

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager, Land Development & Community Services
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: SUP-40-2021 **Northeast CTA**
Date: July 08, 2021

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
4. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance will require modifications to the current site plan that was submitted.
5. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
6. The property owner is required to grant roadway easement(s) for commercial driveways.
7. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. N. Commerce Street (Private)
 - b. W. Deer Springs Way
 - c. W. Dorrell Lane
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems*.
- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**:
<http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.


 Duane McNelly, Land Development Coordinator
Department of Public Works

June 28, 2021

City of North Las Vegas
Planning & Zoning Department
2250 Las Vegas Boulevard North, Suite #114
North Las Vegas, NV 89030

Re: Letter of Intent Special Use Permit for
Northeast Career and Technical Academy

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

Please consider this letter a request by the Clark County School District (District) for approval of a special use permit for the construction of the Northeast Career and Technical Academy (School). The School will be located west of Legacy High School on a portion of Assessor's Parcel Number 124-22-601-001. The site is zoned Public/Semi-public (PSP) and is in an Air Environs Overlay District (AE-65).

The School will consist of four (4) buildings for a total of 255,174 square feet of gross floor area. The School will include a classroom building, commons building, student activity center and administration building. The classroom building will be three-stories and has a maximum height of sixty (60') feet. The commons building will be two-story and has a maximum height of fifty-three (53') feet. The student activity building is one-story and has a maximum height of forty (40') feet. The administration building is one-story and has a maximum height of twenty-four (24') feet. Building facades feature a panelized exterior system, CMU, perforated metal railing, glass and a modern paint scheme. An internal courtyard will be placed at the center of the buildings. The main entrance to the campus is facing north, with two student entrances located on the east side of the School.

On-site parking for the School has been distributed throughout the campus. There are 113 staff parking spaces, 369 student parking spaces and 60 visitor spaces for a total of 562 parking spaces where 477 parking spaces are required by code. The total number of parking spaces includes thirteen (13) ADA spaces. Sixteen (16) vehicle drop-off spaces, seventeen (17) bus drop-off spaces and ten (10) loading spaces have been provided on the site. Perimeter landscaping is provided on the north, east and west sides of the School, with landscape buffers ranging from a minimum five feet (5') along Dorrell Lane to twenty-five feet (25') on the west side adjacent to the existing residential homes. Although there are no organized programmable sports, tennis courts, basketball courts, and a 76,000 square foot turf area are on the west side of the School has been provided.

There will be nine (9) programs offered at this School. At this time they are design drafting, business administration, construction technology, energy technology, computer science/cybersecurity, health science, human and social services, teaching/training, and automotive/diesel.

The District believes the design and construction of this School will enhance the District's ability to meet the needs of existing and future students. Based on the above information, the District respectfully requests your review and approval of this project. If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez at (702) 799-5214 extension 5419 or via email at Gonzal13@nv.ccsd.net.

