



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

February 27, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for February 13, 2024. (For possible action)
- IV. Approval of the Agenda for February 27, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

New Title 30 virtual session open to the public on March 12th, at 9:30 a.m.

New Title 30 virtual session open to the public on April 9th, at 9:30 a.m.

VI. Planning and Zoning

- 1. **VS-23-0917-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE: VACATE AND ABANDON** a portion of a right-of-way being Cameron Street located between Sirius Avenue and Desert Inn Road, a portion of a right-of-way being Sirius Avenue located between Cameron Street and Warnock Road, a portion of a right-of-way being Warnock Road located between Sirius Avenue and Desert Inn Road, and a portion of a right-of-way being Desert Inn Road located between Cameron Street and Warnock Road within Winchester (description on file). JJ/bb/ng (For possible action)

03/06/24 BCC

- 2. **WS-23-0916-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway approach distance; **2)** reduce driveway departure distance; and **3)** reduce driveway throat depth. **DESIGN REVIEWS** for the following: **1)** a school (Cashman Middle School); **2)** finished grade; **3)** signage; and **4)** lighting on 18.3 acres in a PF (Public Facility) Zone. Generally located on the south side of Sirius Avenue and the east side of Warnock Road within Winchester. JJ/bb/ng (For possible action)

03/06/24 BCC

VII. General Business

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 12, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

February 13, 2024

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT	April Mench – Member – PRESENT Cristhian Barneond – Member – PRESENT
Secretary:	Valerie Leiva (702) 468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Tyler DeLorenzo – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the January 30, 2024 Minutes.

Moved by: Gold
Action: Approved
Vote: 3-0

IV. Approval of Agenda for February 13, 2024.

Moved by: Gold
Action: Approved
Vote: 3-0

V. Informational Items:

New Title 30 virtual session open to the public on March 12th, at 9:30 a.m.

New Title 30 virtual session open to the public on April 9th, at 9:30 a.m.

Mrs. Martinez informed board members that if they were not able to attend the training, they need to review it and sign the acknowledgment.

VI. Planning & Zoning

1. **TM-23-500180-COUNTY OF CLARK (LV CONV AUTH):**

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 10.0 acres in an H-1 Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley

Boulevard within Winchester. TS/tp/ng (For possible action)

PC: 02/20/24

Moved by: Barneond

Action: Approved

Vote: 3-0

2. **WS-23-0804-CONCEPCION EDELKYS HERRERA**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palma Vista Avenue, approximately 600 feet west of Eastern Avenue within Winchester. TS/hw/ng (For possible action)

PC: 02/20/24

Moved by: Gold

Action: Approved with staff if approved conditions

Vote: 3-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be February 27, 2024

X. Adjournment

The meeting was adjourned at 6:15 p.m.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0917-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM)

LEASE:

VACATE AND ABANDON a portion of a right-of-way being Cameron Street located between Sirius Avenue and Desert Inn Road, a portion of a right-of-way being Sirius Avenue located between Cameron Street and Warnock Road, a portion of a right-of-way being Warnock Road located between Sirius Avenue and Desert Inn Road, and a portion of a right-of-way being Desert Inn Road located between Cameron Street and Warnock Road within Winchester (description on file). JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

162-07-402-001

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant is reconstructing a public middle school (Cashman Middle School) on 18.3 acres of land located between Sirius Avenue and Desert Inn Road, and between Cameron Street and Warnock Road. In order to build the proposed 10 foot wide detached sidewalks along Sirius Avenue, Cameron Street, a portion of Desert Inn Road, and a portion of Warnock Road, the applicant needs to vacate certain areas of rights-of-way for each roadway. A 1.7 foot wide by 160 foot long area of right-of-way is proposed to be vacated along the east side of Warnock Road starting approximately 357 feet north of Desert Inn Road. A 6 foot wide by 411 foot long portion of right-of-way is proposed to be vacated along the north side of Desert Inn Road starting approximately 231 feet east of Warnock Road. A 5 foot wide by 1,195 foot long portion of the west side of Cameron Street is proposed to be vacated between Sirius Avenue and Desert Inn Road. A 5 foot wide by 585 foot long portion of the south side of Sirius Avenue is proposed to be vacated between Cameron Street and Warnock Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1767-95	Extension of time for sports field lighting	Approved by PC	December 1995
UC-1348-94	Sports field lighting	Approved by PC	October 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multiple family residential
South	Neighborhood Commercial	CP	Office & single family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	4 unit multiple family residential
West	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG	Commercial retail & multiple family residential

