

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: SUP-37-2024 **Temporary Portable Classrooms**
Date: May 14, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. Additional improvements may be required as a result from the traffic study review.
4. The property owner is required to complete the internal drive aisle as depicted on the Phase II site plan in the originally approved traffic study (CNLV #330-2020, approved December 17, 2020). This includes the extension of the drive aisle along the southern portion of the site to the west, then along the western portion of the site running north-south and then along the northern portion of the site running east-west to the existing access on Carey Avenue from the west. Completing the drive aisle will better accommodate on-site queuing demand for the existing student population and the additional student enrollment proposed for this special use application.
5. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US,
E=jlove@cityofnorthlasvegas.com, O=City
of North Las Vegas, OU=Development &
Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.05.14 15:45:00-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works



March 21, 2024

May 1, 2024

City of North Las Vegas
Land Development and Community Services Dept.
North Las Vegas, NV 89030

RE: **Special Use Permit - Temporary Portable Classrooms**
CIVICA Academy
1201 E. Carey Avenue
NLV, 89030

Dear Planning Staff,

On behalf of CIVICA Nevada Academy, 1501 E. Carey Avenue, NLV, Nevada, we are requesting approval of a Special Use Permit to install two (2) Portable classroom buildings on the school site for temporary use during the 2024-2025 school year to accommodate approximately 100 additional students over the current enrollment of 900.

It is intended that the temporary buildings will be installed prior to the start of the 2024 August school year and removed prior to the start of the 2025-2026 school year, as the new Phase III building is anticipated to be finished with construction. The permanent Phase III building plans will be submitted to the CNLV Building Department on or before August 7, 2024. The first day of school for the 24-25 school year will be August 8, 2024.

These temporary classroom buildings will be located as shown on the attached site plan and will provide the following:

- ADA compliant ramps and stairs.
- The exterior finish is the standard manufacturer panel siding in a light brown color close to the accent color on the existing building, as shown on the exterior elevations and in the provided pictures.
- Fire Alarm will be tied into the existing building alarm system.
- Electrical will be tied into the existing building power supply.
- Data network system will be tied into the existing building system.
- There are no restrooms, so no wet utility design is required.
- Existing car loop will not be affected by the temporary buildings.

See provided drawings for further information on the TEMPORARY Classroom Buildings.

Sincerely,


John Lopeman, AIA

site plan - overall

SCALE : 1" = 50'-0"

PROJECT DATA:

JURISDICTION: NORTH LAS VEGAS
 PARCEL NO: 198-28-111-001
 ZONING: RECREATION
 NET AREA LOT SIZE: 467,401 SF

BUILDING SIZE:
 EXISTING ELEMENTARY / MIDDLE SCHOOL: 57,220 SF
 EXISTING PORTABLE CLASSROOMS: 2,160 SF
 TOTAL: 60,100 SF

COVERAGE:
 27.8%

PARKING REQUIREMENTS:

