



STATEMENT OF FINANCIAL INTEREST

Name of Representative: Bob Gronauer - Kaempfer Crowell

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 X 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): _____

APN: _____

Rancho Drive-Tule Springs Limited Partnership

By Romano Realty, Inc., General Partner

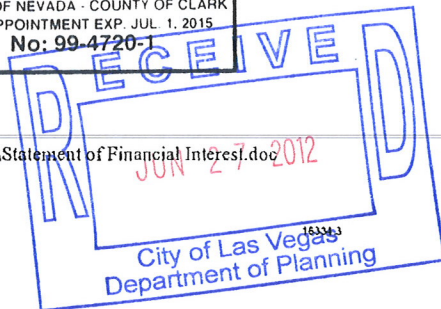
Signature of Property Owner: Marie A. Romano
Marie A. Romano, President

Print Name: _____

Subscribed and sworn before me

This 16 day of April, 2012

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Amendment to Master Streets and Highways (GPA)
 Project Address (Location) 7028 Sky Pointe Drive
 Project Name Sky Pointe Multi-Family and School Proposed Use Multi-Family & School
 Assessor's Parcel #(s) 125-21-102-001 Ward # 6
 General Plan: existing TC proposed TC Zoning: existing SC-TC proposed SX-TC
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 24.45± Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Rancho Drive - Tule Springs Road Contact _____
 Address 7321 W. Charleston Blvd. Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address _____

APPLICANT Investor Equity Homes, LLC / Contact Vince Schettler
 Address 3455 Cliff Shadows Pkwy, #220 Phone: 242-4949/561-736-1687 Fax: 242-0414/561
 City Las Vegas / State NV / FL Zip 89128
 E-mail Address vs@fcglv.com

REPRESENTATIVE Kaempfer Crowell Contact Bob Gronauer
 Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181
 City Las Vegas State NV Zip 89113
 E-mail Address rjg@kcnvlaw.com

Rancho Drive-Tule Springs Limited Partnership

By Romano Realty, Inc. General Partner
 Property Owner Signature* Maria A. Romano

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

Print Name Maria A. Romano, President

Subscribed and sworn before me

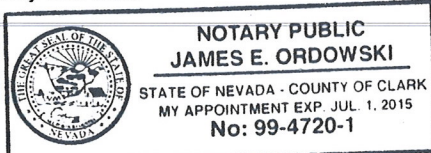
This 16th day of April, 20 12

James E. Ordowski

Notary Public in and for said County and State

Revised 10/27/08

1115590.1



FOR DEPARTMENT USE ONLY

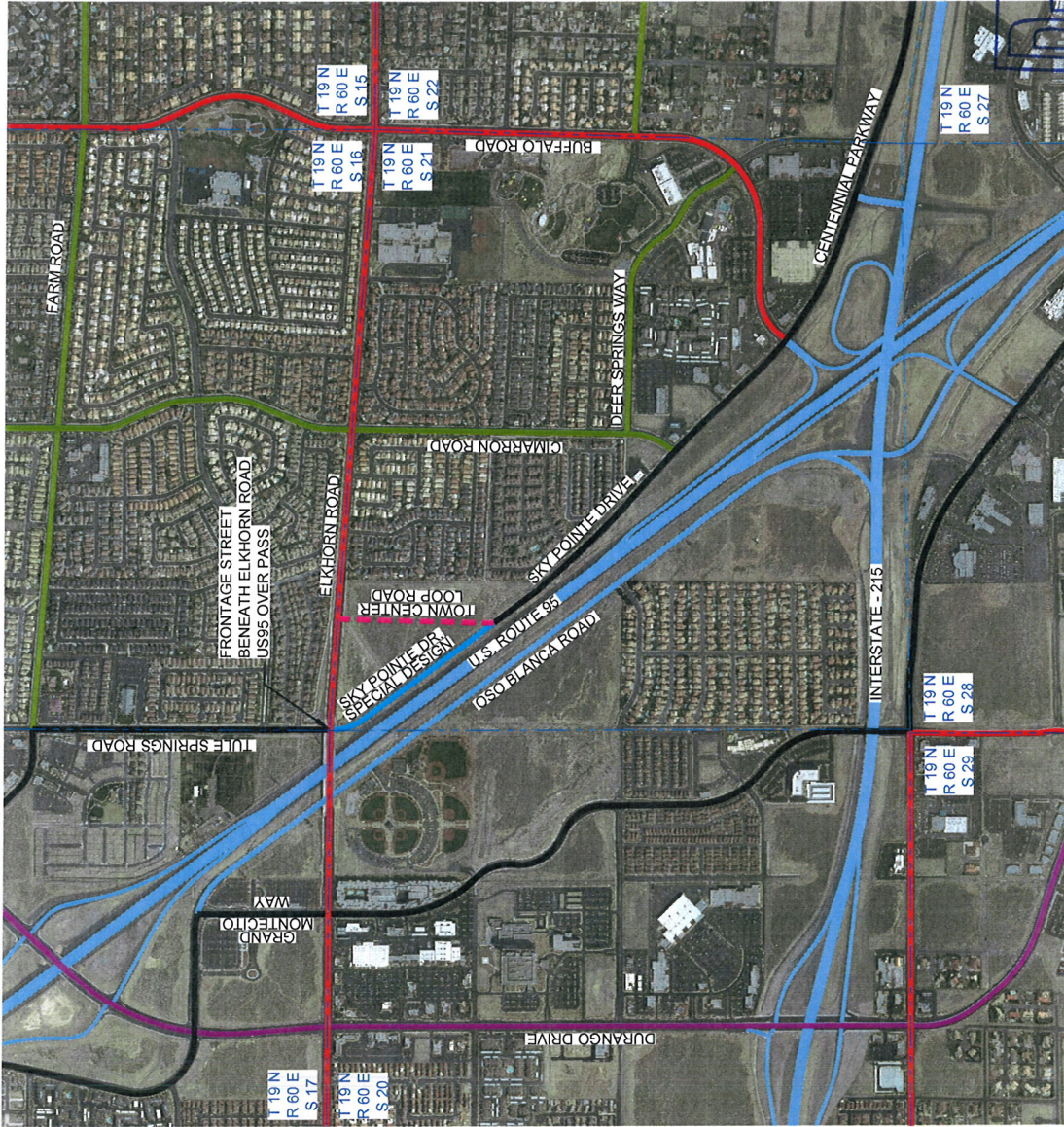
Case #	<u>GPA-45940</u>
Meeting Date:	<u>8/14/2012</u>
Total Fee:	<u>1600⁰⁰</u>
Date Received:	<u>6/27/2012</u>
Received By:	<u>M. A. K.</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

