

# DEPARTMENT OF COMMUNITY DEVELOPMENT



## Application/Petition Form & Statement of Financial Interest

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

**Project Address** (Location) 1023 C St, Las Vegas, nv 89106

**Project Name** Strong Future Career Connections Center **Proposed Use** A-Assembly A-3; B-Business

**Assessor's Parcel #(s)** 139-27-201-005 **Ward #** 5

**General Plan:** Existing FBC Proposed \_\_\_\_\_ **Zoning:** Existing T4-C Proposed \_\_\_\_\_

**Additional Information** \_\_\_\_\_

**Property Owner** City of Las Vegas **Contact** Sam Tolman

**Address** 495 South Main Street 5th Floor **City** Las Vegas **State** NV **Zip** 89106

**E-mail** STOLMAN@LASVEGASNEVADA.GOC **Phone** 702-229-2091

**Applicant** \_\_\_\_\_ **Contact** \_\_\_\_\_

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

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

**Representative** IZ Design Studio **Contact** Zach Broyles

**Address** 7229 W Sahara Ave, Suite 120 **City** Las Vegas **State** NV **Zip** 89117

**E-mail** zach@izdesignstudio.com **Phone** 702.441.0026

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** Terese M. Boyce

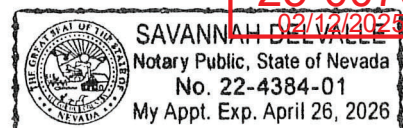
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Terese M. Boyce