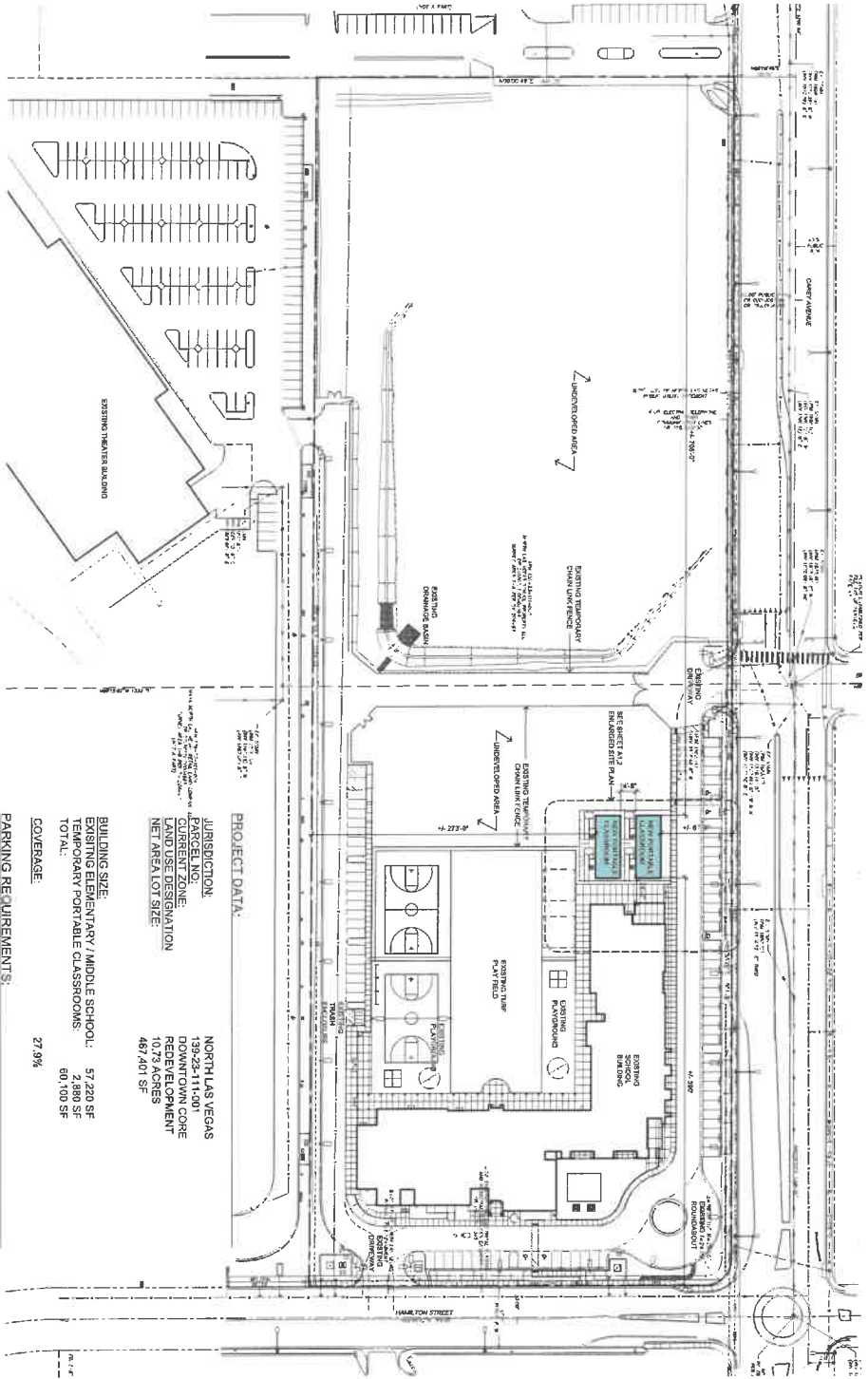
ELEMENTARY AND MIDDLE SCHOOL PARKING REQUIREMENT:
 1.5 SPACES / CLASSROOM,
 LIBRARY, LECTURE HALL AND OR CAFETERIA