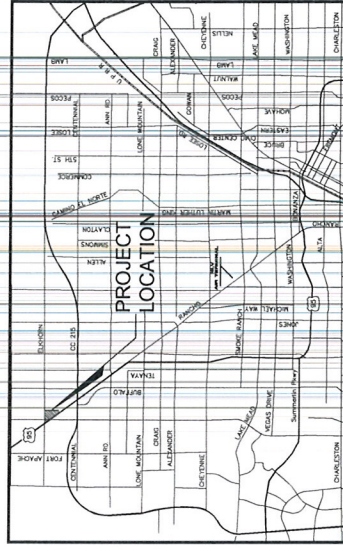
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City of Las Vegas
Department of Planning



MASTER STREET AND HIGHWAY PLAN STREET RE-ALIGNMENT REQUEST

TOWNSHIP 19 NORTH, RANGE 60 EAST, SECTION 21



VICINITY MAP

NOT TO SCALE

LEGEND

SECTION LINE
T 19 N R 60 E S 21

STREET CLASSIFICATION

- PARKWAY ARTERIAL (120 FT)
- PRIMARY ARTERIAL (100 FT)
- SECONDARY COLLECTOR (80 FT)
- FRONTAGE STREETS (70 FT)
- FREEWAY EXISTING

* INFORMATION FROM CITY OF LAS VEGAS MASTER PLAN OF STREET AND HIGHWAYS
REVISED: MARCH 23, 2010

PLANNED ALIGNMENT OF TOWN CENTER LOOP ROAD

PROPOSED FRONTAGE STREET TO BE RE-ALIGNED (70 FT)

PROPOSED RE-ALIGNMENT OF TOWN CENTER LOOP ROAD

FRONTAGE ROAD, SPECIAL DESIGN (80 FT)
(TOWN CENTER ARTERIAL)



August 17, 2012

AUG 20 2012

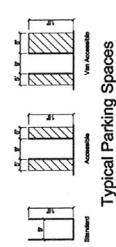
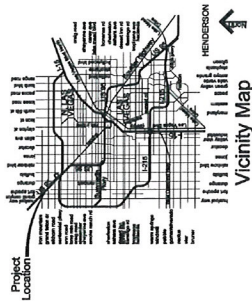


City of Las Vegas
Department of Planning

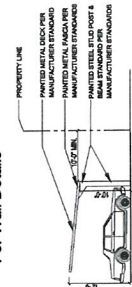
GPA-45940 MOD-45944

SUP-45941 SDR-45943

REVISED 09/11/12 PC



Note: See L.S. Plan For Wall Details



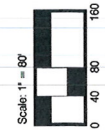
Sky Pointe Multi-Family & Somerset Academy

