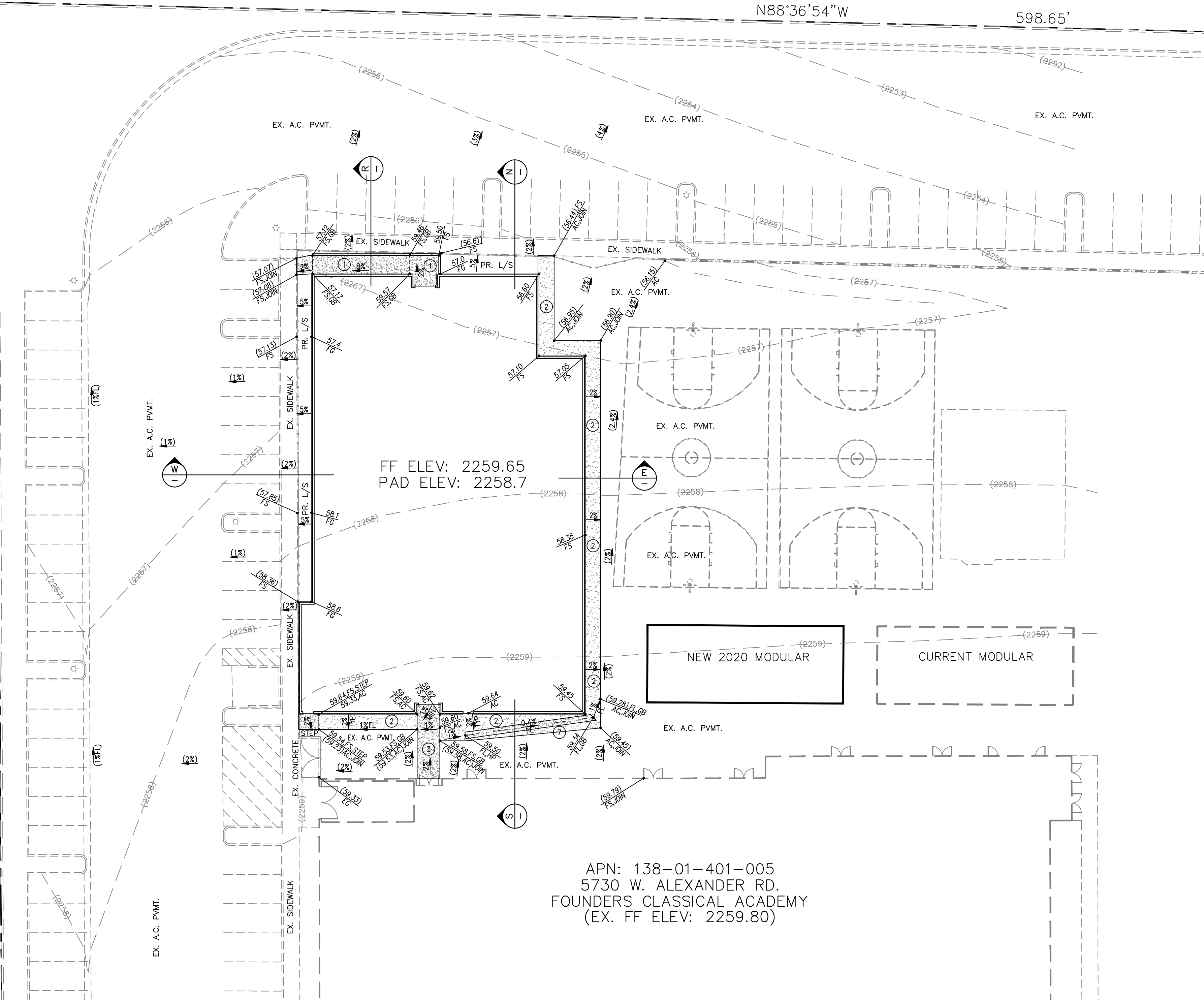
SECTION 'N'
NO SCALE



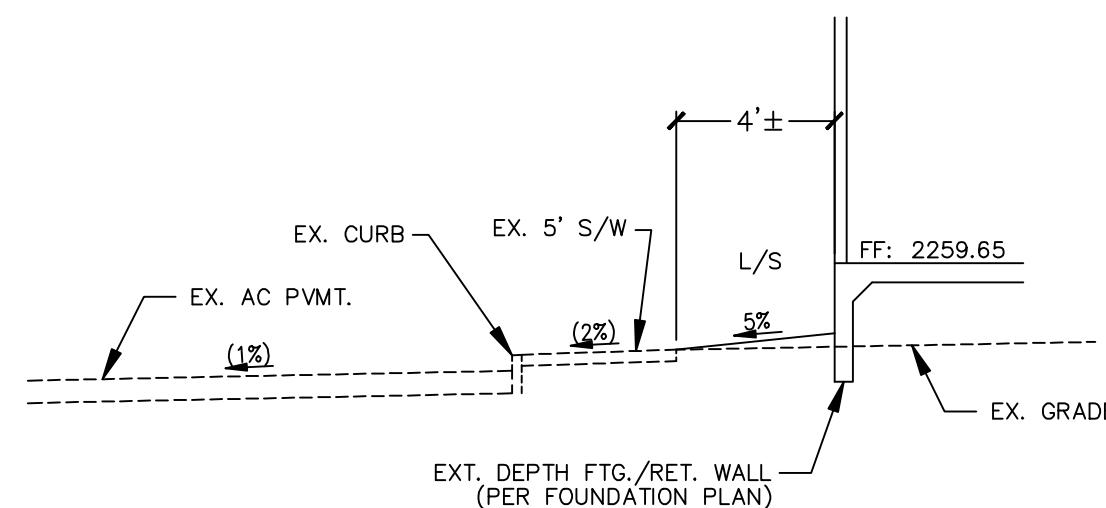
SECTION 'E'
NO SCALE

THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY FOR THIS SITE, DS4835, ON FILE AT THE CITY OF LAS VEGAS.