Related Applications

Application Number	Request
WS-23-0916	A waiver of development standards for driveway geometrics with a design review for a remodel of Cashman Middle School, finished grade, signage, and lighting is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

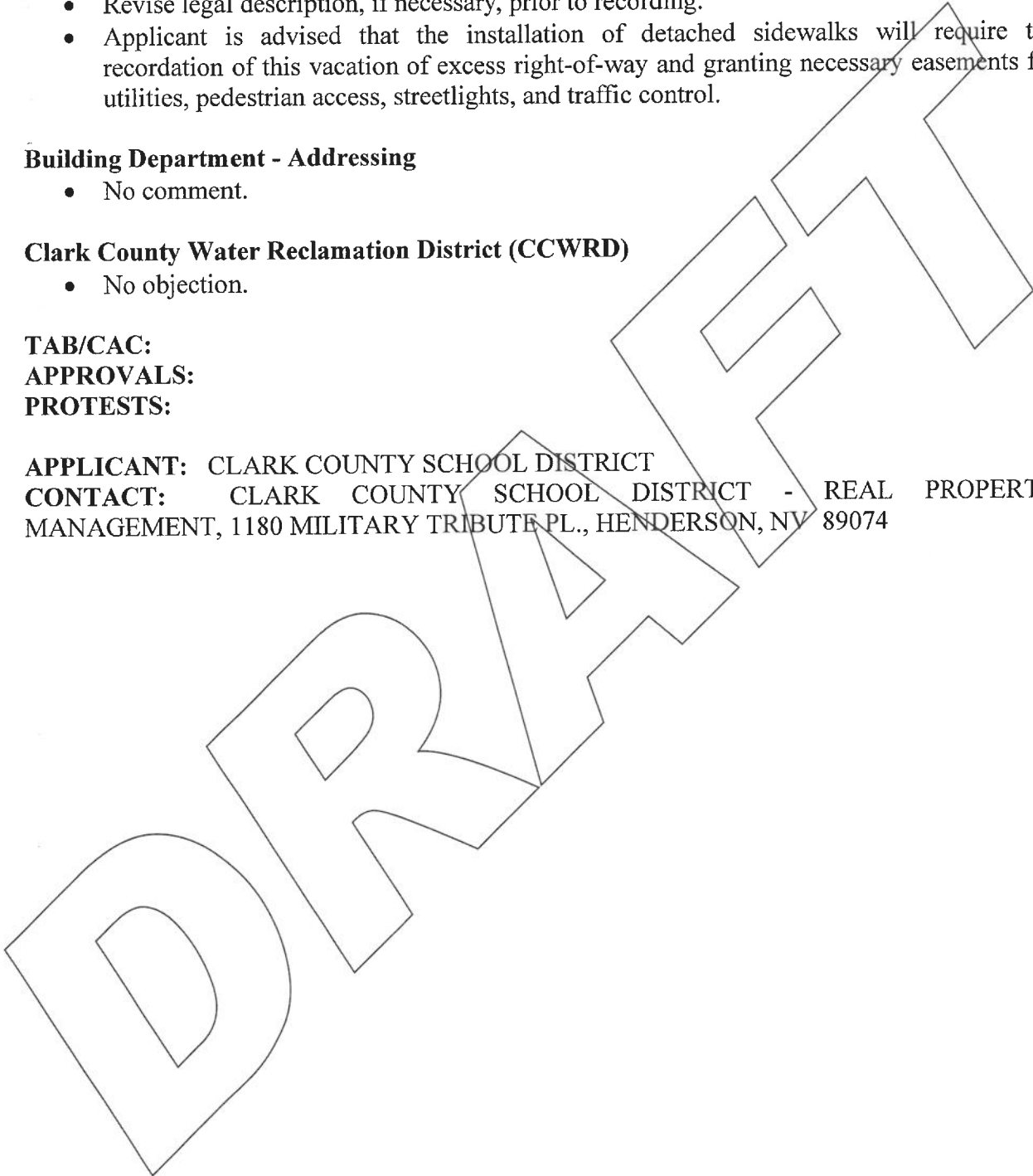
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CLARK COUNTY SCHOOL DISTRICT - REAL PROPERTY
MANAGEMENT, 1180 MILITARY TRIBUTE PL., HENDERSON, NV 89074





VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0917</u>	DATE FILED: <u>12/27/23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1/30/24</u>
		TAB/CAC: <u>Winchester</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2/21/24</u>	
		FEE: <u>\$ waived</u>	

PROPERTY OWNER	NAME: <u>Clark County School Board of Trustees</u>
	ADDRESS: <u>1180 Military Tribute Place</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Clark County School District</u>
	ADDRESS: <u>1180 Military Tribute Place</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

