

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



24-0551  
11/20/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) General Plan Amendment

**Project Address** (Location) 4491 N Rainbow Blvd. & 6885 W. Red Coach Ave. Las Vegas, Nevada 89108

**Project Name** Somerset Academy Lone Mtn Campus Expansion **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 138-03-602-018, 138-03-602-019 **Ward #** \_\_\_\_\_

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing C-PB Proposed \_\_\_\_\_

**Additional Information** New 13,300 SF Gymnasium on an adjacent 1-acre parcel. The two parcels will be combined into a single parcel as condition of approval.

**Property Owner** Somerset Academy Las Vegas c/o Academica Nevada **Contact** Gary McClain

**Address** 6630 Surrey Street **City** Las Vegas **State** NV **Zip** 89119

**E-mail** Gary.McClain@academicanv.com **Phone** 702-843-4786

**Applicant** Same as Property Owner **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Representative** ethos|three ARCHITECTURE **Contact** John Lopeman

**Address** 8985 South Eastern Avenue **City** Las Vegas **State** NV **Zip** 89123

**E-mail** buildingpermit@ethosthree.com **Phone** 702-456-1070

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)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** Travis Mizer

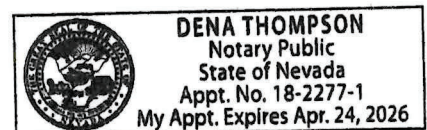
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Travis Mizer

Subscribed and sworn before me

This 4th day of SEPTEMBER, 20 24

Notary Public in and for said County and State CLARK NEVADA



# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



24-0551  
11/20/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Rezoning

**Project Address** (Location) 4491 N Rainbow Blvd. & 6885 W. Red Coach Ave. Las Vegas, Nevada 89108

**Project Name** Somerset Academy Lone Mtn Campus Expansion **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 138-03-602-018, 138-03-602-019 **Ward #** \_\_\_\_\_

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing C-PB Proposed \_\_\_\_\_

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**Property Owner** Somerset Academy Las Vegas c/o Academica Nevada **Contact** Gary McClain

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**Representative** ethos|three ARCHITECTURE **Contact** John Lopeman

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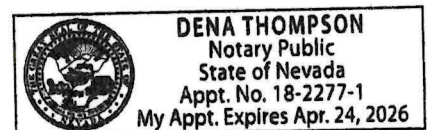
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**Print Name** Travis Mizer

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Notary Public in and for said County and State CLARK NEVADA





# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP and SDP

**Project Address** (Location) 4491 N. Rainbow Blvd. & 6885 W. Red Coach Ave. Las Vegas, Nevada 89108

**Project Name** Somerset Academy-Lone Mtn Campus Expansion **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 138-03-602-018, 138-03-602-019 **Ward #** \_\_\_\_\_

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**Representative** ethos|three ARCHITECTURE **Contact** John Lopeman