**Subscribed and sworn before me** County of Clark State of Nevada

This 12th day of February, 2025

Notary Public in and for said County and State



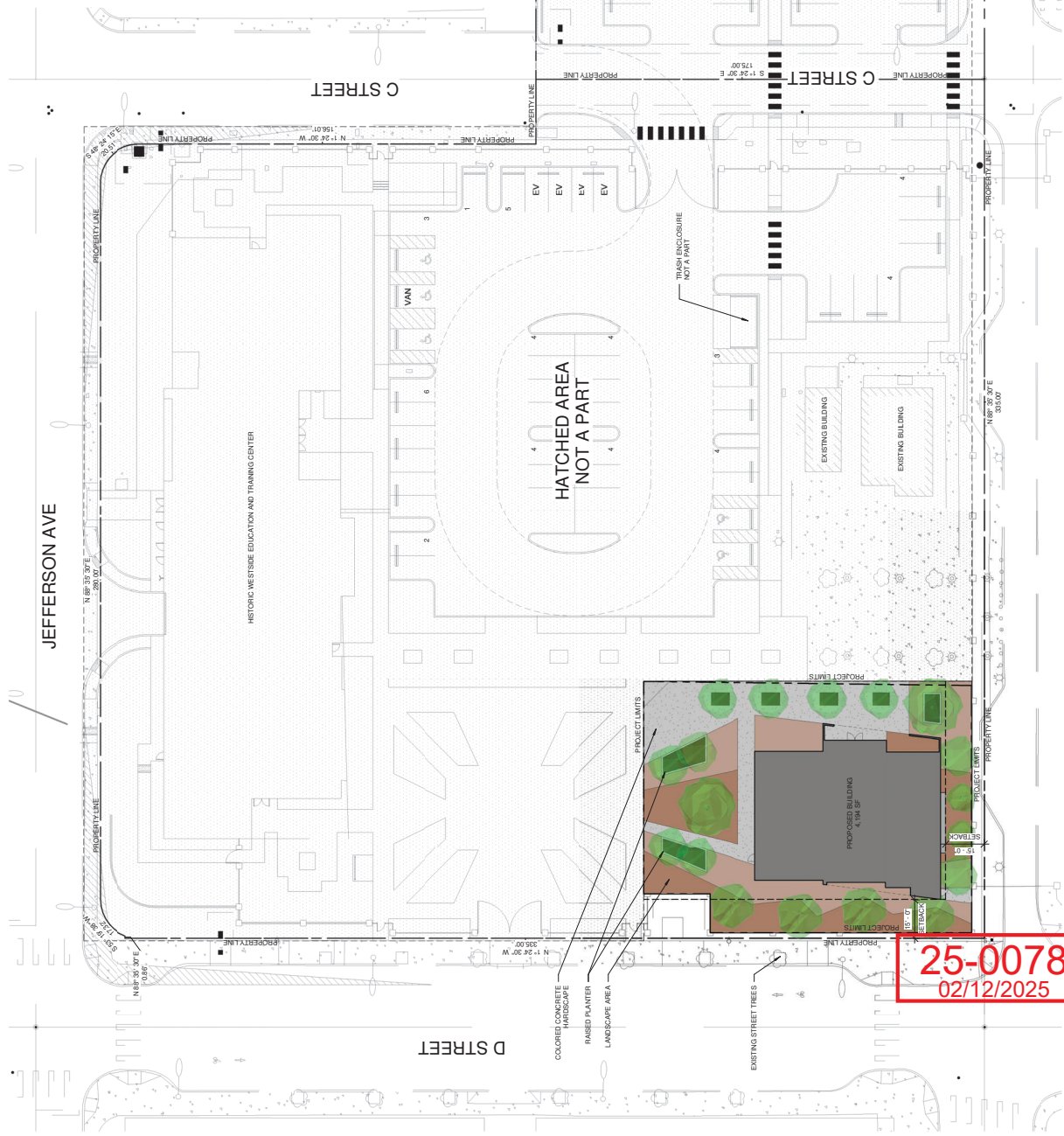
NUMBER	NAME

## SITE INFORMATION

APN: 139-07-001-005  
ADDRESS: 10245 ST  
JURISDICTION: LAS VEGAS  
PLANNED LAND USE: FORM BASED CODE  
ZONING: T4 CORRIDOR (T4-C)  
APPROXIMATE SITE AREA: 15,106.77 SF / 0.35 ACRES  
SETBACKS: TITLE 12, ZONING - 15,000 SF - 15,000 SF  
FRONT STREET MIN. 10 FT MAX. 10 FT / MAX. 10 FT  
INTERIOR SIDE MIN. 5 FT MAX. 10 FT  
REAR MIN. 10 FT  
PROPOSED BUILDING AREA:  
15,106.77 SF  
BUILDING HEIGHT STORY REQUIREMENT: (15,000 SF TABLE D)  
MIN. 2 MAX. 3  
PROPOSED BUILDING 3 STORY  
PROPOSED BUILDING HEIGHT:  
37 FT 10 IN  
LOT COVERAGE REQUIREMENT: (PER 15,000 SF TABLE D)  
MAX. REQUIRED - 75%  
PROPOSED LOT COVERAGE:  
14.9%  
PARKING REQUIREMENT: (PER 15,000 SF TABLE D)  
MIN. REQUIRED - 10  
PROPOSED PARKING SPACES:  
25,049  
BICYCLE PARKING: (PER 15,000 SF TABLE G-3)  
MIN. REQUIRED - 2  
PROPOSED BICYCLE PARKING:  
2  
OPEN SPACE REQUIREMENT: (PER 15,000 SF TABLE L)  
MIN. REQUIRED - 10%  
PROPOSED OPEN SPACE:  
15.36%