Las Vegas, NV

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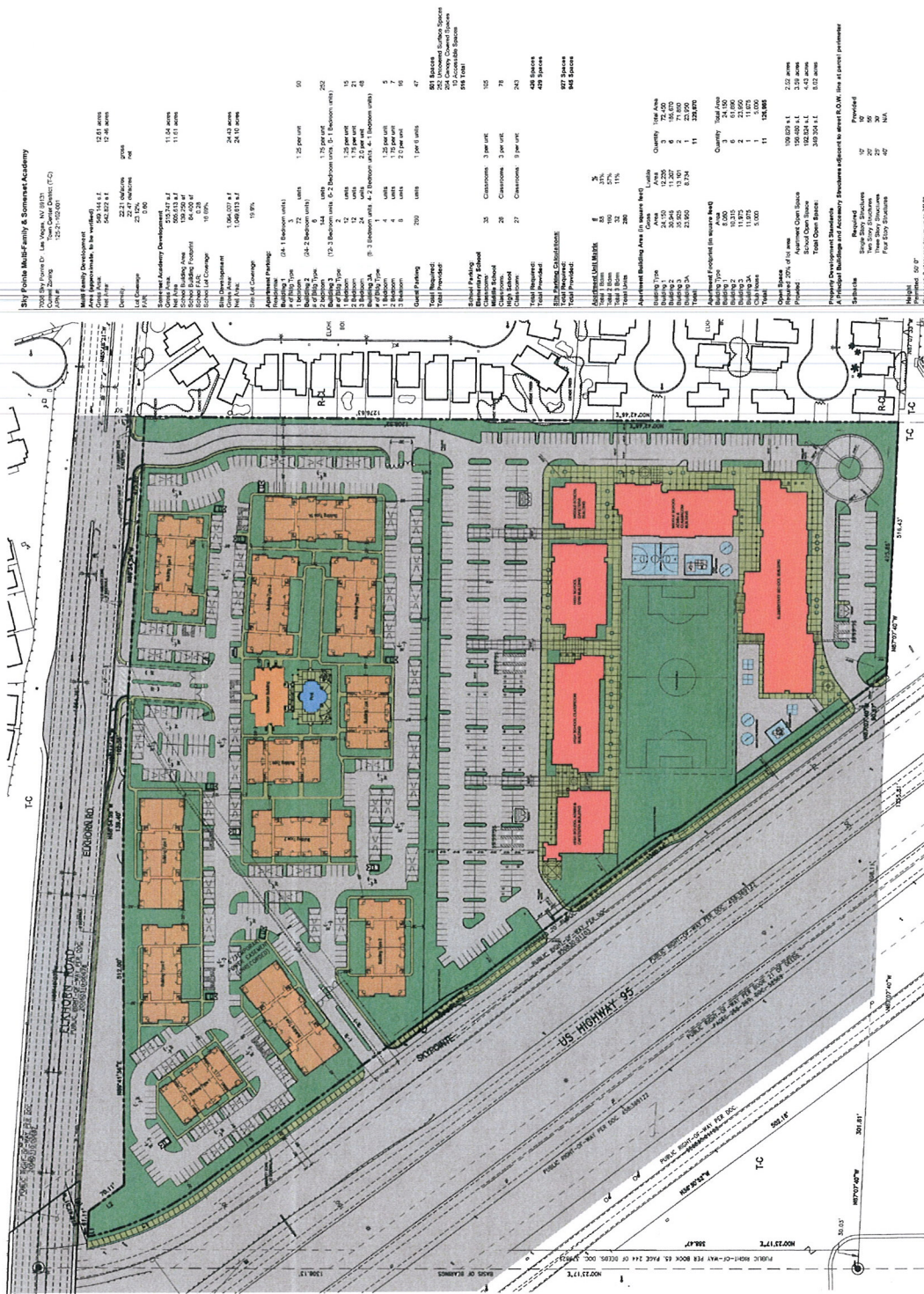
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City of Las Vegas
Department of Planning



GPA-45940 MOD-45944
SUP-45941 SDR-45943
REVISED

Conceptual Master Site Plan : Sheet Title
 12-002 : Project Number
 08-10-2012 : Date



Sky Pointe Multi-Family & Somerset Academy
 12000 S. Highway 95, Las Vegas, NV 89139
 Conceptual Master Site Plan (C.M.S.P.)
 Project No. 12-002

Site Information
 Total Site Area: 12.46 acres
 Total Building Area: 11.64 acres
 Total Parking Area: 11.64 acres