**Address** 8985 South Eastern Avenue, Suite 220 **City** Las Vegas **State** NV **Zip** 89123

**E-mail** buildingpermit@ethosthree.com **Phone** 702-456-1070

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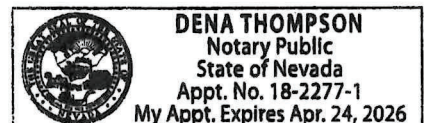
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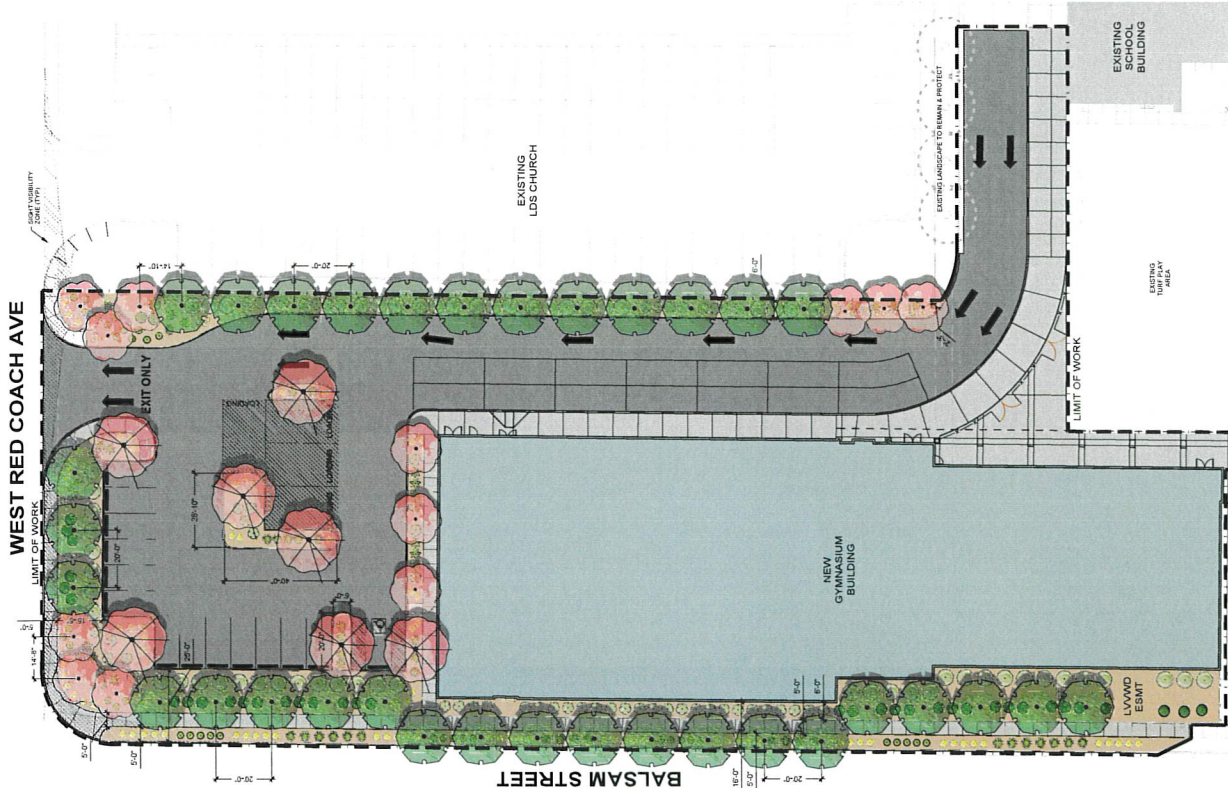
This 8th day of NOVEMBER, 20 24

Notary Public in and for said County and State



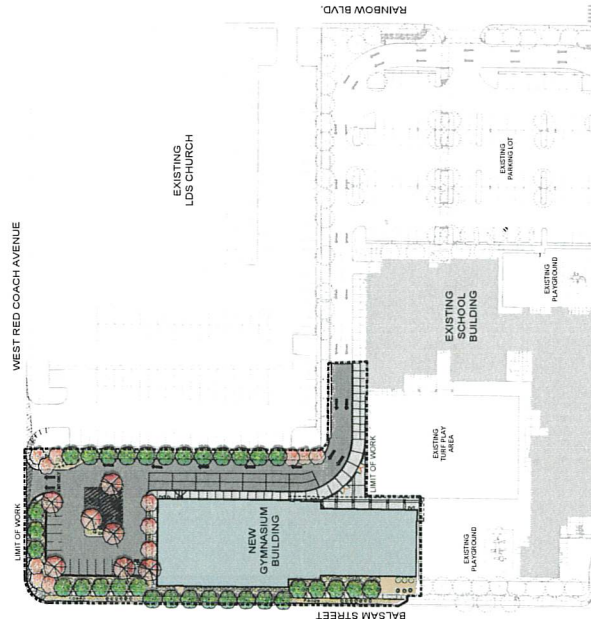






planting plan - gymnasium

SCALE: 1" = 20'-0"



SOMERSET ACADEMY OVERALL PLAN

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER
<b>TREES</b>			
	12	OAK ORBIS LEAVES DESERT VALLEY MULTI TRUNK, NATURAL LOW BRANCHING	24" BOX
	7	PISTACHIA X RED PUSHP RED PUSHP PISTACHE STRAIGHT TRUNK	24" BOX
	33	QUERCUS VIRGINIANA SOUTHERN LIVE OAK STRAIGHT TRUNK	24" BOX
<b>EXISTING TREES</b>			
	NA	EXISTING TREE TO BE REMOVED	EXISTING TO BE REMOVED
	100	EXISTING TREE TO REMAIN	EXISTING TREE

ROCK SCHEDULE

SYMBOL	DESCRIPTION	QTY
	DECORATIVE ROCK & BOLLERS EXISTING SCHOOL ROCK MANTLE ALL PLANTER AREAS TO BE REMOVED LATER AMB 2, LATER UNLESS OTHERWISE NOTED	13,205 SF

