



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) Rezoning and Site Development Plan Review

Project Address (Location) Southwest corner of Jefferson Avenue and C Street

Project Name Historic Westside Education and Training Center **Proposed Use** Trade School/Training Center

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

General Plan: Existing Form-Based Proposed Form-Based **Zoning:** Existing T4-N Proposed T4-C

Additional Information _____

Property Owner City of Las Vegas **Contact** Teresa Boyce

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

E-mail tboyce@lasvegasnevada.gov **Phone** 702-229-1022

Applicant Carpenter Sellers Del Gatto Architects **Contact** Michele Brigida

Address 8882 Spanish Ridge Ave **City** Las Vegas **State** NV **Zip** 89148

E-mail mbrigida@csdarchitecture.com **Phone** 702-251-8896

Representative Sam Tolman, AIA, NCARB **Contact** Sam Tolman

Address 495 South Main Street, 5th Floor **City** Las Vegas **State** NV **Zip** 89101

E-mail stolman@lasvegasnevada.gov **Phone** 702.229.2037

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 _____

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

Print Name Teresa M Boyce

Subscribed and sworn before me

This 21st day of September, 2022

Clark County, Nevada

Notary Public in and for said County and State



SITE INFORMATION

JURISDICTION
CITY OF LAS VEGAS

ZONING CODE
UNITED DEVELOPMENT CODE
FORM-BASED CODE

SITES
13927201005

ZONING
14-N

AREA
2.45 ACRES - 106,722 SF

APN#
13927201006

ZONING
14-N

AREA
0.58 ACRES - 25,267 SF

PROPOSED BUILDING
15,062 S.F.

DENSITY / F.A.R.
0.14

PARKING INFORMATION

TOTAL PARKING PROVIDED: 120

PARKING REQUIRED: 73

FUTURE INCUBATOR PARKING: 47

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, 106 STUDENTS (PER CSN) = 52.5 = 53 SPACES REQUIRED

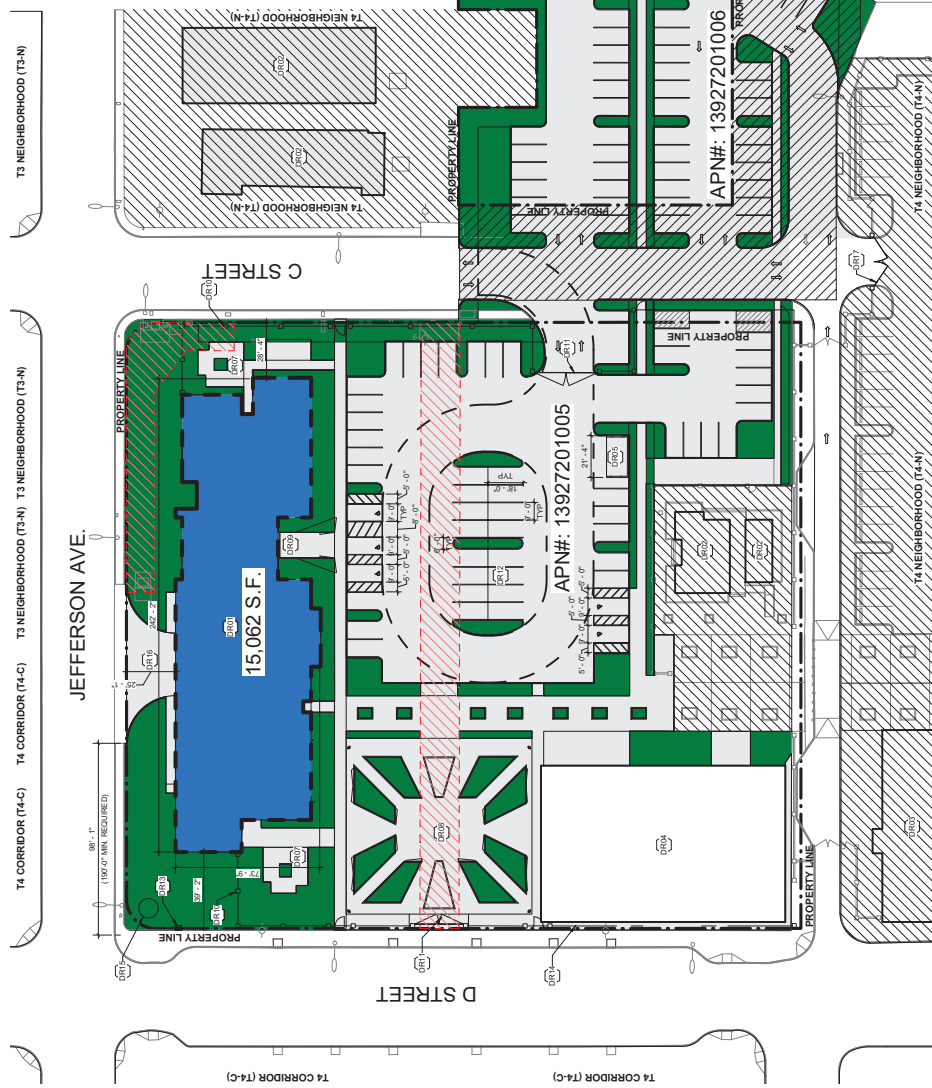
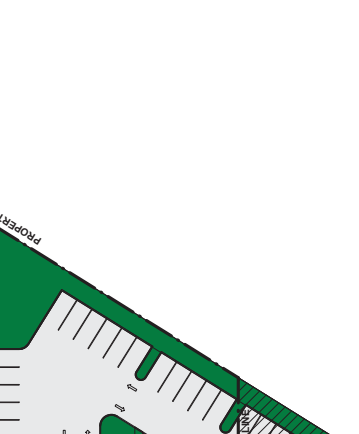
KEYNOTES