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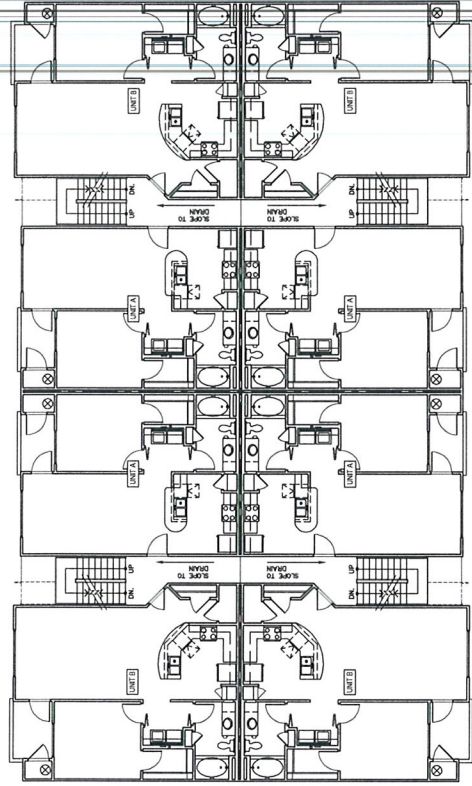
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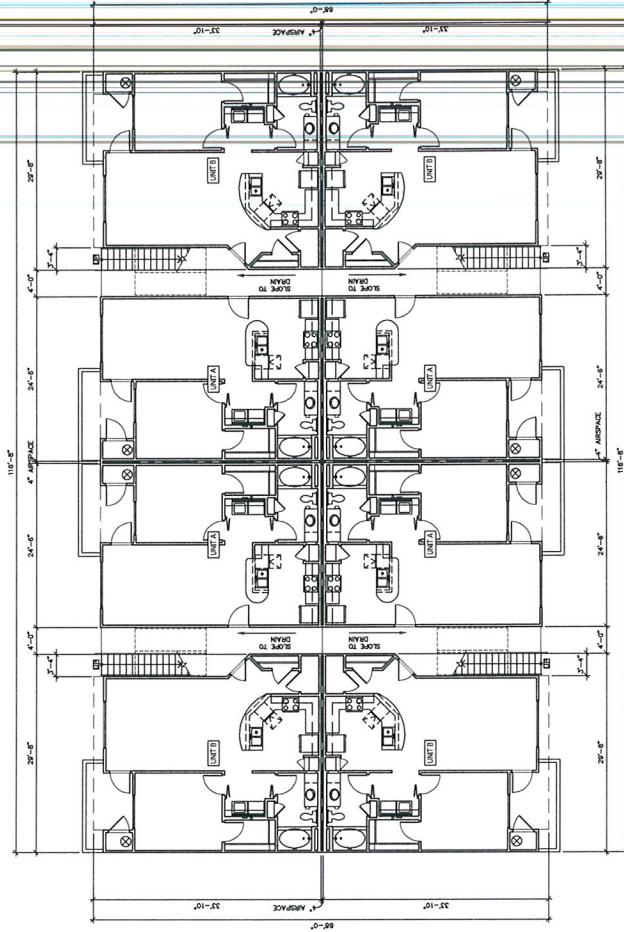
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Las Vegas, NV



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8"=1'-0"
TO APPLY TO 2ND & 3RD FLOOR L.A.C.



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

Sky Pointe Multi-Family

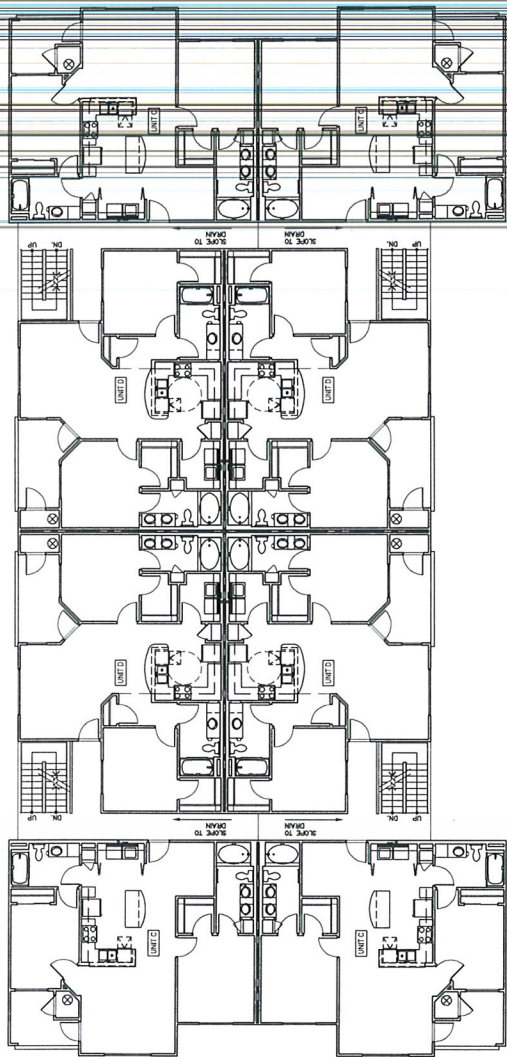
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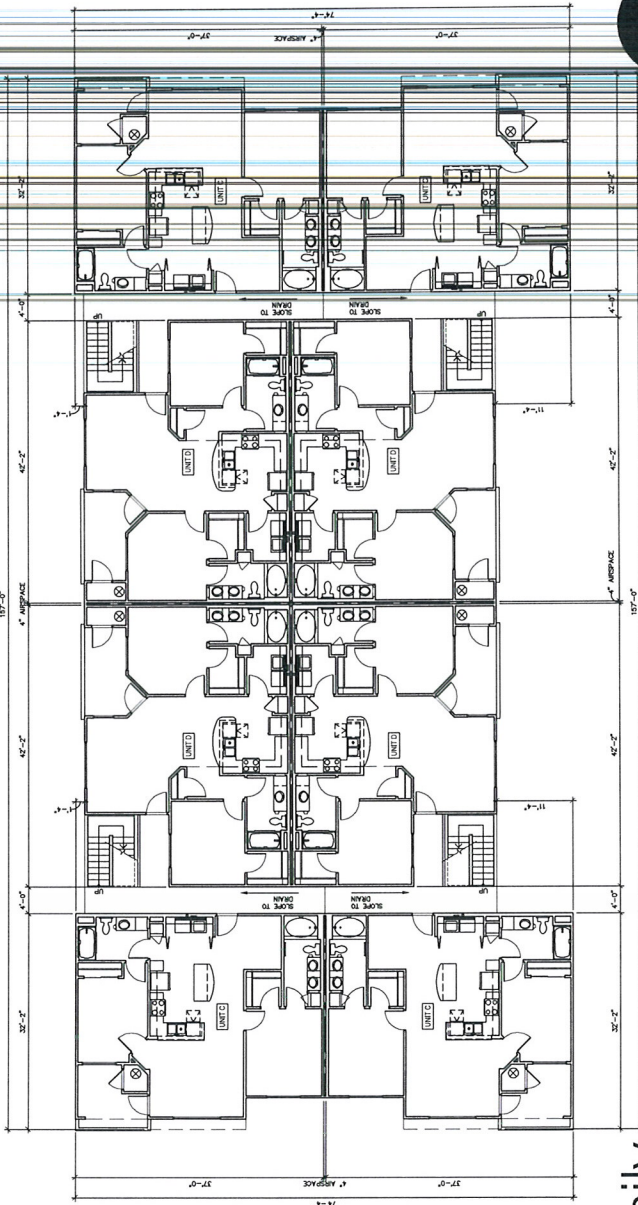
Building Floor Plan Type 1 : Sheet Title
12-002 : Project Number
08-02-2012 : Date