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER
<b>SHRUBS</b>			
	88	LANTANA NEW GOLD NEW GOLD LANTANA	5 GAL
	55	LYONS LEGACY LANTANA LYONS LEGACY	5 GAL
	36	LYONS LEGACY LANTANA LYONS LEGACY	5 GAL
	39	LYONS LEGACY LANTANA LYONS LEGACY	5 GAL
	61	LYONS LEGACY LANTANA LYONS LEGACY	5 GAL
	24	LYONS LEGACY LANTANA LYONS LEGACY	1 GAL
	45	LYONS LEGACY LANTANA LYONS LEGACY	5 GAL
<b>CACTI / SUCCULENTS</b>			
	21	CACTI / SUCCULENTS CACTI / SUCCULENTS	5 GAL

SITE ANALYSIS

TOTAL SITE AREA 65,341 SF  
TOTAL LANDSCAPE AREA 12,205 SF  
PERCENT OF SITE LANDSCAPED 19%

PLANTING NOTES

1. CONTRACTOR TO PRESERVE AND PROTECT LANDSCAPE OUTSIDE LIMIT OF WORK.
2. ALL IRRIGATION TO EXISTING PLANT MATERIAL SHALL BE MAINTAINED. SEE IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
3. CONTRACTOR TO VERIFY THAT EXISTING TREES TO REMAIN ARE HEALTHY. IDENTIFY THEM AND NOTIFY THE OWNER'S REPRESENTATIVE.
4. EXISTING TREES AND/OR LANDSCAPE (THAT ARE TO REMAIN) IN THE PLANTER AREAS SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND/OR LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND/OR LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND/OR LANDSCAPE.
5. THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR TO VERIFY ALL QUANTITIES.
6. ALL PLANTS TO BE HEALTHY, THRIVING AND FULL. ALL TREES SHALL BE 100% FULL. ALL SHRUBS SHALL BE 100% FULL. ALL CACTI / SUCCULENTS SHALL BE 100% FULL. ALL PLANTS SHALL HAVE 3" DIA. TRUNKS.
7. PLANT MATERIALS SHALL HAVE IDENTICAL SPECIFICATIONS TO THE SPECIFICATIONS ON LEGEND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND/OR LANDSCAPE.
8. ADD AND PROTECT IN PLACE ALL UTILITIES. EXISTING IRRIGATION TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND/OR LANDSCAPE.
9. ALL PLANTS SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND/OR LANDSCAPE.
10. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK, CURB OR WALL SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND/OR LANDSCAPE.
11. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

8985 s. eastern  
Suite 220  
Las Vegas, NV 89123  
P 702.456.1070  
F 702.456.7020

24-0531  
12/09/2024

JOB NUMBER - 2023118



PLANTING PLAN  
SOMERSET ACADEMY  
LONE MOUNTAIN CAMPUS

north

SHT L1.0

12-05-24

0 10' 20' 40'