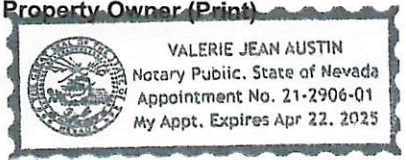
CORRESPONDENT	NAME: <u>Paulette Marshall, CCSD - Real Property Management</u>
	ADDRESS: <u>1180 Military Tribute Place</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>(702) 799-5214 ext. 5414</u> CELL: <u>(725) 265-0763</u>
	E-MAIL: <u>Marshp1@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-07-402-001

PROPERTY ADDRESS and/or CROSS STREETS: SEC Desert Inn Road & Warnock Street

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Richard Baldwin
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 21, 2023 (DATE)
 By Richard Baldwin
 NOTARY PUBLIC: Valerie Jean Austin

Richard Baldwin
 Property Owner (Print)


*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-101487

Application Materials have been deemed ready to submit without revisions/ with minor revisions.

Notes: Vacation documents completed & public works approval

By: [Signature] Hunter White Date: 11/16/23

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

- Required Application(s):**
- | | | |
|--|--|--|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input checked="" type="checkbox"/> Design Review (DR) | | |

Required Fees:
➤ Refer to the attached Fee Sheet.

- Next Steps:**
- Review the attached submittal requirements for the applicable application type(s).
 - Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
 - Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
 - When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
 - Once fees are paid, the application(s) will be considered "Submitted".

December 15, 2023

VIA E-MAIL

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Email: pwlanduse@clarkcountynv.gov and
ccpwmapteam@clarkcountynv.gov

PLANNER
COPY
VS-23-0917

BOARD OF SCHOOL TRUSTEES

Evelyn Garcia Morales, President
Lola Brooks, Vice President
Irene Bustamante Adams, Clerk
Linda P. Cavazos, Member
Lisa Guzmán, Member
Katie Williams, Member
Brenda Zamora, Member

Jesus E. Jara, Ed.D., Superintendent

Re: Replacement of James Cashman Middle School
Vacation Justification Letter

The Clark County School District (District) has determined James Cashman Middle School (School) is past its useful lifecycle and is in need of replacement since its original construction in 1965. The School is currently located at 4622 West Desert Inn Rd., Las Vegas, Nevada 89102; Assessor's Parcel Number (APN): 162-07-402-001. The District is requesting design reviews and waivers of development standards in a related land use application.

There are two (2) existing buildings on the site that will remain and that house the District's Area Service Center (ASC) offices. The ASC area and its small parking lot are not a part of this project nor included in any entitlement applications. As part of the replacement school design, the District will be constructing a detached sidewalk around the majority of the site, with the exception of the ASC area, as noted on the site plan. In order to accommodate the detached sidewalk, there are a few areas along Sirius Avenue, Desert Inn Road, Cameron Street and Warnock Street that necessitate the vacation of portions of the right-of-way.

Based on the above information, the District respectfully requests approval of this application. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Sincerely,



Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

Cc: Sara Rind, Simpson Coulter Studio
Alan Imperial, CCSD Construction Management
File

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0916-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway approach distance; **2)** reduce driveway departure distance; and **3)** reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** a school (Cashman Middle School); **2)** finished grade; **3)** signage; and **4)** lighting on 18.3 acres in a PF (Public Facility) Zone.

Generally located on the south side of Sirius Avenue and the east side of Warnock Road within Winchester. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

162-07-402-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the approach distance between a driveway along Warnock Road and an intersection to 94 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 37% reduction).
2. Reduce the departure distance between a driveway along Cameron Street and an intersection to 80 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 58% reduction).
3.
 - a. Reduce throat depth for a driveway along Warnock Road to 16 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 79% reduction).
 - b. Reduce throat depth for a driveway along Warnock Road to 25 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 75% reduction).
 - c. Reduce throat depth for a driveway along Cameron Street to 9 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).
 - d. Reduce throat depth for a driveway along Sirius Avenue to 41 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 59% reduction).

DESIGN REVIEWS:

1. Redevelopment of an existing school.
2. Increase the finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 67% increase).
3. Signage.