MOSER architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED



B SECOND & THIRD FLOOR PLAN - SCALE: 1/8" = 1'-0"
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 TO APPLY TO THIS AND FLOOR L.A.O.



A FIRST FLOOR PLAN - SCALE: 1/8" = 1'-0"
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 TO APPLY TO THIS AND FLOOR L.A.O.

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Building Floor Plan Type 2 - Sheet Title
 15-002 - Project Number
 08-02-2012 - Date

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Las Vegas, NV

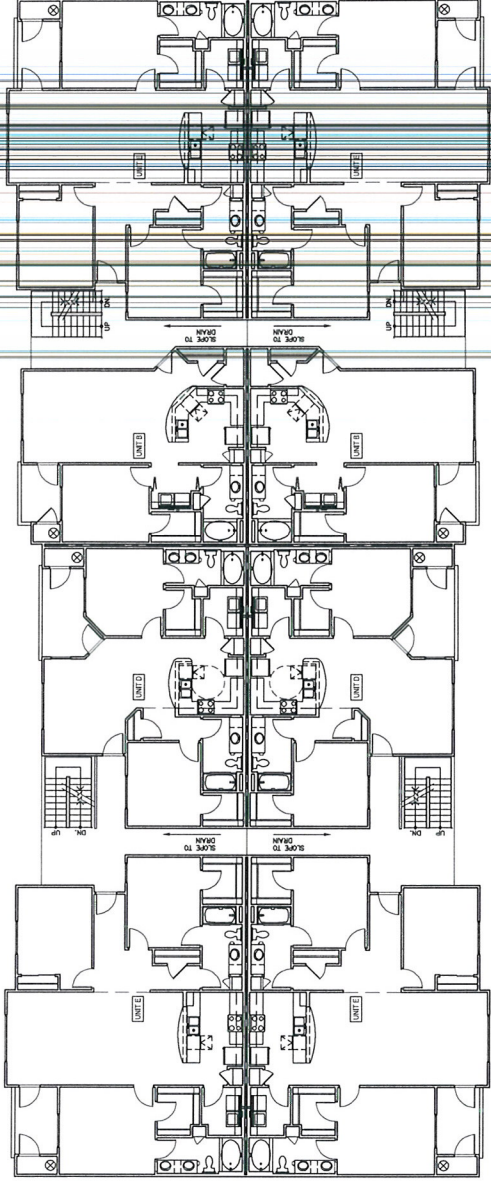
MOSE architecture studio

GPA-45940 MOD-45944

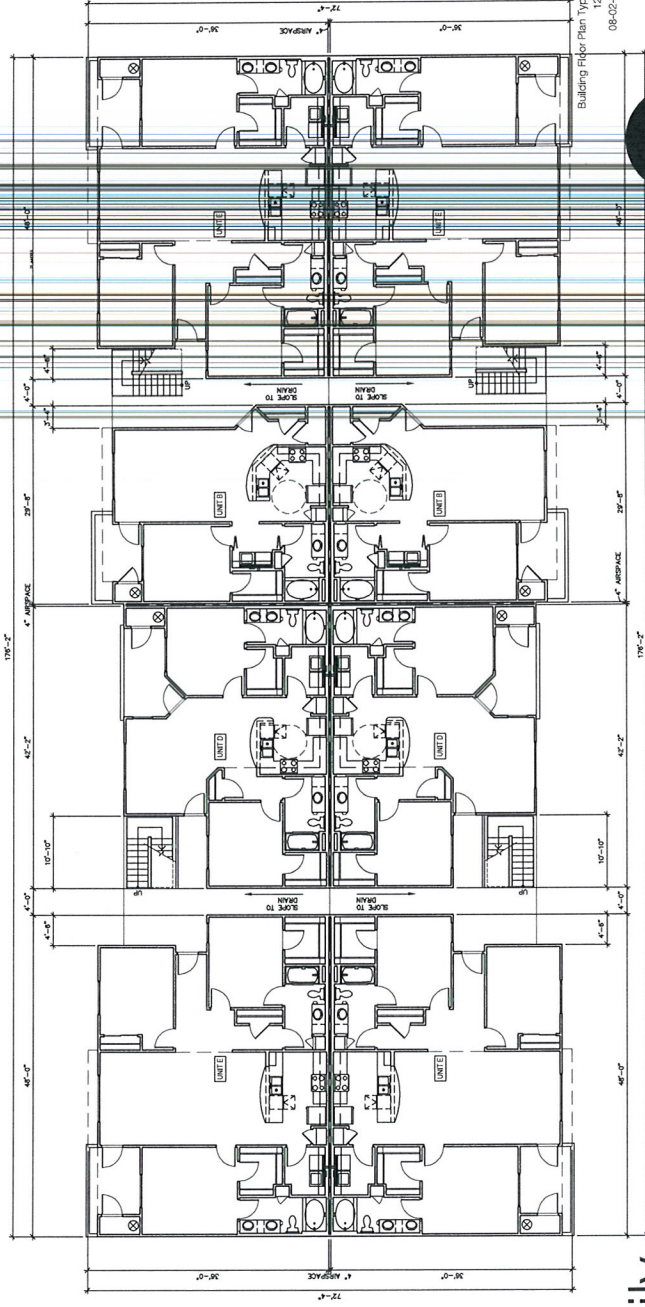
SDR-45943 REVISED



Building Floor Plan Type 3 : Sheet Title
12-062 : Project Number
08-02-2012 : Date



ⓑ SECOND FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR UNLESS
NOTED OTHERWISE



Ⓐ FIRST FLOOR PLAN - SCALE: 1/8" = 1'-0"
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR UNLESS
NOTED OTHERWISE

Sky Pointe Multi-Family

Las Vegas, NV

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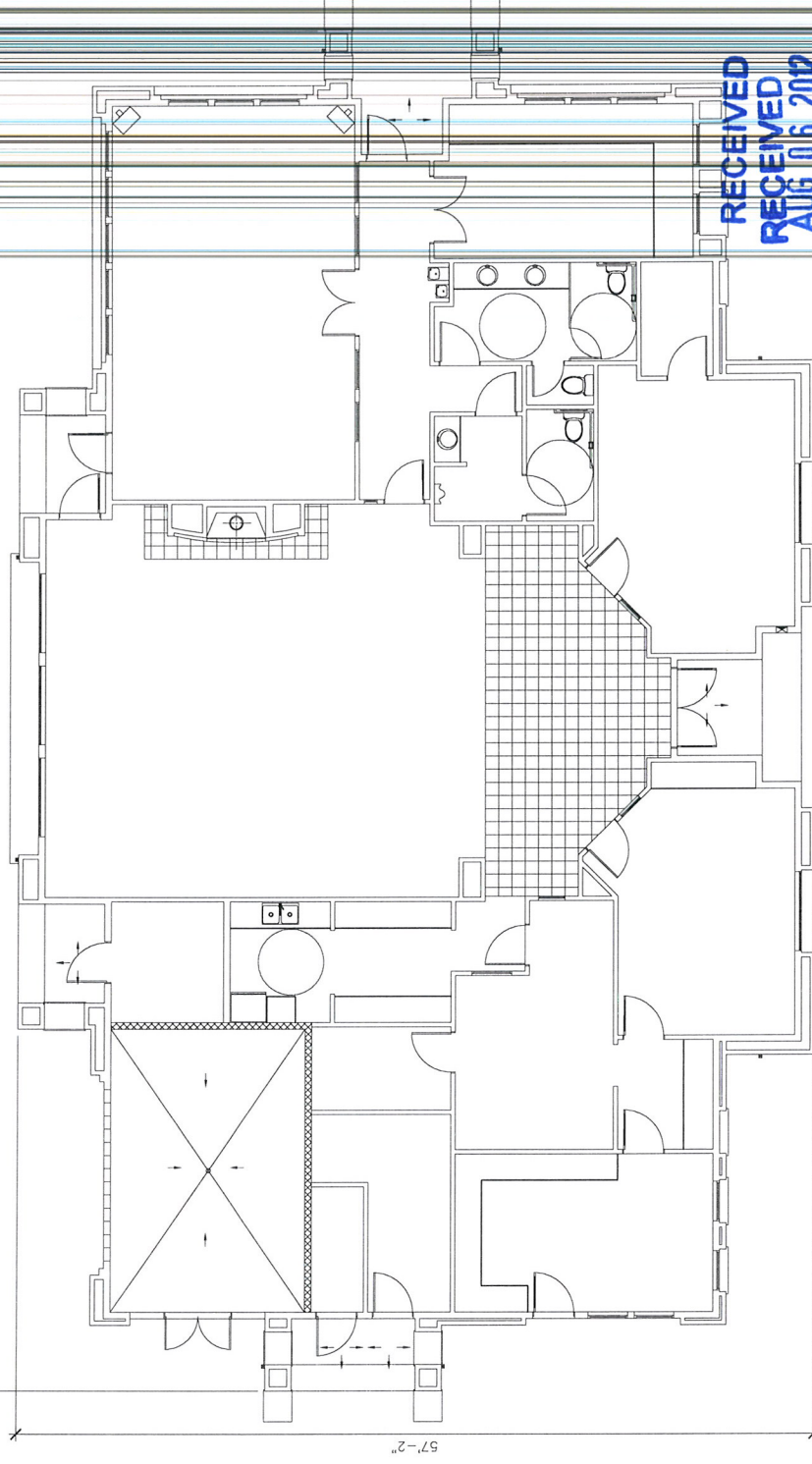