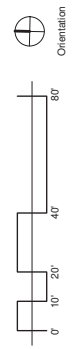
PROJECT LOCATION



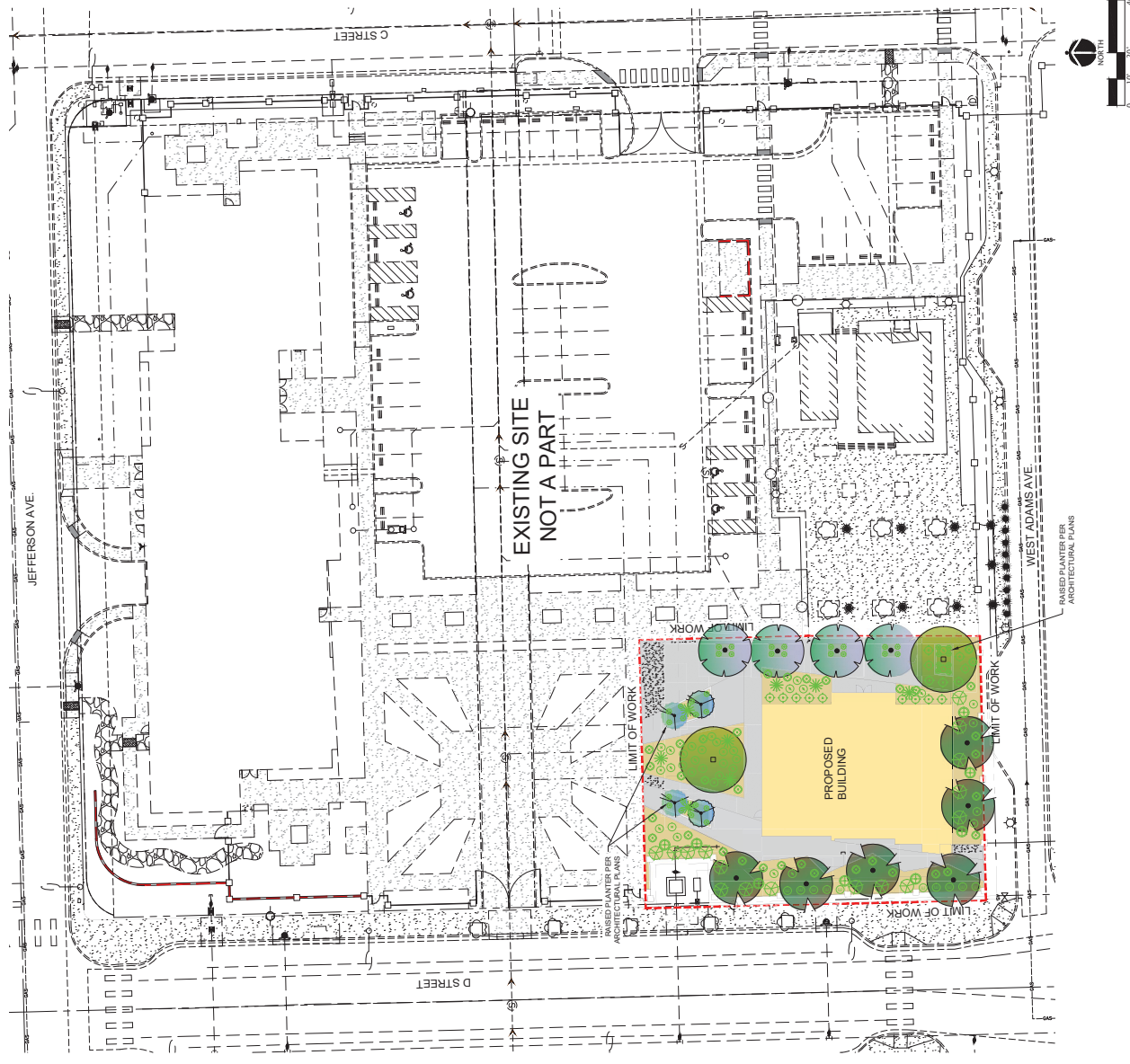
Scale 1" = 20'-0" Date 12/13/2024

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PLANTING LEGEND - TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	UNK SIZE	REMARKS
	6	24" BOX	PROTACIA CHINENSIS 'RED PUSH'	RED PUSH PRISTACHE	8' X 3' X 1.25'	STANDARD TRUNK ENHANCED
	4	24" BOX	QUERCUS ILEX	HOLLY OAK	7' X 3' X 1"	STANDARD TRUNK ENHANCED
	4	24" BOX	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	3' X 3'	MULTI-TRUNK
	2	24" BOX	PARKINSONIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE	8' X 4'	MULTI-TRUNK