4. Lighting.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4622 W. Desert Inn Road
- Site Acreage: 18.3
- Project Type: Cashman Middle School
- Number of Stories: 3
- Building Height (feet): 60
- Square Feet: 82,384 (level 1)/51,923 (level 2)/48,400 (level 3)/182,707 (total)
- Parking Required/Provided: 152/152

Site Plans

The existing school is located on the south side of the 18.3 acre site with sports fields located on the north half of the property. The plans depict the middle school with 30 classrooms and a gross building square footage of approximately 182,707 square feet contained within 1 building. The proposed new school building will be constructed on the north side of the property and future sports fields will be located on the south side of the property when construction is completed. An existing school district area service center is located at the southwest corner of the property and will not be disturbed. The new school building will be 60 feet in height and include 3 stories with level 1 being 82,384 square feet, level 2 being 51,923 square feet, and level 3 being 48,400 square feet. Four portable buildings are shown at the southeast corner of the new school in the event they are needed in the future. There are 152 parking spaces depicted on the plan and include potential future portable building use. The parking spaces are located on the west and north sides of the new school building. The district area service center has parking on the west side of the existing buildings at the southwest corner of the property. Fifteen bus parking spaces are located on the east side of the new school.

The plans show an on-site parking lot along the west side of the school with 66 spaces and 2 ingress/egress driveways on Warnock Road with the entrances 289 feet apart. The drop-off/pick-up lane is located on the east side of this parking area. The Warnock Road driveways are the subject of throat depth waivers and a decreased approach distance with this request. An internal driveway on the north side of the school, between Warnock Road and Sirius Avenue, provides access to an additional 88 parking spaces. An additional throat depth waiver is requested from the Sirius Avenue driveway. The new on-site parking lot provides 152 total parking spaces, including 8 ADA spaces. Also, 80 long term and 4 part time bike parking spaces are provided on the north side of the school. Student pick up and 15 school bus parking spaces are connected by 2 access points along Cameron Street at the east side of the school. The bus lane is 1-way with the entrance to the bus lane located off the northern driveway at Cameron Street, proceeding south then exiting at the southern driveway with an exit to Cameron Street in both directions. These driveways require a throat depth waiver that is a part of this request.

The applicant is requesting a design review for increased finished grade for a maximum fill of 5 feet due to the topography of the site. There is an approximate 16 feet of fall across the site.

Landscaping

The existing Cashman Park is part of this site and will be constructed with a new playground located on the southeast side of the school. The sports fields constructed on the south side of this property will continue to be for shared use. New landscaping will be installed throughout the project, including on the street side of all 10 foot detached sidewalks depicted on the plan at the north, south, east, and west sides of the property. A 5 foot landscape strip, 10 foot detached sidewalk, and up to 22 feet of additional landscaping is shown along Sirius Avenue on the north side of the school. A 5 foot landscape strip, 10 foot detached sidewalk, and various school facilities are shown along Cameron Street, Warnock Road, and Desert Inn Road. No changes are proposed to the existing school district area service center at the southwest corner of the property. This area has an existing attached sidewalk and approximately 20 feet of landscaping with a parking lot on the west side of the service center. There will be an 8 foot high chain-link fence, meandering landscape area (5 feet to 15 feet wide) as a buffer between the school and playground. A 12 foot high, 874 square foot restroom building is next to the playground, and located 33 feet from the eastern property line. The new play and sports area will consist of a lighted soccer field, 2 lighted baseball fields, new basketball courts, new tennis courts, new volleyball courts, and new shade structures. The sports fields will consist of a soccer field, 2 ball fields, metal bleachers, 8 foot high chain-link dugouts with prefinished metal roof decks, and 45 foot high chain-link backstop fencing. Thirty foot chain-link outfield fencing is located along Cameron Street and Desert Inn Road. A chain-link fence is adjacent to the 10 foot detached sidewalk along the southeast and south sides of the property, also on the east side of the 10 foot detached sidewalk next to the tennis courts at the west central part of the parcel. A school garden is located in the center of the property between the school and sports fields.

Elevations

The buildings are designed with CMU walls, aluminum storefront windows, EIFS and metal wall panels. The elevations are a combination of standing seam metal roofs and flat roofs with parapets. The north facing façade of the new school includes a combination of light, medium, and dark gray colored CMU block siding, numerous large low-e glazed windows, elevator and stairway prefabricated metal screening, and painted accents. The north side of the school includes a secured courtyard with entrance doors and exterior elevator/staircase structure. The east facing façade includes similarly painted CMU block walls, roll-up door, fire access crash gates, and access through a metal sliding gate. The south facing façade includes aluminum storefront windows and doors for access, similarly painted CMU block siding, stucco siding, and rooftop mounted screening for mechanical equipment. The west side façade has similarly painted CMU block siding, stucco siding, utility doors, and aluminum storefront entry doors with windows. All faces of the building include numerous windows on all levels.

Lighting

The lighted soccer and baseball fields will have 60 foot to 90 foot sports lighting at various intervals. Parking lot lighting will include 20 foot high poles with down shielding light fixtures.