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VAR-45939 SUP-45941
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Building Refer Plan Type 3A - Sheet Title
Y04092 - Project Number
08-02-2012 - Date

97'-8"



57'-2"

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AUG 10 2012

RECREATION BUILDING
1/4" = 1'-0"

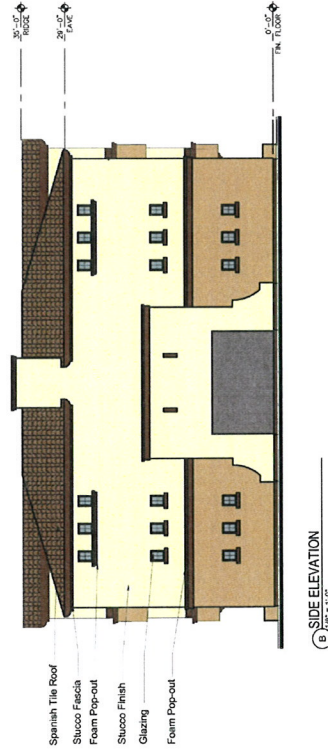
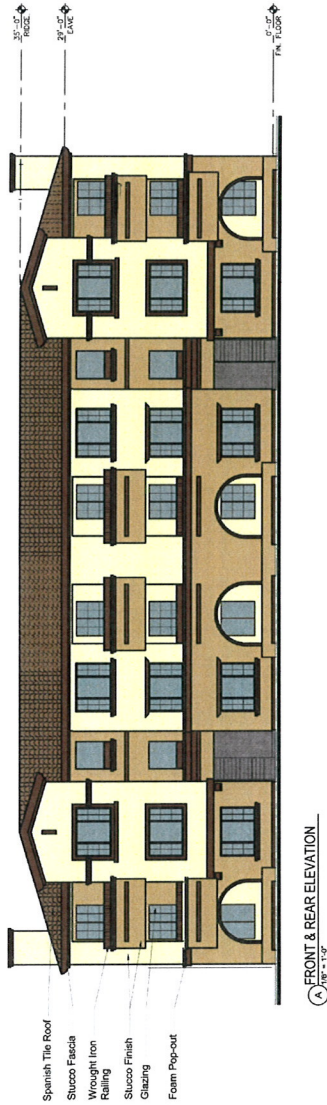
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14-002 - Project Number
08-02-2012 - Date

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VAR-45939 SUP-45941
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Elevation Building Type 1 : Street Title
12-002 : Project Number
06-15-2012 : Date