E.S. 40 C.R. + 1 MPR + 1 PLATFORM
 PARKING REQUIRED = 42 X 1.5 = 63 SPACES

M.S. 28 C.R. + 1 MPR + 1 PLATFORM
 PARKING REQUIRED = 28 X 1.5 = 42 SPACES

H.S. 23 C.R. + 1 GYMNASIUM + 620 STUDENTS
 PARKING REQUIRED = (24 X 1.5) + (620 / 5) = 169 SPACES

TOTAL 328 SPACES



site plan - OVERALL

CIVICA
 CAREER & COLLEGIATE ACADEMY
 1201 E CAREY AVE, NORTH LAS VEGAS



JOB NUMBER - 2022102

8395 S. Eastern
 Suite 220
 Las Vegas, NV 89123
 P 702.476.1070
 F 702.476.7020

SHT A1.1

elevations

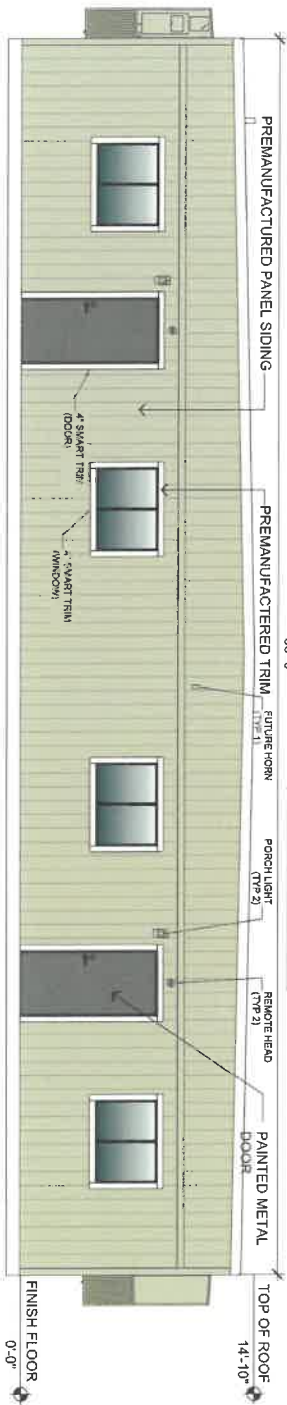
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0 1 2 4

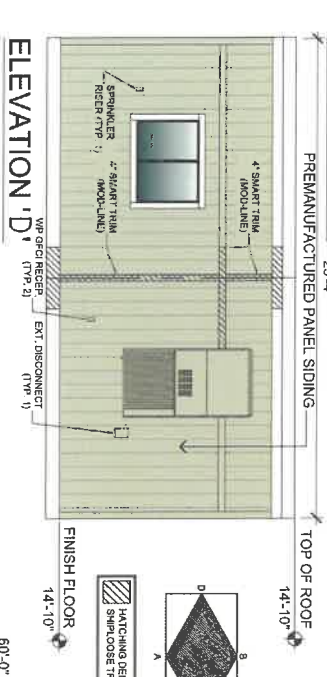
03-21-24

SHT A5.1

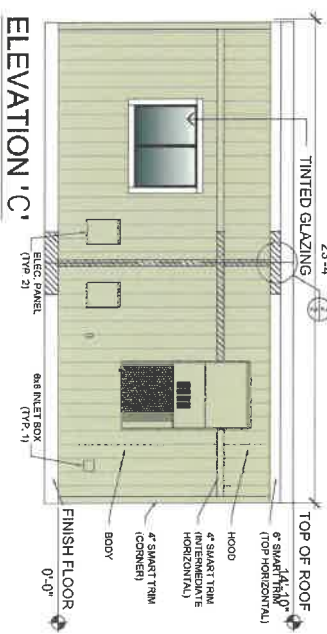
ELEVATION 'A'



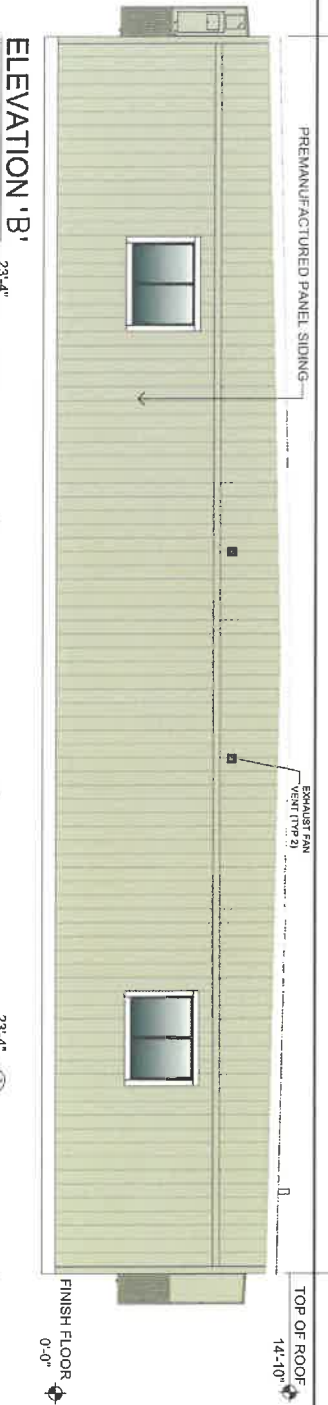
ELEVATION 'D'



ELEVATION 'C'