- DESCRIPTION
- DR01 PROPOSED EDUCATION AND TRAINING CENTER BUILDING
 - DR02 HATCH INDICATES EXISTING DEVELOPMENT
 - DR03 HISTORIC WESTSIDE SCHOOL
 - DR04 EXISTING TRUCK TRAIL 10,000 SF
 - DR05 TRUCK TRAIL 10,000 SF
 - DR06 STUDENT PATIO
 - DR07 BUILDING ENTRY
 - DR08 SITE FENCING
 - DR09 SECURE PARKING
 - DR10 EXISTING SITE FENCE
 - DR11 EXISTING TRUCK TRAIL 10,000 SF
 - DR12 EXISTING TRUCK TRAIL 10,000 SF
 - DR13 EXISTING TRUCK TRAIL 10,000 SF
 - DR14 EXISTING TRUCK TRAIL 10,000 SF
 - DR15 EXISTING TRUCK TRAIL 10,000 SF
 - DR16 EXISTING TRUCK TRAIL 10,000 SF
 - DR17 EXISTING TRUCK TRAIL 10,000 SF

LEGEND

- BUILDING FOOTPRINT
- LANDSCAPE
- PAVEMENT
- FIRE TRUCK ACCESS
- UTILITY EASEMENT
- EXISTING DEVELOPMENT
- VACATION PER 22-0348-VAC1

