



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

21-0248
04/27/2021

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Extension of Time

Project Address (Location) 1100 E. St. Louis Avenue, Las Vegas, NV 89104

Project Name John C. Fremont Middle School **Proposed Use** Public School, Primary

Assessor's Parcel #(s) 162-03-801-005 and 006 **Ward #** 3 - Olivia Diaz

General Plan: Existing Public School Proposed Public School **Zoning:** Existing C-V Proposed C-V

Additional Information Extension of Time to a previously approved Variance, VAR-76200 [PRJ-75927].

Property Owner School Board of Trustees **Contact** _____

Address 1180 Military Tribute Place **City** Henderson **State** NV **Zip** 89074

E-mail _____ **Phone** _____

Applicant Clark County School District - Facilities Services Unit **Contact** _____

Address 1180 Military Tribute Place **City** Henderson **State** NV **Zip** 89074

E-mail _____ **Phone** 702-799-5214

Representative CCSD Real Property Management **Contact** Lucia Gonzalez

Address 1180 Military Tribute Place **City** Henderson **State** NV **Zip** 89074

E-mail Gonzal13@nv.ccsd.net **Phone** 702-799-5214 extension 5419

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 JEFF WAGNER

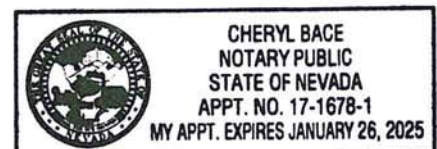
Subscribed and sworn before me

This 21st day of April, 2021

by Jeff Wagner Cheryl Pace

Notary Public in and for said County and State

State of Nevada County of Clark



REVISIONS		DESCRIPTION	DATE	BY
REV				

JURISDICTION	CITY OF LAS VEGAS
APN	162.03.801.005 162.03.801.006
ADDRESS	1100 E. ST. LOUIS AVE LAS VEGAS, NV 89104
SITE ACREAGE	8.37 ACRES
BUILDING USE	PUBLIC OR PRIVATE SCHOOL, PRIMARY
CURRENT ZONING	CV
MAX BUILDING HEIGHT (CLASSROOM BUILDING C)	40' - 0"

PARKING COUNTS	
PARKING SPACES	138 SPACES
HIC SPACES	8 SPACES
TOTAL	146 SPACES
(36 ADDITIONAL SPACES IN SHARED PARKING LOT NOT INCLUDED IN TOTAL)	
TOTAL BUS DROP-OFF SPACES	7 SPACES

PARKING REQUIRED	
34 CLASSROOMS x 3 = 102 SPACES	
HIC 10 TO 16 SPACES PROVIDED = 8 HIC SPACES REQUIRED	
EXISTING SCHOOL HAS 58 SPACES	

BUILDING AREAS	
ADMINISTRATION (BLOK A)	4,900 SF
MULTIPURPOSE (BLOK B)	16,600 SF
CLASSROOM (BLOK C)	25,775 SF
CLASSROOM (BLOK D)	35,275 SF
MECHANICAL (BLOK E)	1,300 SF
TOTAL GROSS SQUARE FOOTAGE	83,990 SF
NET USABLE SQUARE FOOTAGE	77,245 SF

BUILDING SETBACKS	
NORTH	145' - 3"
SOUTH	160' - 7"
EAST	47' - 0"
WEST	47' - 0"
(MECHANICAL BUILDING E)	

REQUIREMENTS	
PERMITTED	
PROPOSED	
REQUIRED	
NOT REQUIRED	
DATE	

PLANNING & DESIGN	
PROJECT NO.	02092021
PROJECT NAME	CLARK COUNTY PROFESSIONAL DEVELOPMENT MIDDLE SCHOOL REPLACEMENT SCHOOL
PROJECT LOCATION	1100 E. ST. LOUIS AVE, LAS VEGAS, NV 89104
PROJECT CONTACT	JOHN C. FREEMONT
PROJECT PHONE	702-435-1500
PROJECT FAX	702-435-1501
PROJECT EMAIL	john.c.freemont@scstudio.com

SIMPSON COULTER STUDIO	
1515 W. WILSON BLVD. SUITE 100	LAS VEGAS, NV 89103
P: 702-435-1500 F: 702-435-1501	
www.simpsoncoultersstudio.com	

JOHN C. FREEMONT PROFESSIONAL DEVELOPMENT MIDDLE SCHOOL REPLACEMENT SCHOOL	
SIMPSON COULTER STUDIO	
1515 W. WILSON BLVD. SUITE 100	
LAS VEGAS, NV 89103	
P: 702-435-1500 F: 702-435-1501	
www.simpsoncoultersstudio.com	

AS1.01

SITE PLAN

PROJECT NO. 02092021

PROJECT NAME

PROJECT LOCATION

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

SIMPSON COULTER STUDIO

1515 W. WILSON BLVD. SUITE 100

LAS VEGAS, NV 89103

P: 702-435-1500 F: 702-435-1501

www.simpsoncoultersstudio.com

JOHN C. FREEMONT

1100 E. ST. LOUIS AVE

LAS VEGAS, NV 89104

8.37 ACRES

PUBLIC OR PRIVATE

SCHOOL, PRIMARY

CV

40' - 0"

138 SPACES

8 SPACES

146 SPACES

(36 ADDITIONAL SPACES IN SHARED PARKING LOT NOT INCLUDED IN TOTAL)

