

# 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

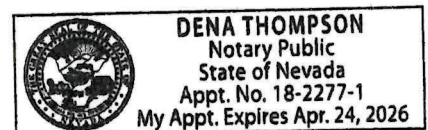
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**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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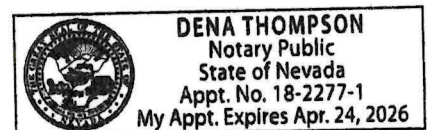
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This 4th day of SEPTEMBER, 20 24

Notary Public in and for said County and State CLARK NEVADA





# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**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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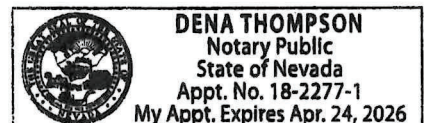
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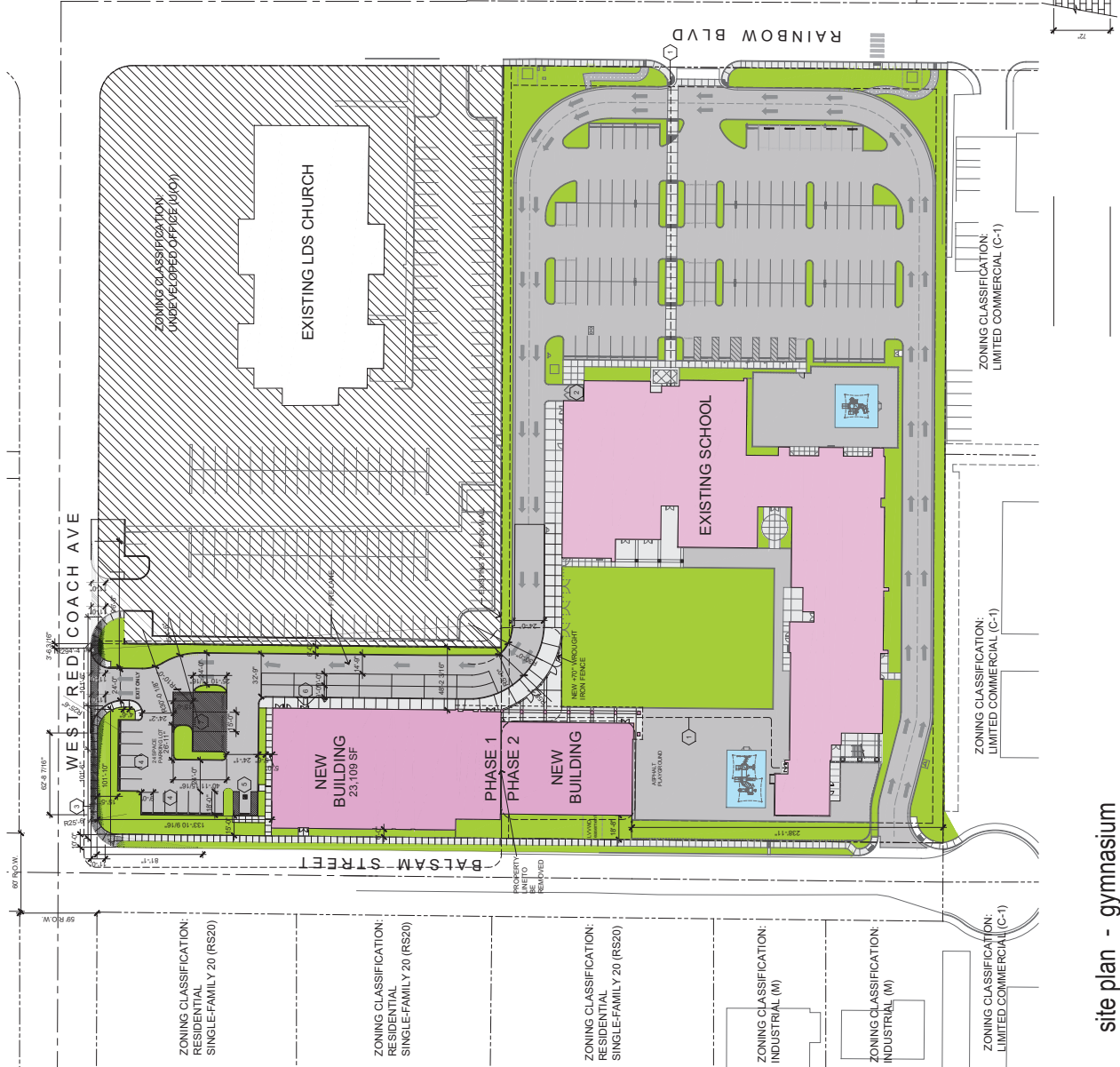
**Print Name** Travis Mizer