VICINITY MAP



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



CARPENTER SELLERS DEL GATTO ARCHITECTS

SITE PLAN
WESTSIDE EDUCATION AND TRAINING CENTER



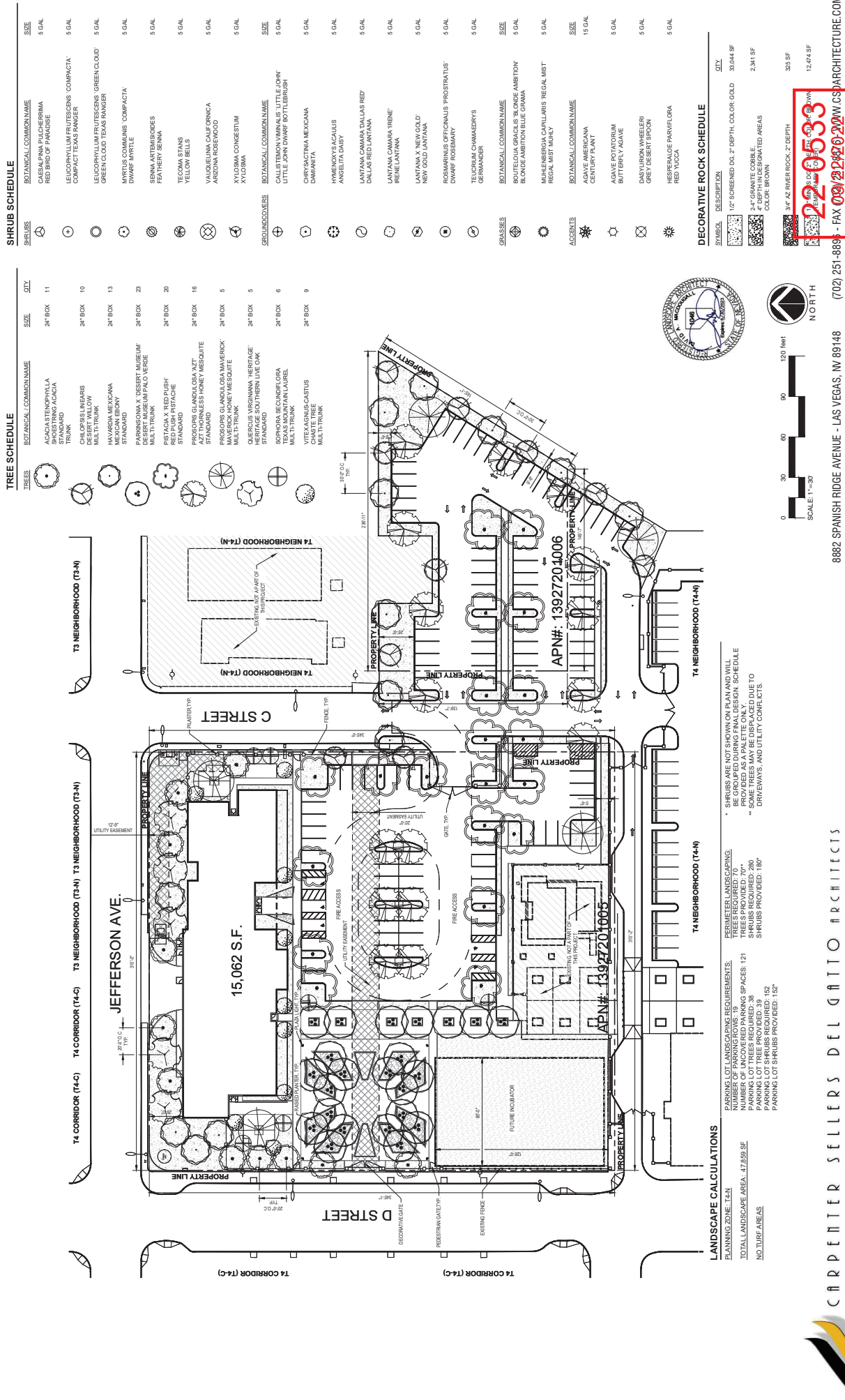
IN ASSOCIATION WITH:
kme ARCHITECTS

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SHEET

09.22.22

DR-01



SHRUB SCHEDULE

SYMBOL	DESCRIPTION	QTY
	12" SCREENED DOL. 2" DEPTH, COLOR: GOLD	39,044 SF
	2-4" GRANITE COBBLE, E. COLOR: BROWN	2,341 SF
	3-4" AZ. RIVER ROCK, 2" DEPTH	325 SF
	12-18" AZ. RIVER ROCK, 2" DEPTH	12,474 SF

TREE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	12" SCREENED DOL. 2" DEPTH, COLOR: GOLD	39,044 SF
	2-4" GRANITE COBBLE, E. COLOR: BROWN	2,341 SF
	3-4" AZ. RIVER ROCK, 2" DEPTH	325 SF
	12-18" AZ. RIVER ROCK, 2" DEPTH	12,474 SF

