



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 1050 D Street (SE corner of Jefferson Avenue and D Street)

Project Name Historic Westside Training Center Wall Waiver **Proposed Use** Wall/Fence

Assessor's Parcel #(s) 139-27-201-005 and 006 **Ward #** 5

General Plan: Existing FBC Proposed _____ **Zoning:** Existing T4-C Proposed _____

Additional Information _____

Property Owner City of Las Vegas **Contact** Alex Strawser

Address 495 South Main Street **City** Las Vegas **State** NV **Zip** 89101

E-mail astrawser@lasvegasnevada.gov **Phone** 702-229-1256

Applicant _____ **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

Representative _____ **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

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 [Signature]

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

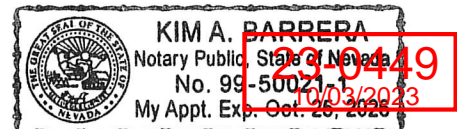
Print Name STEVE FORD

Subscribed and sworn before me

This 3 day of October, 2023

[Signature]

Notary Public in and for said County and State



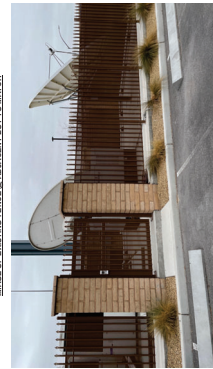
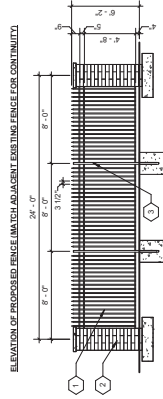