7 SPACES

102 SPACES

8 HIC SPACES REQUIRED

58 SPACES

4,900 SF

16,600 SF

25,775 SF

35,275 SF

1,300 SF

83,990 SF

77,245 SF

145' - 3"

160' - 7"

47' - 0"

47' - 0"

(MECHANICAL BUILDING E)

PERMITTED

PROPOSED

REQUIRED

NOT REQUIRED

DATE

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

SIMPSON COULTER STUDIO

1515 W. WILSON BLVD. SUITE 100

LAS VEGAS, NV 89103

P: 702-435-1500 F: 702-435-1501

www.simpsoncoultersstudio.com

JOHN C. FREEMONT

1100 E. ST. LOUIS AVE

LAS VEGAS, NV 89104

8.37 ACRES

PUBLIC OR PRIVATE

SCHOOL, PRIMARY

CV

40' - 0"

138 SPACES

8 SPACES

146 SPACES

(36 ADDITIONAL SPACES IN SHARED PARKING LOT NOT INCLUDED IN TOTAL)

7 SPACES

102 SPACES

8 HIC SPACES REQUIRED

58 SPACES

4,900 SF

16,600 SF

25,775 SF

35,275 SF

1,300 SF

83,990 SF

77,245 SF

145' - 3"

160' - 7"

47' - 0"

47' - 0"

(MECHANICAL BUILDING E)

PERMITTED

PROPOSED

REQUIRED

NOT REQUIRED

DATE

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

SIMPSON COULTER STUDIO

1515 W. WILSON BLVD. SUITE 100

LAS VEGAS, NV 89103

P: 702-435-1500 F: 702-435-1501

www.simpsoncoultersstudio.com

JOHN C. FREEMONT

1100 E. ST. LOUIS AVE

LAS VEGAS, NV 89104

8.37 ACRES

PUBLIC OR PRIVATE

SCHOOL, PRIMARY

CV

40' - 0"

138 SPACES

8 SPACES

146 SPACES

(36 ADDITIONAL SPACES IN SHARED PARKING LOT NOT INCLUDED IN TOTAL)

7 SPACES

102 SPACES

8 HIC SPACES REQUIRED

58 SPACES

4,900 SF

16,600 SF

25,775 SF

35,275 SF

1,300 SF

83,990 SF

77,245 SF

145' - 3"

160' - 7"

47' - 0"

47' - 0"

(MECHANICAL BUILDING E)

PERMITTED

PROPOSED

REQUIRED

NOT REQUIRED

DATE

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

SIMPSON COULTER STUDIO

1515 W. WILSON BLVD. SUITE 100

LAS VEGAS, NV 89103

P: 702-435-1500 F: 702-435-1501

www.simpsoncoultersstudio.com

JOHN C. FREEMONT

1100 E. ST. LOUIS AVE

LAS VEGAS, NV 89104

8.37 ACRES

PUBLIC OR PRIVATE

SCHOOL, PRIMARY

CV

40' - 0"

138 SPACES

8 SPACES

146 SPACES

(36 ADDITIONAL SPACES IN SHARED PARKING LOT NOT INCLUDED IN TOTAL)

7 SPACES

102 SPACES

8 HIC SPACES REQUIRED

58 SPACES

4,900 SF

16,600 SF

25,775 SF

35,275 SF

1,300 SF

83,990 SF

77,245 SF

145' - 3"

160' - 7"

47' - 0"

47' - 0"

(MECHANICAL BUILDING E)

PERMITTED

PROPOSED

REQUIRED

NOT REQUIRED

DATE

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

SIMPSON COULTER STUDIO

1515 W. WILSON BLVD. SUITE 100

LAS VEGAS, NV 89103

P: 702-435-1500 F: 702-435-1501

www.simpsoncoultersstudio.com

JOHN C. FREEMONT

1100 E. ST. LOUIS AVE

LAS VEGAS, NV 89104

8.37 ACRES

PUBLIC OR PRIVATE

SCHOOL, PRIMARY

CV

40' - 0"

138 SPACES

8 SPACES

146 SPACES

(36 ADDITIONAL SPACES IN SHARED PARKING LOT NOT INCLUDED IN TOTAL)

7 SPACES

102 SPACES

8 HIC SPACES REQUIRED

58 SPACES

4,900 SF

16,600 SF

25,775 SF

35,275 SF

1,300 SF

83,990 SF

77,245 SF

145' - 3"

160' - 7"

47' - 0"

47' - 0"

(MECHANICAL BUILDING E)

PERMITTED

PROPOSED

REQUIRED

NOT REQUIRED

DATE

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

PROJECT CONTACT

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

SIMPSON COULTER STUDIO

1515 W. WILSON BLVD. SUITE 100

LAS VEGAS, NV 89103

P: 702-435-1500 F: 702-435-1501

www.simpsoncoultersstudio.com

JOHN C. FREEMONT

1100 E. ST. LOUIS AVE

LAS VEGAS, NV 89104

8.37 ACRES

PUBLIC OR PRIVATE

SCHOOL, PRIMARY

CV

40' - 0"

138 SPACES

8 SPACES

146 SPACES

(36 ADDITIONAL SPACES IN SHARED PARKING LOT NOT INCLUDED IN TOTAL)

7 SPACES

102 SPACES

8 HIC SPACES REQUIRED

58 SPACES

4,900 SF

16,600 SF

25,775 SF

35,275 SF

1,300 SF

83,990 SF

77,245 SF

145' - 3"

160' - 7"

47' - 0"

47' - 0"

(MECHANICAL BUILDING E)