Subscribed and sworn before me

This 8th day of NOVEMBER, 20 24

Notary Public in and for said County and State





RESIDENTIAL (R-1)

**ZONING CLASSIFICATION:**  
SINGLE FAMILY  
RESIDENTIAL (R-1)

**PROJECT DATA:**

**JURISDICTION:** CITY OF LAS VEGAS

**PARCEL NO.:** 1300302018

**CURRENT ZONE:** GENERAL COMMERCIAL (C-2)

**PROPOSED ZONE:** PLANNED BUSINESS PARK (C-2)

**LOT SIZE:** 1.04 ACRES + 4.63 ACRES = 5.57 ACRES

**EXISTING BUILDING SIZE:** 56,811 SF

**LEVEL 1:** 36,938 SF

**LEVEL 2:** 19,872 SF

**NEW BUILDING SIZE:** 23,109 SF

**TOTAL BUILDING SIZE:** 23,109 SF + 55,607 SF = 78,716 SF

**COVERAGE ALLOWED:** (50%) x 246,985 SF = 123,492 SF

**COVERAGE ACTUAL:** (60,048 SF / 246,985 SF = 24.3%)

**SETBACKS:**

**SOUTH:** 8 FEET

**EAST:** 20 FEET

**WEST:** 8 FEET

**NORTH:** 8 FEET

**240551**  
12/18/2024

**PARKING ANALYSIS:**

**REQUIRED PARKING**

3 SPACES PER CLASSROOM X 45 = 135 SPACES

TOTAL REQUIRED: 135 SPACES

TOTAL EXISTING: 138 SPACES

TOTAL REQUIRED: 135 SPACES

TOTAL PROVIDED: 152

**ACCESSIBLE SPACES REQUIRED:** 5

**ACCESSIBLE SPACES PROVIDED:** 6 (INCLUDING 1 VAN ACCESSIBLE)

**COMPACT SPACES ALL OWNED:** 30% = 45

**COMPACT SPACES PROVIDED:** 30

**REQUIRED LOADING SPACES:** 4

**PROVIDED LOADING SPACES:** 4

**KEYNOTES:**

- 1 ACCESSIBLE ROUTE
- 2 EXISTING TRASH ENCLOSURE
- 3 SIGHT VISIBILITY ZONE (AS PER RTC UNIFORM STANDARD DWG. 201.2)
- 4 9' X 18' TYPICAL PARKING SPOT
- 5 9' MIN. X 18' ADA PARKING SPOT
- 6 ACCESSIBLE LOADING SPACE
- 7 15' X 25' TYPICAL LOADING SPACE