SYMBOLS MAY BE ROTATED IN PLAN

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	UNK SIZE	NOTES
	16	5 GALLON	CALLISTEMON 'LITTLE JOHN'	DWARF BUTTERBUSH	FULL	
	40	5 GALLON	CHRYSANTHEMUM 'MEXICANA'	DWARF BUTTERBUSH	FULL	
	35	5 GALLON	DALEA CAPATA 'SIERRA GOLD'	SIERRA GOLD DALEA	FULL	
	8	5 GALLON	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	FULL	
	10	5 GALLON	EREMOPHYLLA 'BLUE BELLS'	BLUE BELLS EMBUISH	FULL	
	16	5 GALLON	LEICOPHYLLUM 'RO BRAVO'	COMPACT TEXAS RANGER	FULL	
	21	5 GALLON	HEPERALCE PARVIFLORA	RED YUCCA	FULL	
	6	5 GALLON	TECOMA STANS 'BELLS OF PRE'	BELLS OF FIRE TECOMA	FULL	
	14	5 GALLON	LANTANA 'RADICANS'	RADIATION LANTANA	FULL	

PLACE 2" DEPTH OF 3/4" SCREENED VISTA GOLD ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN ALL ON-SITE LANDSCAPE PLANTERS, EXCEPT WHERE OTHERWISE NOTED.

- NOTES:
- ALL PLANTS WITHIN 6' OF LANDSCAPE OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
  - ALL PLANTS WITHIN 6' OF LANDSCAPE OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
  - QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL WITHIN THE LIMIT OF WORK.
  - CONTRACTOR SHALL CALL "CALL BEFORE U DIG" FOR UTILITY LOCATIONS.
  - ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
  - KEEP ALL TREES 10' CLEAR OF STREET LIGHTS.
  - ALL PLANTS SHALL BE PLANTED WITHIN 6' OF STREET OR PUBLIC UTILITY EASEMENT.
  - ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
  - NO PLANT MATERIAL ALLOWED WITHIN WATER EASEMENTS. REFER TO CIVIL PLANS.

LANDSCAPE ENTITLEMENT PLAN

City of Las Vegas  
Strong Future Career Connections Center  
1023 C St, Las Vegas, NV 89106