ELEVATION 'B'



elevations

CIVICA
CAREER & COLLEGIATE ACADEMY
1201 E CAREY AVE. NORTH LAS VEGAS



JOB NUMBER - 2022102

8945 S. EASTERN
SUITE 220
LAS VEGAS, NV 89123
P 702.456.1070
F 702.456.7020

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE/FEET WHEN MAP REDUCED FROM 1:111 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

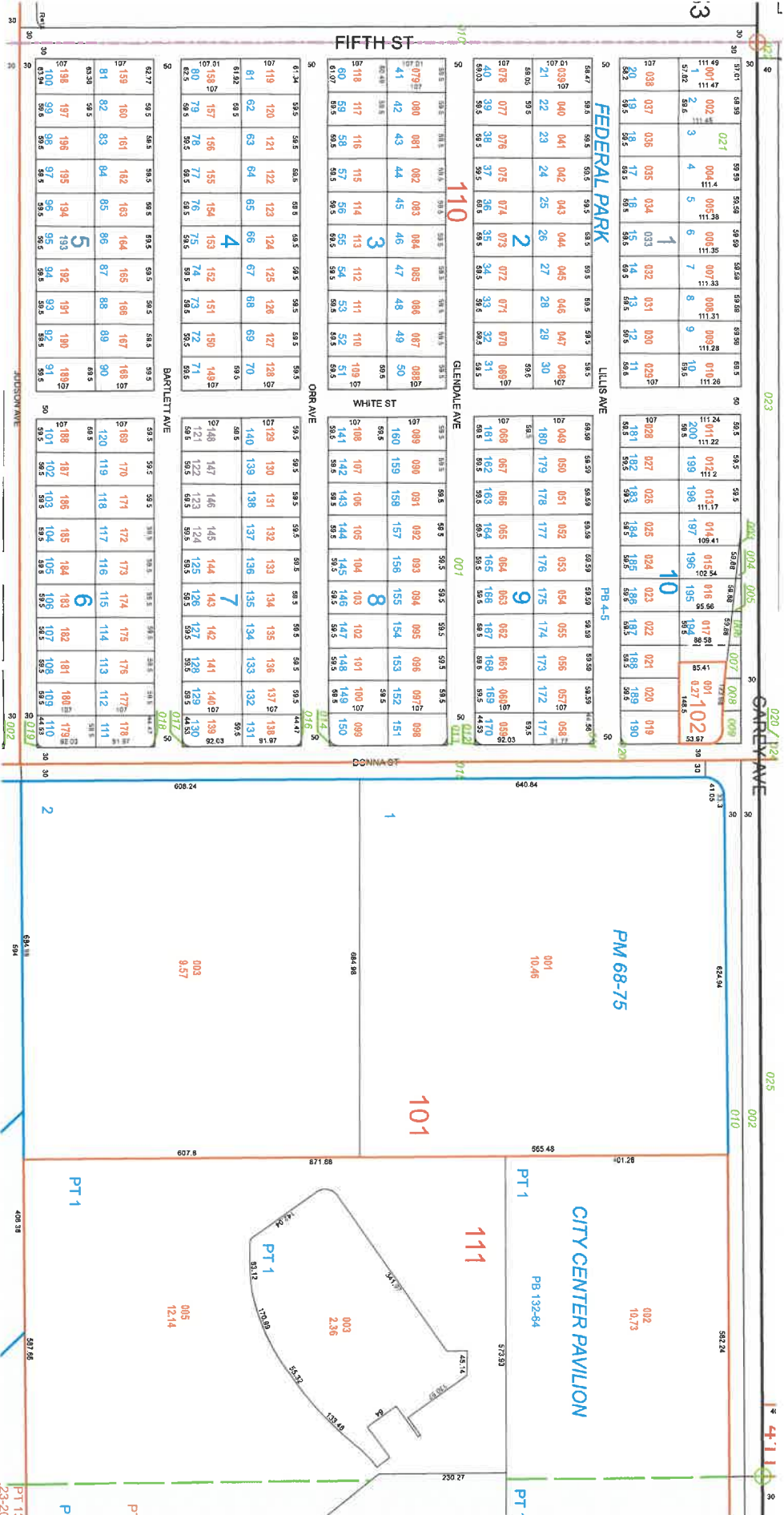
BOOK T20S R61E
23
MAP N 2 NW 4
139-23-1

Scale: 1" = 200'