IMAGE OF EXISTING FENCE & ADJACENT LOT TO MATCH

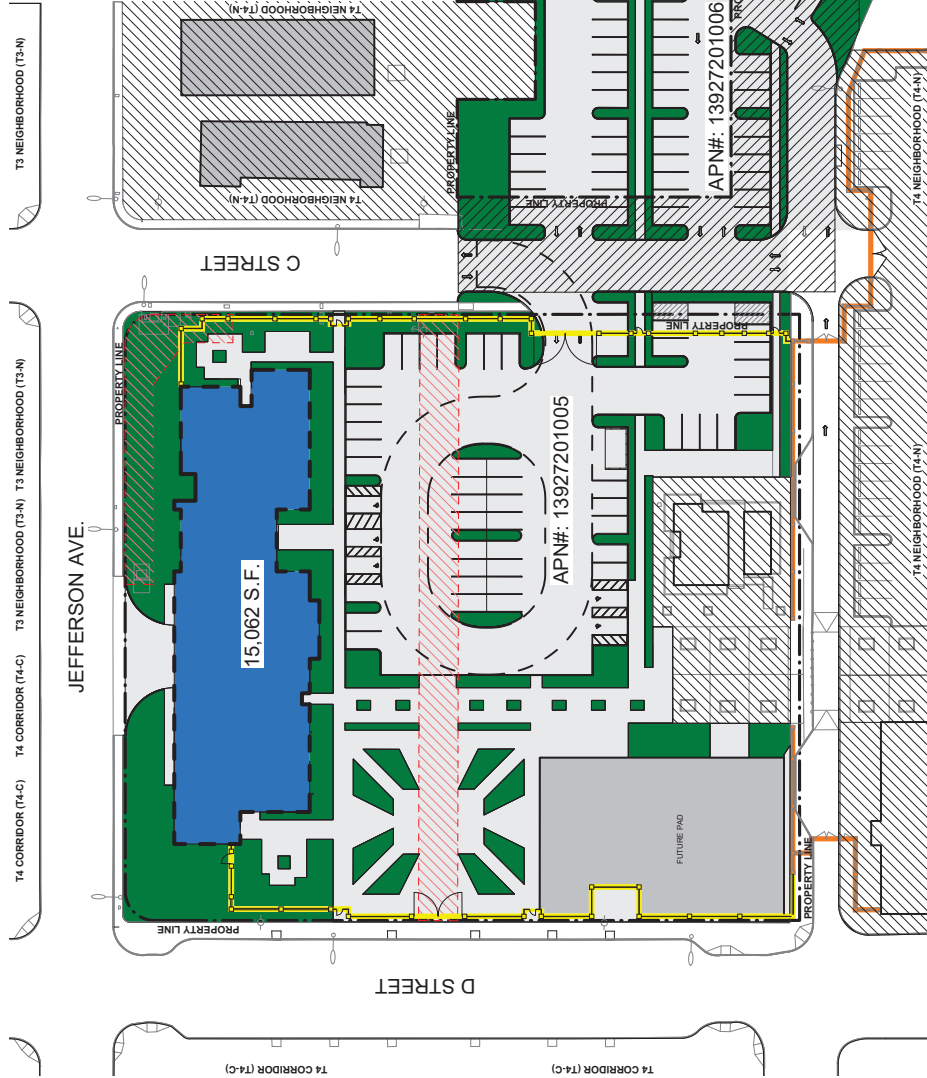


- KEYNOTES
1. 2" X 4" SQUARE TUBE RAIL AND PICKETS
 2. MATCH EXISTING CHAIN PLASTER
 3. 2" X 2" 100 SQUARE TUBE POST - TYP.

- NOTES
- A. FENCING DETAILS PROVIDED AS BASIS OF DESIGN. DESIGN INTENT IS TO MATCH THE EXISTING FENCING. EXISTING FENCING ONLY TO BE REPRODUCED AS SHOWN IN THIS DOCUMENT.

PERIMETER FENCING ELEVATION

SCALE: 3/16" = 1'-0"



SITE PLAN
SCALE: 1" = 30'-0"

CARPENTER SELLERS DEL GATTO ARCHITECTS

SITE PLAN
WESTSIDE EDUCATION AND TRAINING CENTER

8882 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148

(702) 251-8896 - FAX (702) 251-3876 - WWW.CSDARCHITECTURE.COM

IN ASSOCIATION WITH:
kme ARCHITECTS

SHEET
08.07.23

DR-01

SITE INFORMATION

JURISDICTION:
CITY OF LAS VEGAS

ZONING CODE:
UNIFIED DEVELOPMENT CODE TITLE 19
FORM-BASED CODE

THIS FENCE WAIVER IS IN ADDITION TO THE ITEMS SUBMITTED UNDER:
22-0533-ZON1 & 22-0533-SDR1

SITES:
APN# 13927201005

ZONING:
PROPOSED: T4-N
AREA: 2.45 ACRES - 106,722 SF

APN# 13927201006

ZONING:
PROPOSED: T4-C
AREA: 0.58 ACRES - 25,265 SF

PROPOSED BUILDING
AREA: 47,16,350 SF

DENSITY / F.A.R.:
0.13

PARKING INFORMATION

TOTAL PARKING PROVIDED: 109

PARKING REQUIRED: 73

FUTURE INCUBATOR PARKING: 36

REQUIRED PARKING BASED ON CIV TITLE 19 (FROM 12/6/2021 MEETING):
1 SPACE PER EACH STAFF MEMBER, 20 STAFF (PER CSN) = 20 SPACES REQUIRED
1 SPACE PER 2 STUDENTS, 105 STUDENTS (PER CSN) = 52.5 = 53 SPACES REQUIRED

LEGEND

- BUILDING FOOTPRINT
- EXISTING DEVELOPMENT
- LANDSCAPE
- VACATION PER 22-0546-1A-C1
- PAVEMENT
- PROPOSED FENCE (TO MATCH EXISTING)
- EXISTING FENCE (TO MATCH)

VICINITY MAP



23-0449
08/31/2023

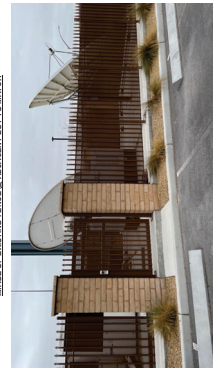
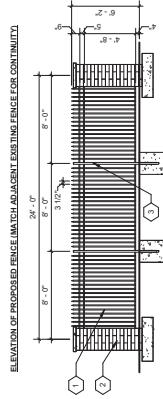