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

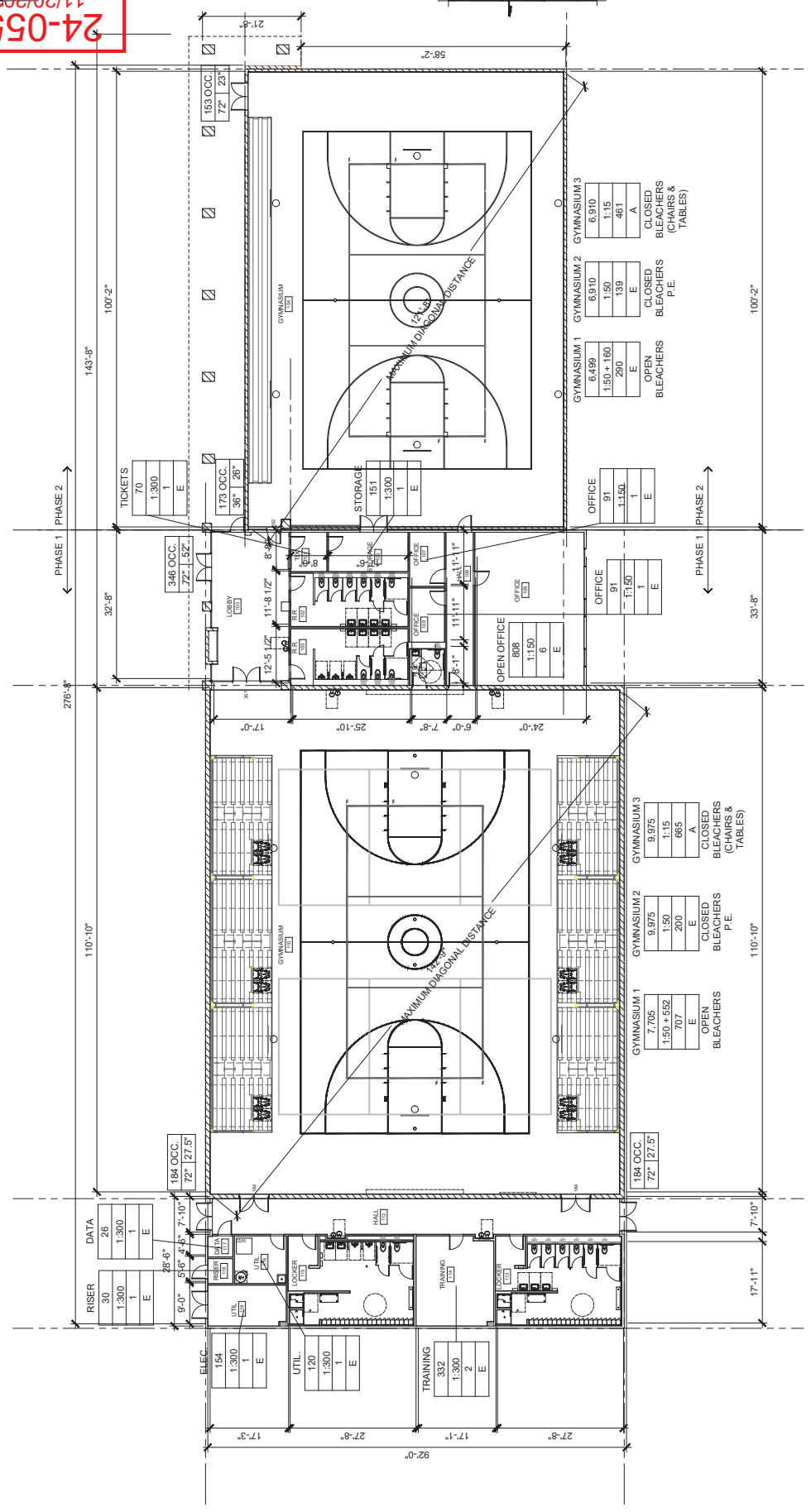
24-0551  
11/20/2024

JOB NUMBER - 2023120



SOMERSET ACADEMY  
LONE MOUNTAIN CAMPUS

SHT A2.1



floor plan - gymnasium

SCALE : 3/32" = 1'-0"

North

0 12' 24' 48' 11-08-24

GYM





# Public Charter School

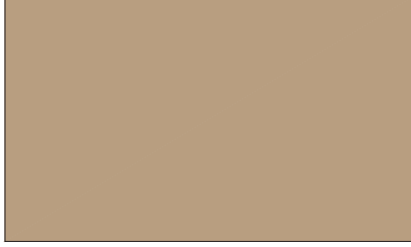
Balsam St. & West Red Coach Ave., Las Vegas, NV

24-0551  
11/20/2024



## GLAZING

Oldcastle Glass - 1" Insulated  
1/4" Solarban 60 #2 on Solar Gray/  
1/2" air-clear/ 1/4" clear annealed



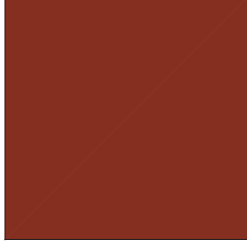
## FIELD 1

Sherwin Williams  
SW 6108 - Latte



## FIELD 2

Sherwin Williams  
SW6347 - Chrysanthemum



## ACCENT 1

Sherwin Williams  
SW6335 - Fired Brick



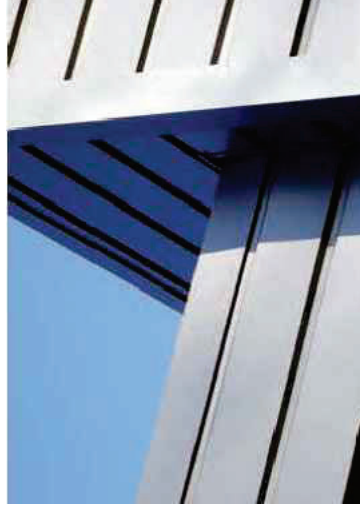
## CMU COLOR 1

Cindrlite  
Precision - Valley Tan



## CMU COLOR 2

Cindrlite  
Precision - Sunset Red



## METAL PANEL COLOR

Berridge Metal  
HS-8 - Color: Parchment