**VICINITY MAP:**

PROJECT LOCATION

**ethos three**  
ARCHITECTURE

**SOMERSET ACADEMY**  
LONE MOUNTAIN CAMPUS

**SITE PLAN**

**0 20' 40' 80'**

**11-06-24**

**SHT A1.1**





24-0551 11/20/2024

JOB NUMBER - 2023120



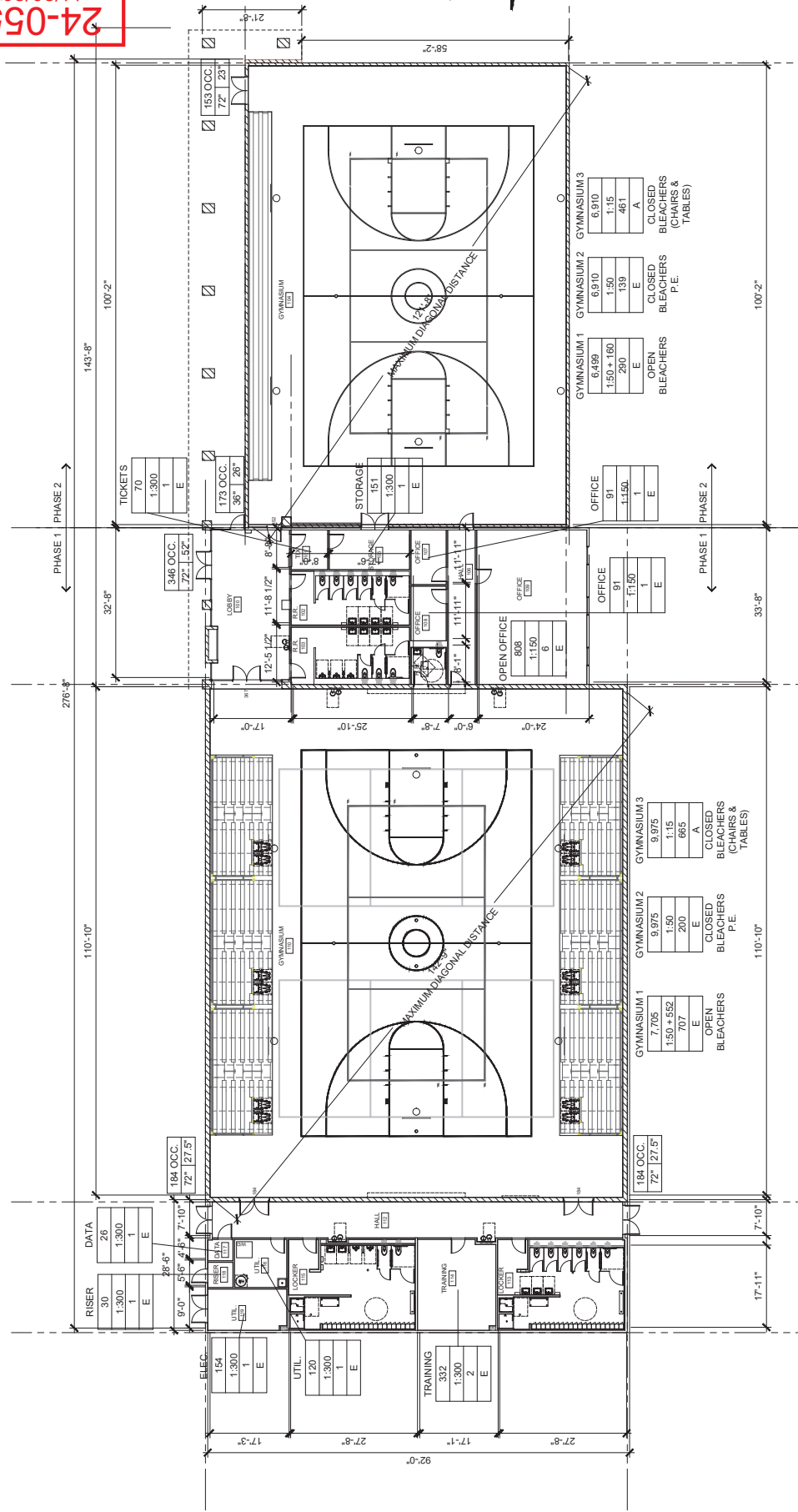
**SOMERSET ACADEMY**  
LONE MOUNTAIN CAMPUS