Cordially,


Linda K. Perri, Director
Real Property Management
Clark County School District

Cc: Jeni Panars, TSK Architects
Johnny Corona, CCSD Project Manager
File

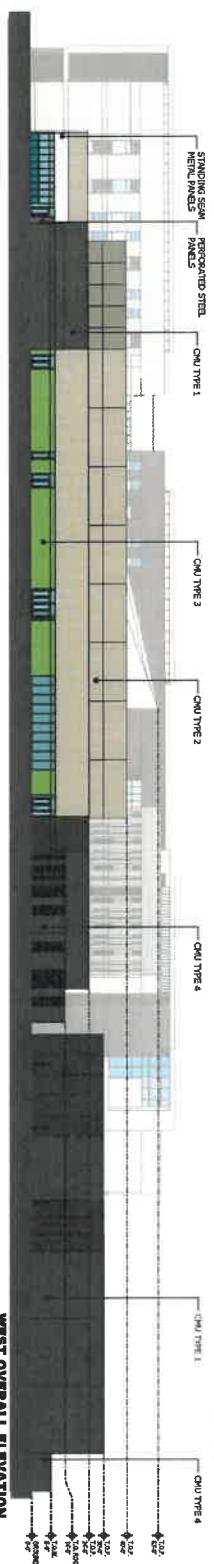
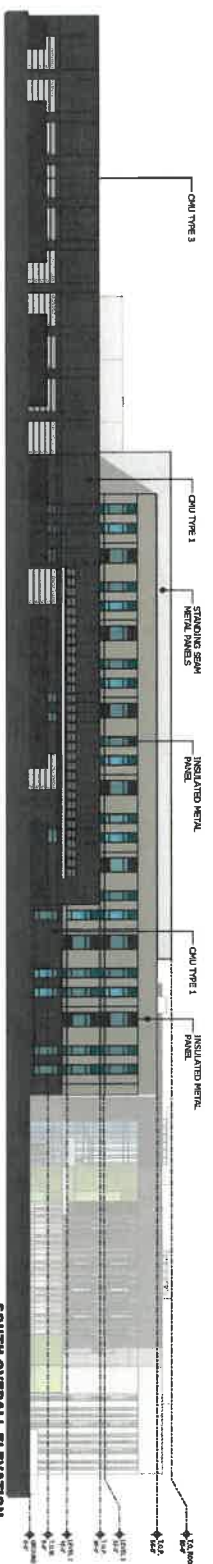
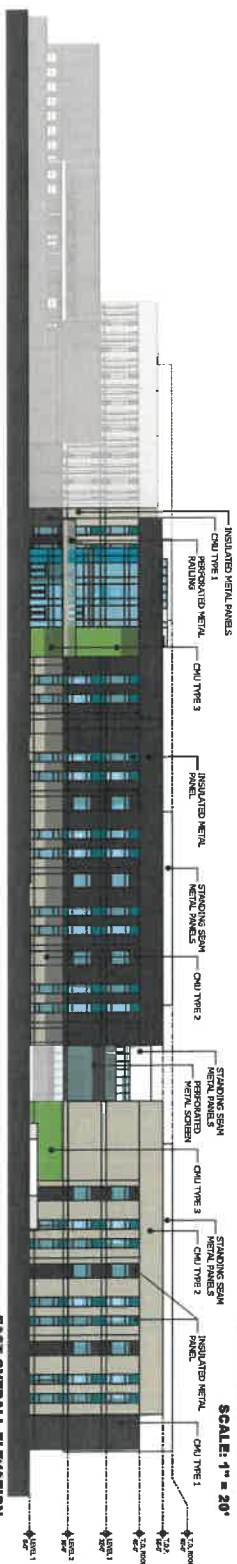
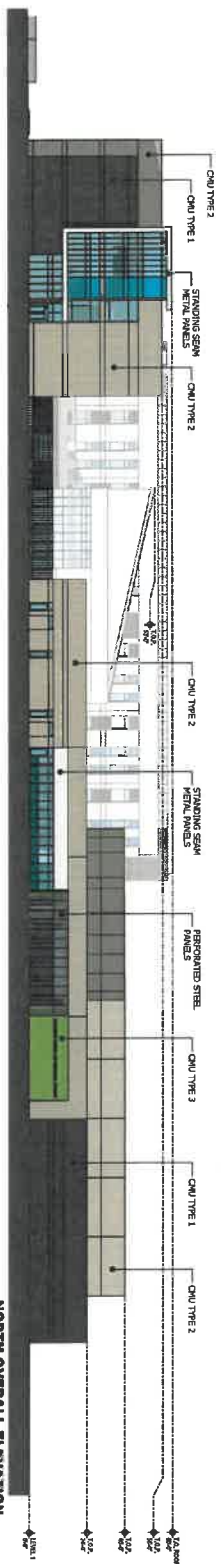
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PLANNED NEIGHBORHOOD COMMERCIAL (C-1)

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CITY OF NORTH LAS VEGAS
OVERALL ELEVATIONS



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.

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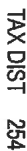
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Briana Johnson - Assessor



NOTES

This map is for assessment use only and does NOT represent a survey.