Signage

The New School design includes 8 new signs that consists of 4 wall signs, 1 animated sign, 1 freestanding sign, and 2 monument signs as well as the retention and relocation of the existing CCPW Cashman Park monument sign to the new playground area. The new school will have 4 surface mounted aluminum wall signs indicating the school name, address, gymnasium and theater on the north and west exterior elevations and will vary in height and width. The one 9 foot, 4 inch by 5 foot, 4 inch animated LED wall sign will be located on the west elevation near the termination of the student drop-off/pick-up lane, and be approximately 50 square feet. The animated portion of the sign will be approximately 8 feet by 4 feet, or 32 square feet and over 205 feet from the multiple family residential west across Warnock Road. The animated sign will convey school related information to the parents and students and is similar to other animated signs previously approved by this jurisdiction. There will be two, 13 foot, 9 inch by 3 foot, 6 inch monument signs at the northwest corner and northeast corner of the site. The northeast monument sign is set back approximately 46 feet from the north and approximately 30 feet from the east property lines, and is more than 102 feet from the residential properties on the north side of Sirius Avenue, and more than 77 feet from the residential properties on the east side of Cameron Street. The signage will face the intersection of Sirius Avenue and Cameron Street, 2 corners of which are either the side yards of the multiple family residential across the street to the north, or the parking area of the attached multi-plex residential across the street to the west. The northwest monument sign is set back approximately 10 feet from the north and 15 feet from the west property lines, and is more than 70 feet from the residential properties on the north side of Sirius Avenue, and more than 77 feet from the residential properties on the west side of Warnock Road. The signage will face the intersection of Sirius Avenue and Warnock Road, 2 corners of which are either the side yards or parking lot of the multiple family residential across the street to the north and west.

Applicant's Justification

The applicant states the existing school was constructed and the site has been utilized as a middle school (Cashman Middle School) since 1965, and that the Clark County School District (CCSD) has determined the school is past its useful lifecycle. The school during the current school year (2022-2023) had a capacity of approximately 986 students. The 2023-2024 school year has a projected enrollment of 1,123 students. Construction of the school will commence after the 2024-2025 school year and open in the 2027-2028 school year. The existing school will be demolished and redeveloped. The District believes the design and construction of the school will enhance the District's ability to accommodate the educational needs of the children in the area. There is an approximate 16 foot of fall across the site. To achieve similar building finished floor heights and adhere to ADA standards, an increase in fill is necessary. Additionally, the applicant states an increase to throat depth for either driveway would necessitate the loss of multiple parking spaces, facility space, and several feet of landscaping. Therefore, the need to request a reduction in the throat depths at both driveways is necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1767-95	Extension of time for sports field lighting	Approved by PC	December 1995
UC-1348-94	Sports field lighting	Approved by PC	October 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multiple family residential
South	Neighborhood Commercial	CP	Office & single family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	4 unit multiple family residential
West	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG	Commercial retail & multiple family residential

Related Applications

Application Number	Request
VS-23-0917	A request to vacate and abandon portions of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

Staff finds the proposed school will upgrade the subject site and allow for an improved school amenity for the community. The buildings utilize 4 sided architecture with varying surface planes to improve the visual quality from all sides of the property. Although landscaping does not meet Title 30 requirements, the landscaping provided is more than what currently exists on the site and will help beautify the site. Additionally, the applicant states that any additional trees will result in security issues if planted within 20 feet of the school buildings. The proposed site design improves on-site and off-site circulation and safety with incorporation of a bus pick-up/drop-off area on the east and west sides of the building, and an internal on-site parking lot at the west and north sides of the school. Currently, available parking along the south property line requires vehicles to enter and exit at Desert Inn Road. After development of the site, no access will be taken for middle school activities from Desert Inn Road. The request complies with Policy 3.5.1 of the Master Plan by encouraging multiple uses and designs that are appropriate for the redevelopment of this site, including existing park, school, and recreational facilities. The development encourages a range of recreational, educational, and enrichment programs to meet the interests, ages, and needs of residents throughout Clark County. Staff supports design review #1.

Design Review #3

The proposed signs are consistent with the school and park uses of this site. The wall mounted animated sign is located between 12 feet and 17 feet high on the west facing façade. The small size of this sign will not negatively impact the neighborhood to the east when considering the existing ball field lighting that is currently visible from these homes. The home facing Cameron Street will have less exposure to bedroom windows than rear facing homes would have. Staff can support design review #3.