LANDSCAPE CALCULATIONS

PLANNING ZONE: T14-N	PERMITS: 19
TOTAL LANDSCAPE AREA: 47,859 SF	TREES REQUIRED: 70*
NO TURF AREAS	SHRUBS REQUIRED: 280*
	SHRUBS PROVIDED: 100*
	PARKING LOT SHRUBS REQUIRED: 152*
	PARKING LOT SHRUBS PROVIDED: 152*

* SURPLUSES ARE NOT SHOWN ON PLAN AND WILL BE GROUPED DURING FINAL DESIGN. SCHEDULE PROVIDED AS A PALETTE ONLY. SOME TREES MAY BE DISPLACED DUE TO UTILITY EASEMENTS, AND UTILITY CONFLICTS.

LANDSCAPE PLANTING PLAN
WESTSIDE EDUCATION AND TRAINING CENTER

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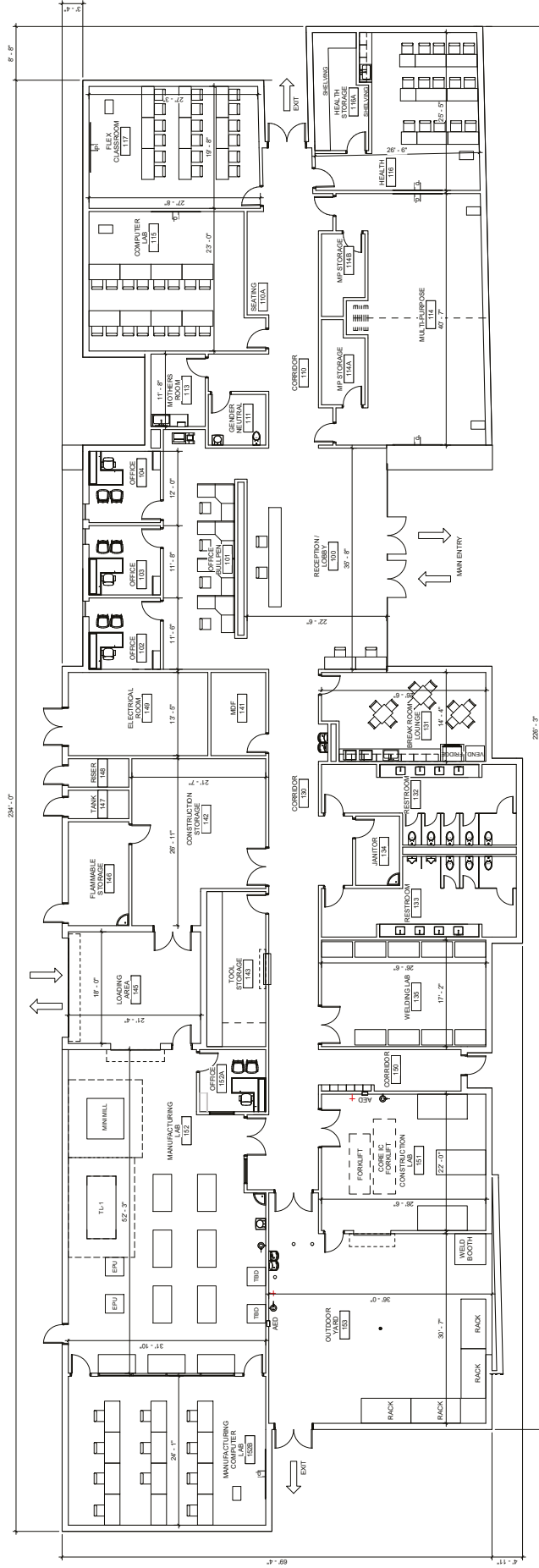
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LAGE design
LANDSCAPE ARCHITECTURE + PLANNING