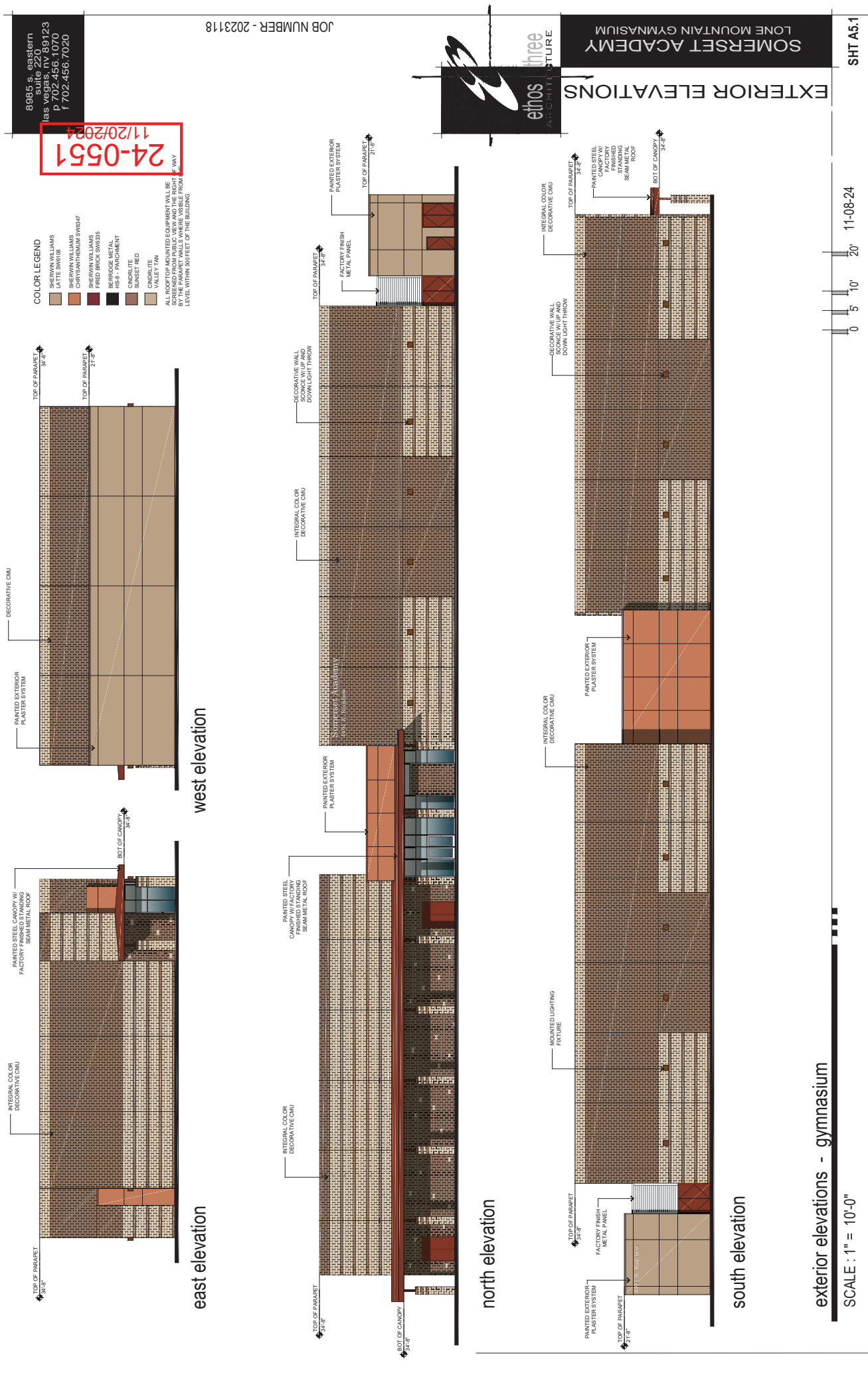
## SHT A2.1

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

floor plan - gymnasium

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







# Public Charter School

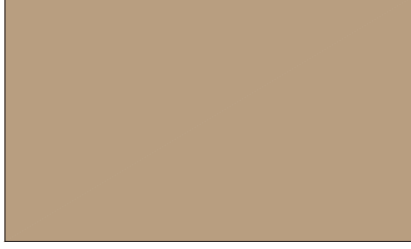
Balsam St. & West Red Coach Ave., Las Vegas, NV

24-055  
11/20/2024



## GLAZING

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



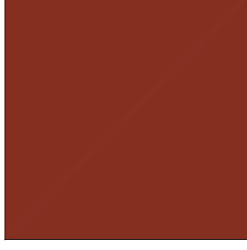
## FIELD 1

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