Design Review #4

The lighting is substantially similar to the previously developed site and moves the sports field lighting to the south half of the property adjacent to Desert Inn Road. The location of the building on the north side of the property will also shield some of the adjacent housing from the sport field lighting. The parking lot lighting is 20 feet in height and much less impactful than the previous sport field lighting on the north half of the developed site. Staff can support design review #4.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in approach distance for the northern driveway on Warnock Street. Although the approach distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the northern driveway on Cameron Street. Although the departure distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Waiver of Development Standards #3a & #3b

Staff has no objection to the reduced throat depth for both driveways on Warnock Street as it is a 60 foot wide local street that only serves the school and shopping center to the west.

Waiver of Development Standards #3c

Staff has no objection to the reduced throat depth for the driveway on Cameron Street since the driveway is for busses only, if it will be used only twice per day.

Waiver of Development Standards #3d

Staff has no objection to the reduced throat depth for the driveway on Sirius Avenue as it is a 60 foot wide local street, additionally the 2 driveways on Warnock Street should see similar use, further mitigating potential impacts from the reduced throat depth.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Traffic study and compliance;
- Right-of-way dedication to include spandrel at Sirius Street and Warnock Street;
- Rapid flasher beacon to be installed at the crosswalk at the east leg of Desert Inn Road and Warnock Street;
- All signs shall be relocated out of the sight visibility zones.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CLARK COUNTY SCHOOL DISTRICT - REAL PROPERTY
MANAGEMENT, 1180 MILITARY TRIBUTE PL., HENDERSON, NV 89074



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0916</u> DATE FILED: <u>12/07/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11/30/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$ waived</u>
	PROPERTY OWNER NAME: <u>Clark County School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Clark County School District</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Paulette Marshall, CCSD - Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214 ext. 5414</u> CELL: <u>(725) 265-0763</u> E-MAIL: <u>Marshp1@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-07-402-001

PROPERTY ADDRESS and/or CROSS STREETS: 4622 W. Desert Inn Road

PROJECT DESCRIPTION: On-Site Replacement of James Cashman Middle School

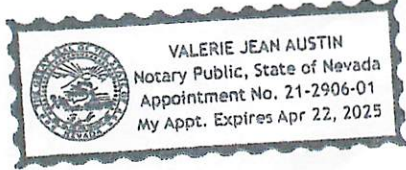
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Richard Baldwin Richard Baldwin
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 2, 2023 (DATE)

By Richard Baldwin
 NOTARY PUBLIC: Valerie Jean Austin



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-101487

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: Vacation documents completed & public works approval

By: [Signature] Hunter White Date: 11/16/23

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|--|--|--|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input checked="" type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

November 16, 2023

VIA UPLOAD

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

PLANNER
COPY
WS-23-0916

BOARD OF SCHOOL TRUSTEES

Evelyn García Morales, President
Lola Brooks, Vice President
Irene Bustamante Adams, Clerk
Linda P. Cavazos, Member
Lisa Guzmán, Member
Katie Williams, Member
Brenda Zamora, Member

Jesus E. Jara, Ed.D., Superintendent

Re: Design Reviews and Waivers of Development Standards for
The Replacement of James Cashman Middle School
Revised Justification Letter

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully request approval of a Design Review (DR) and Waiver of Development Standards (WS) for the replacement of James Cashman Middle School (School). The School is currently located at 4622 West Desert Inn Rd., Las Vegas, Nevada 89102; Assessor's Parcel Number (APN): 162-07-402-001. The School site is zoned P-F (Public Facility) on approximately 18.28 acres. The District is requesting design reviews for a middle school and *proposed signage* as well as waivers to allow alternative driveway entrances, approach and departure distance reductions as well as throat depth reductions.

The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1965 and during the most recent 2022-2023 school year (SY) had a capacity of approximately nine-hundred eighty-six (986) students. The current 2023-2024 SY has a projected enrollment of one-thousand one-hundred twenty-three (1,123) students. Construction of the New School will commence after the 2024-2025 SY and open in the 2027-2028 SY. The students will be staying on the existing School site to minimize disruption in learning. Once the New School has been constructed, the students will begin occupying those facilities at the beginning of the 2027-2028 SY.

Phase 1 will consist of the construction of the new School on the northern portion of the site where the sports fields are currently located beginning summer 2025. The students will begin occupying those facilities at the beginning of the 2027-2028 SY. Phase 2 will consist of demolishing the old School then constructing the sports fields and outdoor recreation areas on the southern portion of the site where the old School is currently located. Phase 2 and project completion is anticipated by January 2028.