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MAP LEGEND

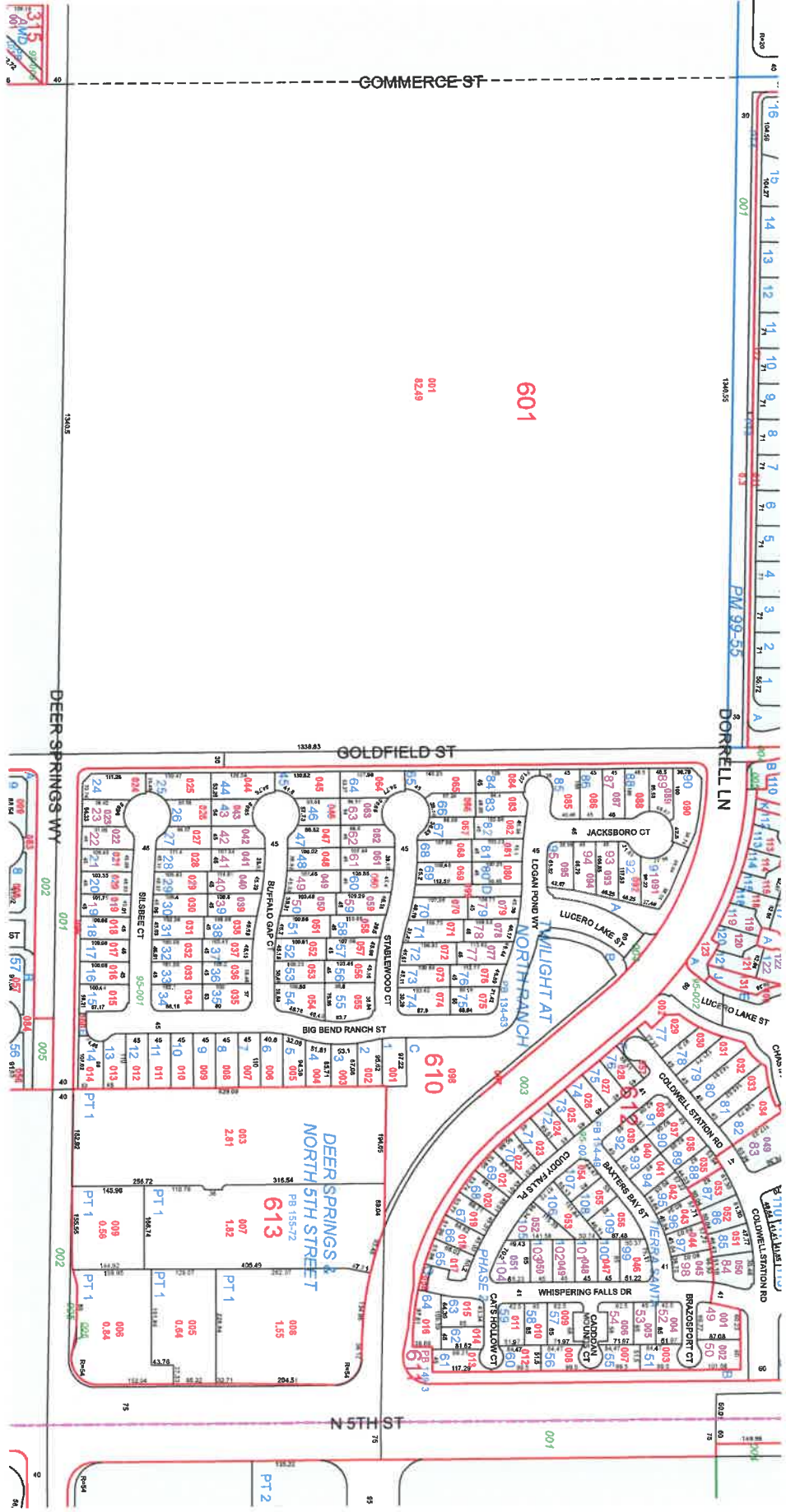
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- FB 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 5 S GOV LOT NUMBER