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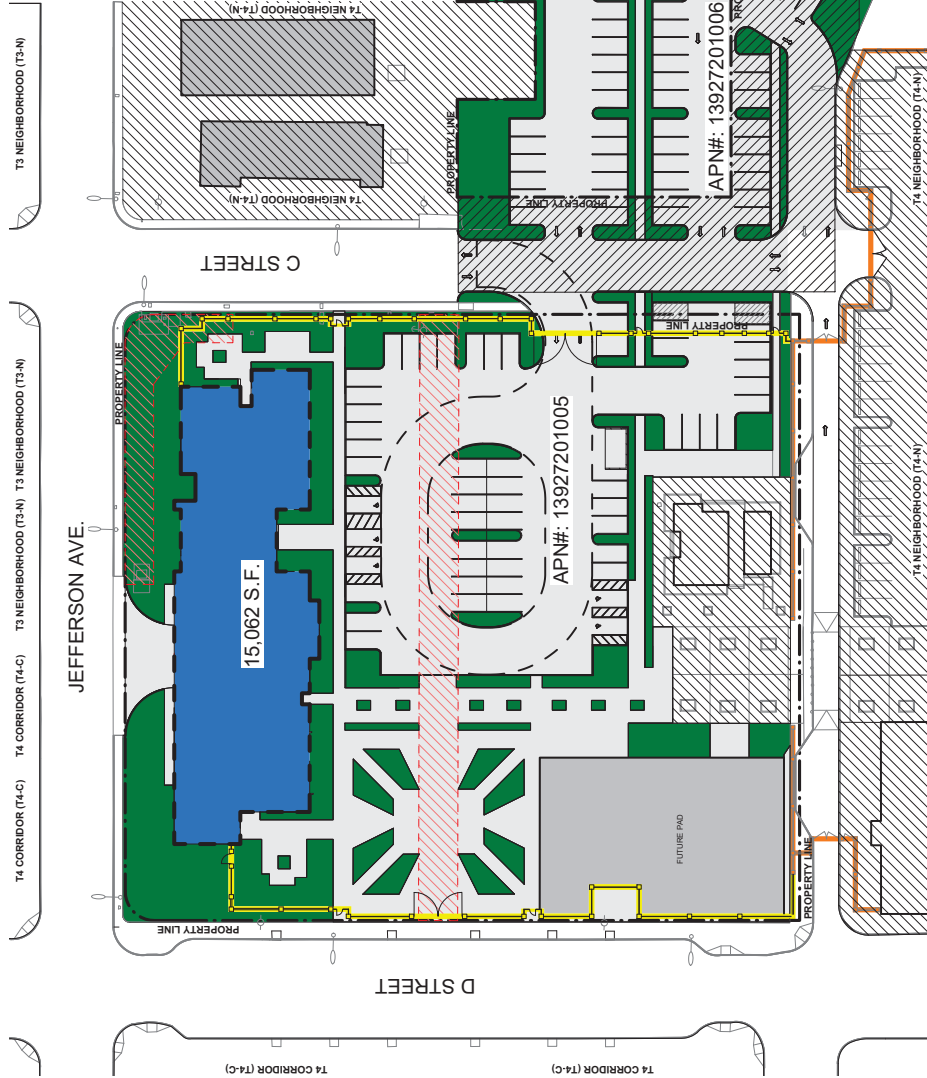


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APN# 13927201006
ZONING: T4-N
PROPOSED: 14-C
AREA: 0.58 ACRES - 25,265 SF

PROPOSED BUILDING:
AREA: 15,062 S.F.
DENSITY / F.A.R.: 0.13

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- VACATION PER Z-5046-VAC1
- EXISTING FENCE (TO MATCH)
- PROPOSED FENCE (TO MATCH EXISTING)

VICINITY MAP



23-0449
08/31/2023