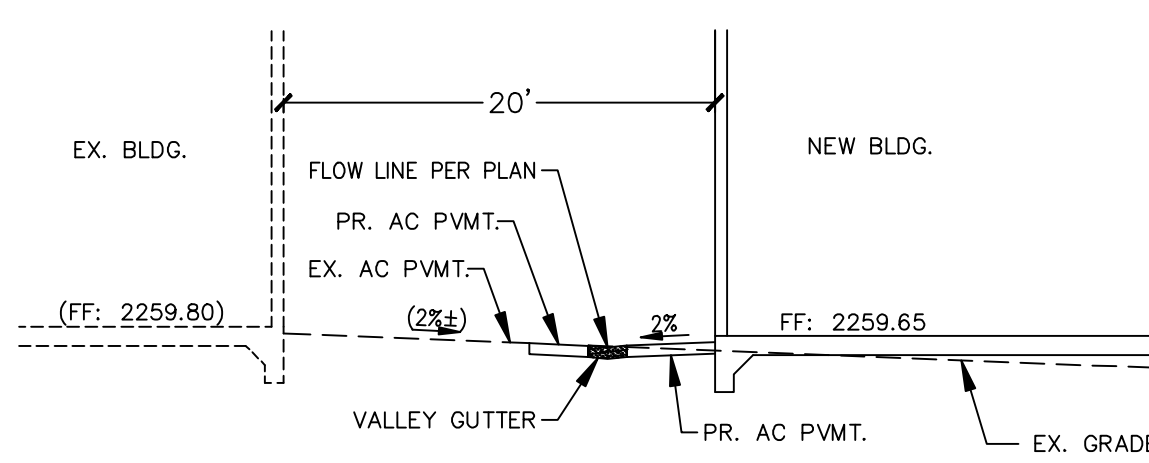
MARK WARLING, P.E. No. 06538 DATE



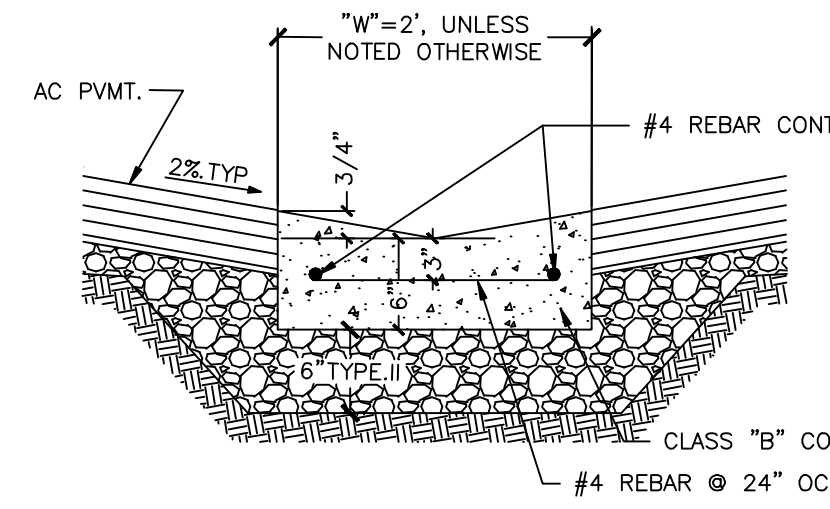
APN: 138-01-401-005
5730 W. ALEXANDER RD.
FOUNDERS CLASSICAL ACADEMY
(EX. FF ELEV: 2259.80)



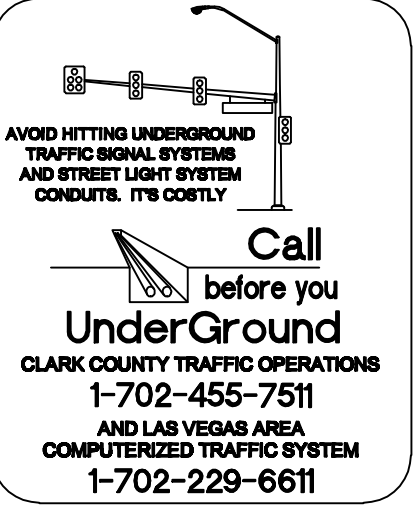
SECTION 'W'
NO SCALE



SECTION 'S'
NO SCALE



ON-SITE VALLEY GUTTER
NOT TO SCALE



SCALE (H):	1" = 20'
SCALE (V):	N/A
DRAWN BY:	M. WARLING

Founders Academy Annex Building
5730 W. Alexander Road
GRADING PLAN

NEVADA
CITY OF LAS VEGAS

PROFESSIONAL ENGINEER STATE OF NEVADA
MARK L. WARLING
EXP. 63072
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No. 06538

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DWG:
DATE: SEPT. 30, 2020

SHEET C4 OF 4