Rev: 12/7/2021

CLARK COUNTY
Nevada

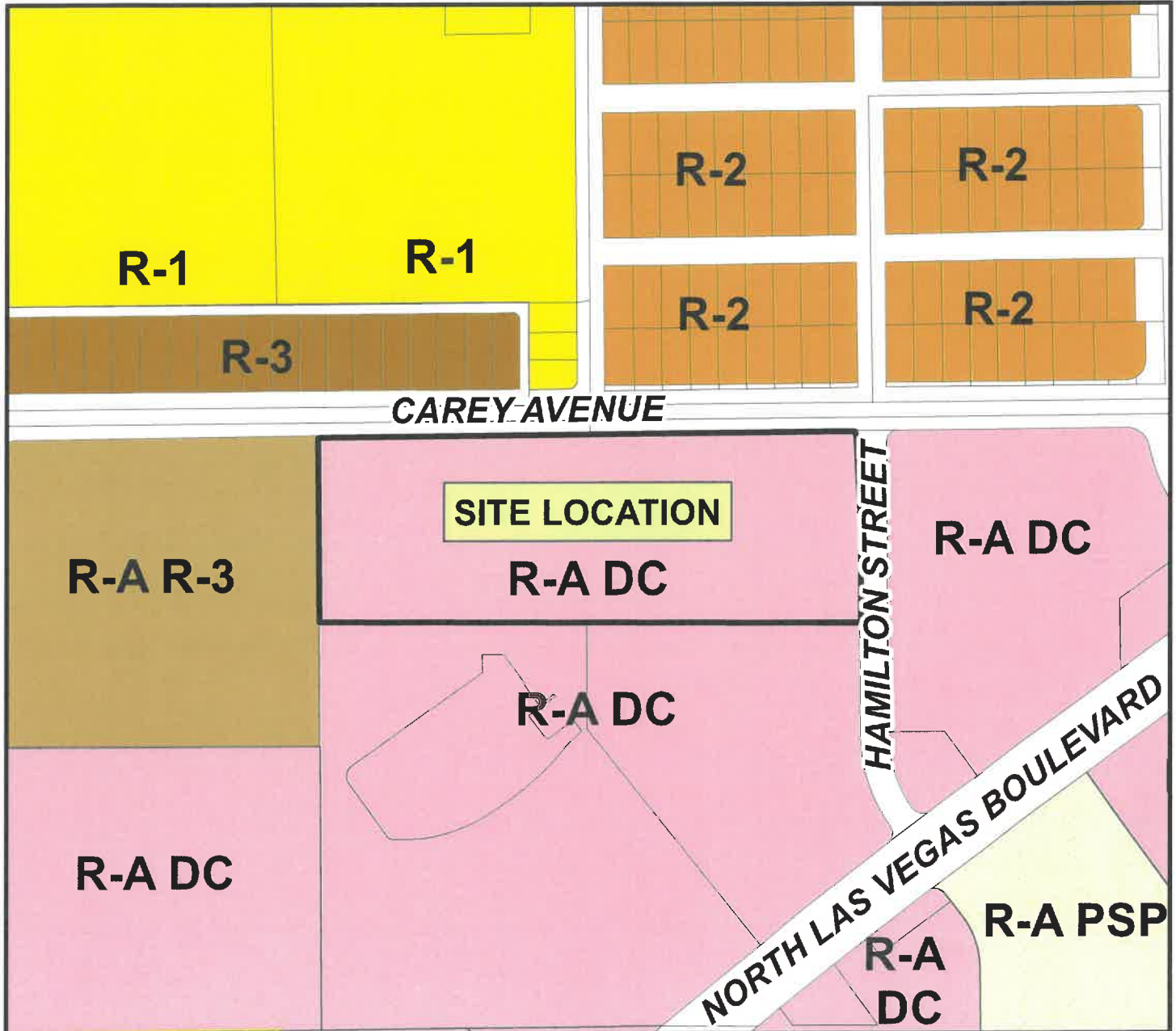
CLARK COUNTY





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: CIVICA Nevada
Application Type: Special Use Permit
Request: To Allow two (2) Temporary Buildings
Project Info: 1201 East Carey Avenue
Case Number: SUP-37-2024

05/02/2024