Project Status

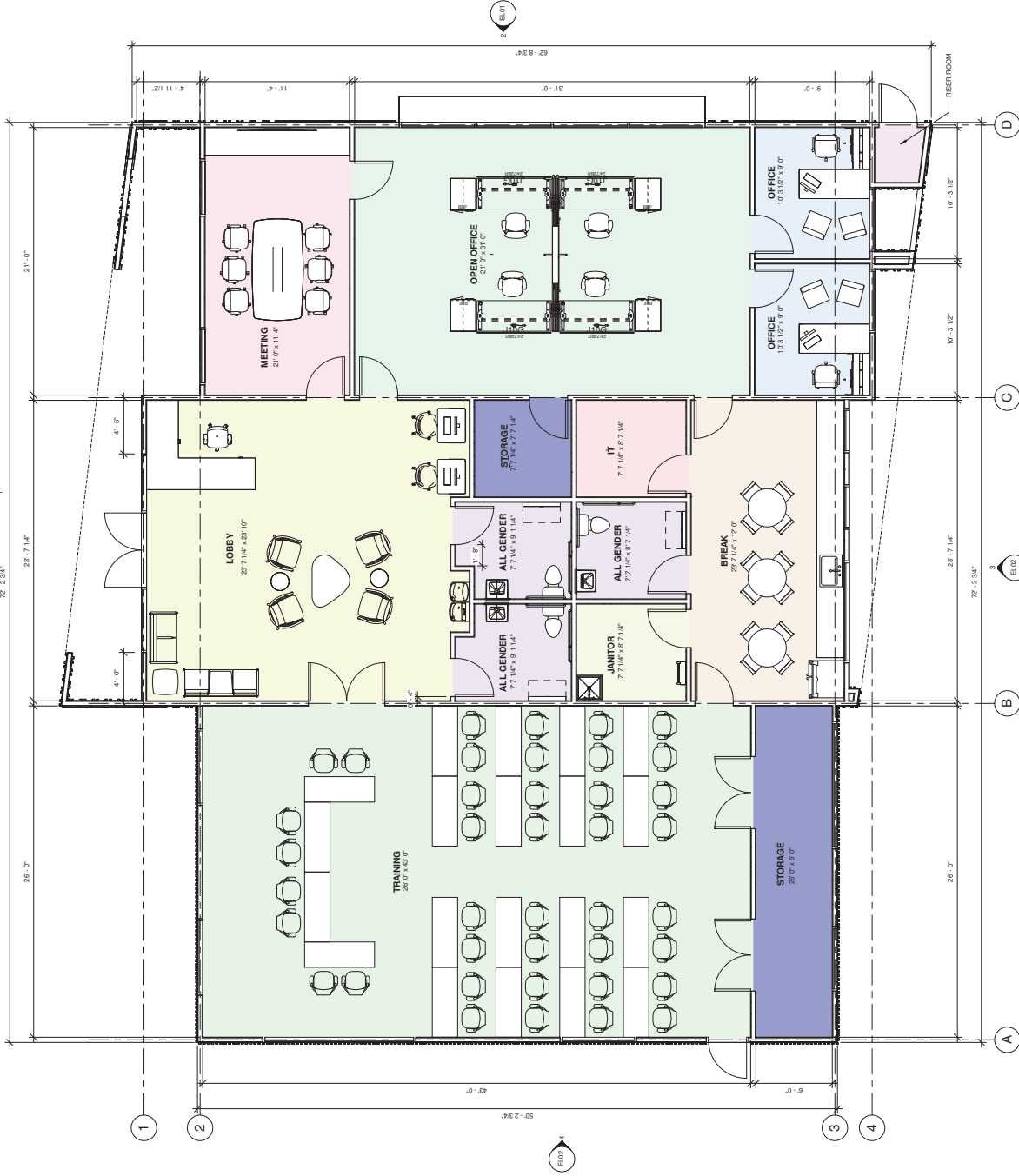


25-0078  
02/12/2025

17 design studio  
ARCHITECTURE  
7229 W. Sahara Ave. Suite 150  
Las Vegas, NV 89117  
www.17designstudio.com  
702.441.0026  
702.441.2521

Project Name	
Sheet Name	
DATE	
DESCRIPTION	
REVISION NO.	
DELTA NO.	
Project Number	24570
Date	02/04/2025
Drawn By	KF
Checked By	KF
LP-1	

Conceptual Room Schedule		
Name	Area	
LOBBY	577 SF	
OPEN OFFICE	651 SF	
MEETING	238 SF	
ALL GENDER	65 SF	
OFFICE	93 SF	
OFFICE	93 SF	
ALL GENDER	65 SF	
IT	65 SF	
BREAK	283 SF	
JANITOR	66 SF	
STORAGE	58 SF	
TRAINING	1118 SF	
STORAGE	196 SF	
RISER	13 SF	
Grand Total: 15	3003 SF	



25-0078  
02/12/2025

Floor Plan, Conceptual Design

FP01 Strong Future Career Connections Center  
City of Las Vegas

Scale 1/4" = 1'-0" Date 12/13/2024



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720 W. Sahara Ave Suite 120, Las Vegas, NV 89117 PH: 702.441.0028 FX: 702.475.4755  
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② SOUTH ELEVATION - Conceptual Design  
1/4" = 1'-0"



① EAST ELEVATION - Conceptual Design  
1/4" = 1'-0"

**SLATE BLUE -**  
**SR:0.28 E:0.85**  
**SRI:27**

WALL METAL PANEL SYSTEM

MORN...MATRIX SERIES...MK3

MORN...MATRIX SERIES...MK7

MORN...MATRIX SERIES...MK10

ROOF METAL PANEL SYSTEM

MORN...SR183

**ZINC GRAY -**  
**SR:0.35 E:0.86**  
**SRI:53**

WALL METAL PANEL SYSTEM

MORN...MATRIX SERIES...MK1

ROOF METAL PANEL SYSTEM

MORN...SR183

**SHERWIN WILLIAMS**  
**SW 6841 DYNAMO**

**SHERWIN WILLIAMS**  
**SW 6840 EXUBERANT PINK**

Scale 1/4" = 1'-0" Date 12/13/2024



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