The New School will have 30 classrooms and a gross building square footage of approximately 182,707 contained within one (1) building. The building is designed with CMU walls, aluminum storefront windows, EIFS and metal wall panels. The building elevations are a combination of prefinished metal roofs and flat roofs with parapets. There are two (2) existing buildings on the site that will remain and that house the District's Area Service Center (ASC) offices. The ASC area and its small parking lot are not a part of this project nor included in this request. The existing Cashman Park is also a part of the School site. The project will construct a new playground and sports field areas for shared use. The District is in contact and coordinating with Clark County Parks & Recreation (CCPR) on the new park areas.

The New School building is a three-story building with a maximum height of 60'-0" and consists of 182,707 sq. ft. (Level 1 at 82,384 sq. ft., Level 2 at 51,923 sq. ft. and Level 3 at 48,400 sq. ft.). The building is setback more than 131' from the northern property line and 191' from the multi-family residential located to the north across Sirius Avenue; setback more than 740' the southern property line and 840' from the commercial located south across W. Desert Inn Road; setback more than 128' from the eastern property line and 188' from the multi-family residential located to the east across Cameron Street, which includes bus drop-off/pick-up, landscaping buffer and a 60 ft. right-of-way; and setback more than 136' from the western property line and 166' from the commercial and multi-family residential located to the west across Warnock Street, which includes the student drop-off/pick-up, western parking lot, multiple landscaping buffers and a 60 ft. right-of-way.

The new Cashman Park playground is located on the east side of the site north of the sports fields and south of the bus drop-off/pick-up. The new playground will be lighted with 20 ft. light poles and have a restroom building along with two (2) shaded play structures, picnic tables and freestanding BBQ grills. There will be an 8 ft. chain link fence and a meandering landscape buffer varying 5'-15' between the New School and new playground area. The restroom building is a one-story building with a maximum height of 12' consisting of 874 sq. ft. and located more than 33' from the eastern property line. The sports fields will consist of a soccer field, two (2) ball fields, metal bleachers, 8 ft. high chain link dugouts with prefinished metal roof decks and 45 ft. high chain link backstop fencing.

The New School will have two (2) on-site parking lots: the north parking lot with an ingress/egress driveway on Sirius Avenue and the west parking lot with two (2) ingress/egress driveways on Warnock Street. There will also be a student drop-off/pick-up lane on-site located on the west side adjacent the School. These parking lots are internally connected but will have a 28 ft. wide swing arm barrier gate separating the two parking lots to mitigate traffic during drop-off/pick-up times. The north parking lot's driveway on Sirius Avenue has an approach distance of 245'-6" where 150' is required from the Cameron Street intersection and has a departure distance of 274'-0" where 190' is required from the Warnock Street intersection. The throat depth is 41'-0" where 100'-0" is the minimum required. A WS for throat depth is requested. The west parking lot driveways on Warnock Street are both ingress and egress with a dedicated one-way student drop-off/pick-up lane beginning at the southerly driveway exiting at the northerly driveway. The northerly driveway has an approach distance of 97'-0" where 150' is required from the Sirius Avenue intersection. The throat depth is 16'-3" where 75'-0" is the minimum required. A WS for approach distance and throat depth are requested. The southerly driveway has a throat depth of 25'-8" where 100'-0" is the minimum required. A WS for throat depth is requested. An increase to throat depth for either driveway would necessitate the loss of multiple parking spaces, several feet of landscaping and islands as well as programmable space. The on-site parking lots will have a total of 152 parking spaces, including 8 Mobility Impaired spaces.

A bus drop-off/pick-up area will be located on-site on the east side of the project. The bus lane will have an ingress-only driveway entering off Cameron Street, proceeding south along the New School, then exiting via an ingress/egress driveway back onto Cameron Street. The ingress/egress southerly driveway is needed for service trucks to be able to access the loading and trash enclosure areas without impeding the circulation or safety of the students potentially entering or exiting the bus area. The northerly driveway has a departure distance of 80'-11" where 190' is required from the Sirius Avenue intersection. The throat depth is 9'-4" where 25'-0" is the minimum required. A WS for departure distance and throat depth are requested. The southerly driveway throat depth is 35'-9" where 25'-0" is the minimum required. There will be 15 bus spaces.

There are several fire access lanes on-site including a fire access lane bisecting the site between the bus lane to the east and student drop-off/pick-up lane to the west, an access lane off the north parking lot that proceeds south on-site through 25 ft. wide chain link access gates as well as access lanes through and around the New School's parking lots.