DR-02
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OCCUPANT LOAD

NO.	NAME	IBC 2018 TABLE 1004.5 (AREAS)	AREA	SF PER OCC	OCC LOAD
LEVEL 1					
100	RECEPTION LOBBY	Assembly without fixed seats - Unconcentrated balcon and chairs (NEI)	101 SF	150	3
110A	SEATING	Assembly without fixed seats - Unconcentrated balcon and chairs (NEI)	170 SF	150	4
110B	MECHANICAL EQUIPMENT ROOM (Gross)	Unconcentrated balcon and chairs (NEI)	65 SF	150	4
111	MECHANICAL EQUIPMENT ROOM (Gross)	Unconcentrated balcon and chairs (NEI)	65 SF	150	4
112	MECHANICAL EQUIPMENT ROOM (Gross)	Unconcentrated balcon and chairs (NEI)	65 SF	150	4
113	MECHANICAL EQUIPMENT ROOM (Gross)	Unconcentrated balcon and chairs (NEI)	65 SF	150	4
114	MP STORAGE	Accessory Storage Areas - Mechanical Equipment Room (Gross)	65 SF	200	1
115	COMPUTER LAB	Classroom area (NEI)	65 SF	200	1
116	HEALTH	Classroom area (NEI)	65 SF	200	1
117	HEALTH	Classroom area (NEI)	65 SF	200	1
118	HEALTH	Classroom area (NEI)	65 SF	200	1
119	HEALTH	Classroom area (NEI)	65 SF	200	1
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199	HEALTH	Classroom area (NEI)	65 SF	200	1
200	HEALTH	Classroom area (NEI)	65 SF	200	1



FLOOR PLAN LEVEL 1
SCALE: 1/8" = 1'-0"



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FLOOR PLAN
WESTSIDE EDUCATION AND TRAINING CENTER



IN ASSOCIATION WITH:
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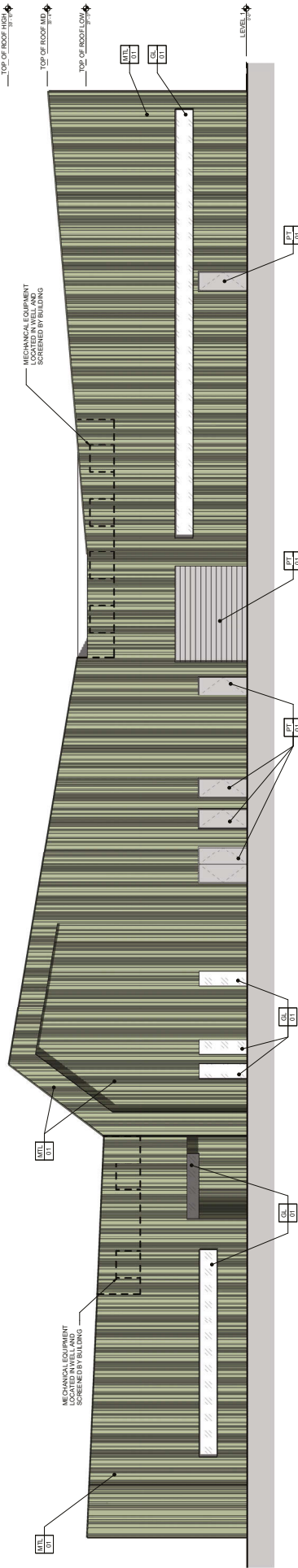
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DR-03



WEST ELEVATION SDR

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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ELEVATIONS
WESTSIDE EDUCATION AND TRAINING CENTER



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DR-05

MATERIAL LEGEND

CMU	CONCRETE MASONRY UNIT
GL	INSULATED GLASS UNIT, LOW IRON CLEAR
MTEL	METAL PANEL SYSTEM WITH VARYING PROFILES, AGED COPPER
MTEL	STANDING SEAM METAL ROOF SYSTEM, AGED COPPER
PT	TO MATCH ADJACENT SURFACE

MTL-02
STANDING SEAM METAL ROOF
SYSTEM, AGED COPPER



CMU-01
CONCRETE MASONRY UNIT



MTL-01
METAL PANEL SYSTEM WITH
VARYING PROFILES, AGED COPPER



GL-01
INSULATED GLASS
UNIT, LOW IRON CLEAR



CARPENTER SELLERS DEL GATTO ARCHITECTS

COLORS AND MATERIALS

WESTSIDE EDUCATION AND TRAINING CENTER

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