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

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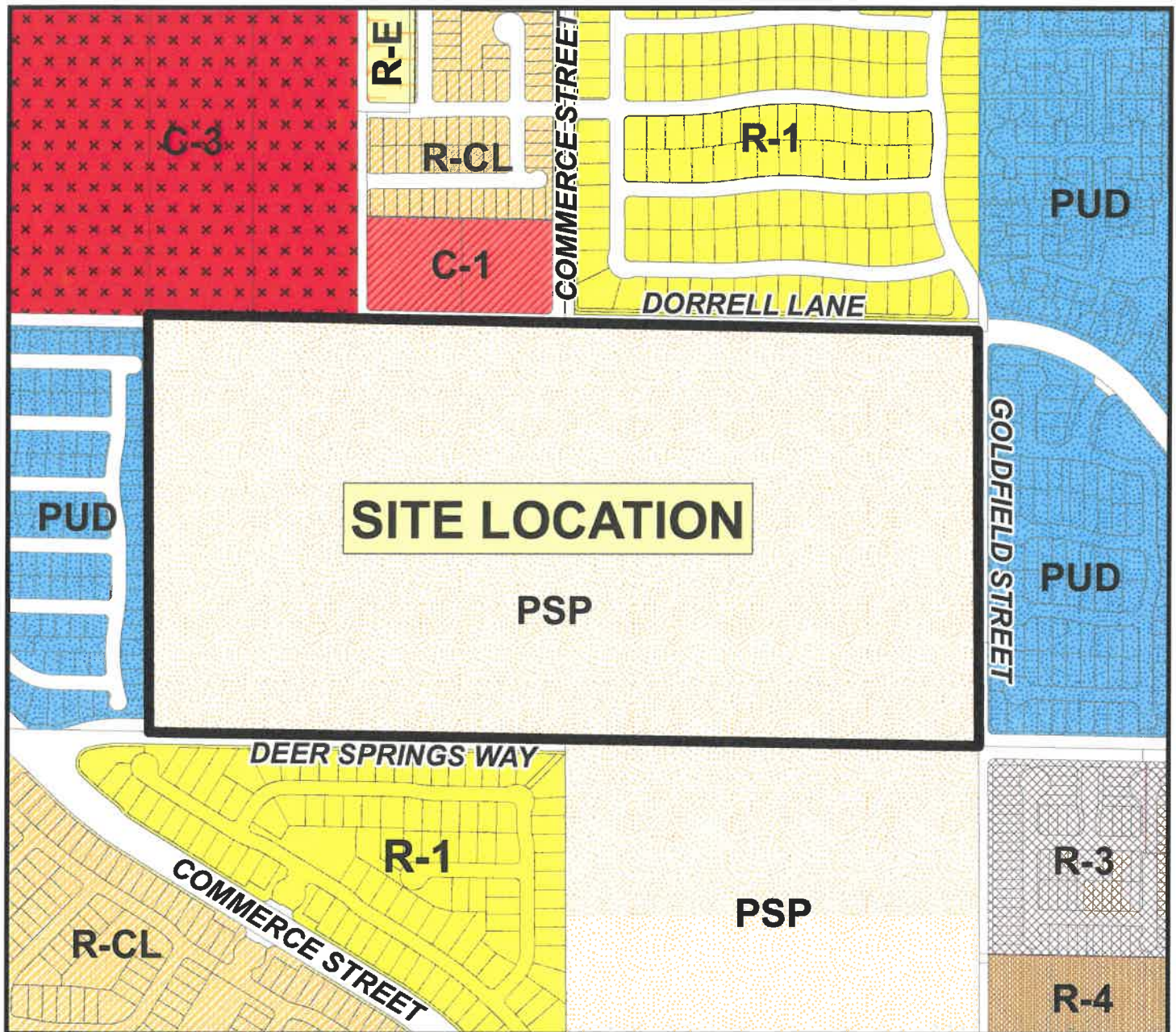


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Clark County School Dist. - Facilities
Application Type: Special Use Permit
Request: To Allow a School: Elementary or Secondary
Project Info: Southwest corner of Dorrell Lane and Commerce Street
Case Number: SUP-40-2021

7/8/2021