New landscaping will be installed throughout the project including along Sirius Avenue, Cameron Street, W. Desert Inn Road, Warnock Road and will include a 10' detached sidewalk. Title 30 requires a minimum 5' sidewalk. There will be a 10' detached sidewalk constructed along Sirius Avenue, Cameron Street, W. Desert Inn Road and Warnock Road to provide a safer pedestrian environment. For School security purposes, trees will not be planted within 20' of the building. The new play/sports area will consist of a lighted soccer field, two (2) lighted baseball fields, new basketball courts, new tennis courts, new volleyball courts and new shade structures adjacent to same. The lighted soccer and baseball fields will have 60-90 ft. sports field lighting in various intervals and are being designed in coordination with CCPR.

The New School design includes eight (8) new signs that consists of four (4) wall signs, one (1) animated sign, one (1) freestanding sign and two (2) monument signs as well as the retention and relocation of the existing CCPW Cashman Park monument sign to the new playground area. The New School will have four (4) surface mounted aluminum wall signs indicating the School Name, Address, Gymnasium and Theater on the north and west exterior elevations and will vary in height and width. The one (1) 9'-4" x 5'-4" animated LED wall sign will be located on the west elevation near the termination of the student drop-off/pick-up lane and be approximately 50 sq. ft. The animated portion of the sign will be approximately 8'-0" x 4'-0" or 32 sq. ft. and over 205' from the multi-family residential west across Warnock Street. The animated sign will convey school-related information to the parents and students and is similar to other animated signs previously approved by this jurisdiction.

There will be two (2) 13'-9" x 3'-6" monument signs at the northwest corner and northeast corner of the site. The northeast monument sign is setback approximately 46' from the north and approximately 30' from the east property lines and is more than 102' from the residential properties on the north side of Sirius Avenue and more than 77' from the residential properties on the east side of Cameron Street. The signage will face the intersection of Sirius Avenue and Cameron Street, two corners of which are either the side yards of the multi-family residential across the street to the north or the parking area of the attached multi-plex residential across the street to the west. The northwest monument sign is setback approximately 10' from the north and 15' from the west property lines and is more than 70' from the residential properties on the north side of Sirius Avenue and more than 77' from the residential properties on the west side of Warnock Street. The signage will face the intersection of Sirius Avenue and Warnock Street, two corners of which are either the side yards or parking lot of the multi-family residential across the street to the north and west.

The site plan includes a potential area for use of portables in the event they are needed at a future time. The portables are typical at 5,750 square feet and a maximum height of 15'. The total on-site parking provided includes the required parking for the potential portables. It should be understood that in the event the portables are erected in the future, this does not necessarily signify there has been an increase in student enrollment. The use of portables is site-based, and as such, is determined by the Principal based on their current spacing needs for students and staff.

The project is constrained in certain areas of the site. *The area with the highest concentration of fill is located on northern portion of the site with an approximate 48 inches of fill needed* due to the topography of the site.

There is an approximate 16' grade difference across the site. To achieve similar building finished floor heights and adhere to ADA accessibility standards, an increase in fill is necessary.

Additionally, floor plans will not be disclosed for security reasons. Please refer to NRS 393.045.

The District believes the design and construction of the New School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of these applications. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Sincerely,



Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

Cc: Sara Rind, Simpson Coulter Studio
Alan Imperial, CCSD Construction Management
File

November 14, 2023

Subject: Cashman MS Replacement Justification Letter

PLANNER
COPY

WS-23-0916

To whom it may concern:

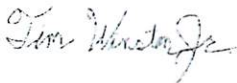
The intent of this justification letter is to address and explain the proposed grading difference of more than 3 feet above/below the existing site grades on the developed Cashman Middle School parcel.

The site in question is APN: 162-07-402-001 and is approximately 18.28 gross acres in area, located at the northeast corner of West Desert Inn Rd and Cameron St. This site is currently developed land with underground utilities around the perimeter. There is currently a 16-foot grade difference from the southwest corner of the property to the northeast corner of the property at street level. In conjunction with the large footprint of the proposed building being placed north and ballfields moved south, the existing grades will be impacted by an inverted cut and fill composition. The existing building was constructed with mounded grading. The ballfields replacing the existing building will require a significant cut across the site. The significant various grade differences do not allow us to design the project within the +/- 3-foot parameter. The max grading infill is approximately 4 feet of fill and 8 feet of cut. The proposed grading has been designed to maintain ADA accessible access within the common areas while holding the required building finished floor.

As the plans progress, the cut and fill differences will change slightly, but for the reasons stated above, it is understood that a design review will need to be requested for this project.

If you have any additional concerns or questions, please feel free to Contact our office (702) 365-9312 at your convenience.

Sincerely,



Tim Winston, P.E.
Project Manager