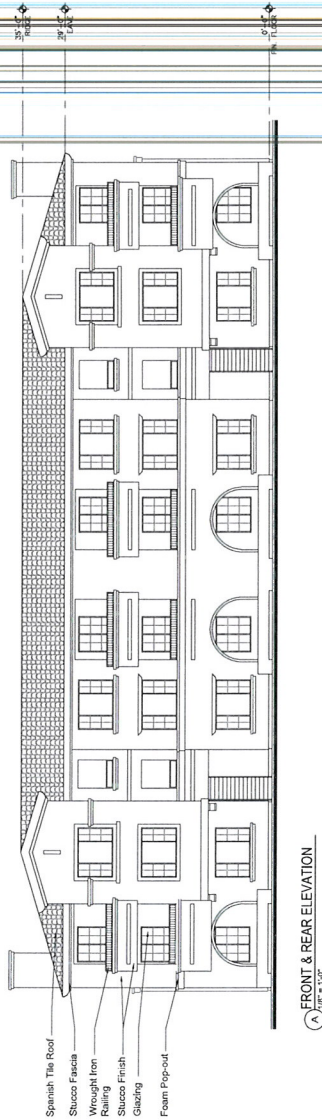
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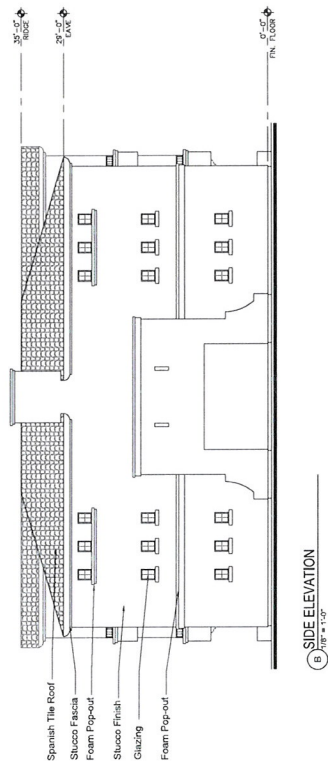


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VAR-45939 SUP-45941
SDR-45943 REVISED



Ⓐ FRONT & REAR ELEVATION
1/8" = 1'-0"



Ⓑ SIDE ELEVATION
1/8" = 1'-0"

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Elevation Building Type 1 - Street Title
10052 - Project Number
08-02-2012 - Date

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Las Vegas, NV



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VAR-45939 SUP-45941
SDR-45943 REVISED



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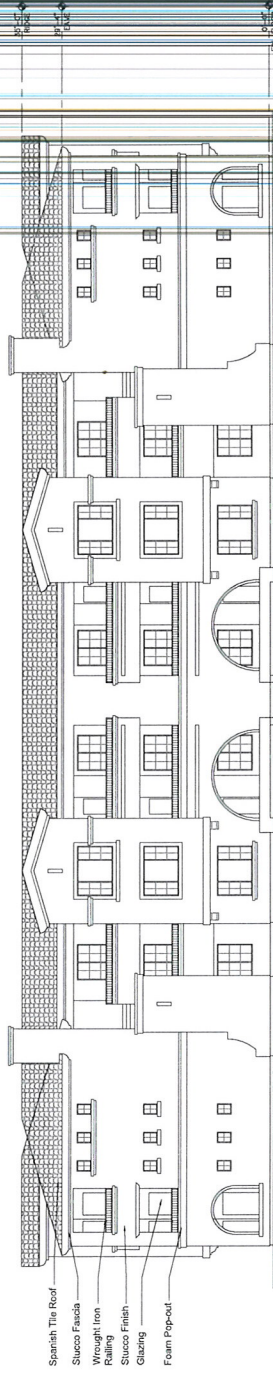
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12-062 : Project Number
05-15-2012 : Date

Sky Pointe Multi- Family

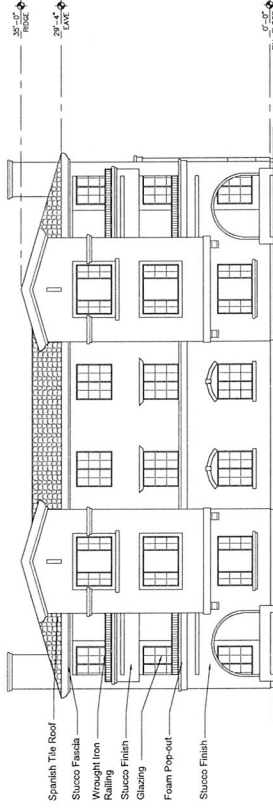
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GPA-45940 MOD-45941
VAR-45939 SUP-45941
SDR-45943 REVISED





○ FRONT/ REAR ELEVATION
SCALE 1/8"=1'-0"



○ SIDE ELEVATION
SCALE 1/8"=1'-0"

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AUG 06 2012

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10492 : Project Number
08-02-2012 : Date

Sky Pointe Multi- Family

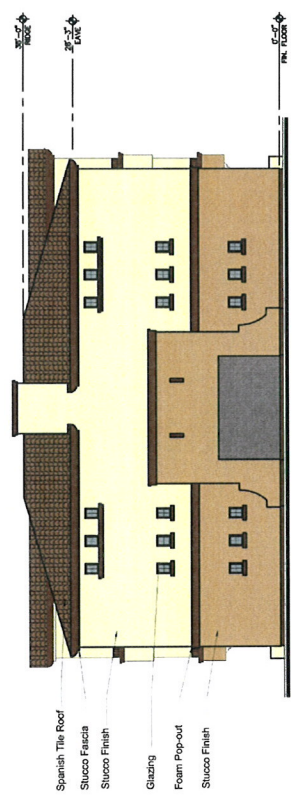
Las Vegas, NV

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GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED



Ⓐ FRONT & REAR ELEVATION
1/8" = 1'-0"



Ⓑ SIDE ELEVATION
1/8" = 1'-0"

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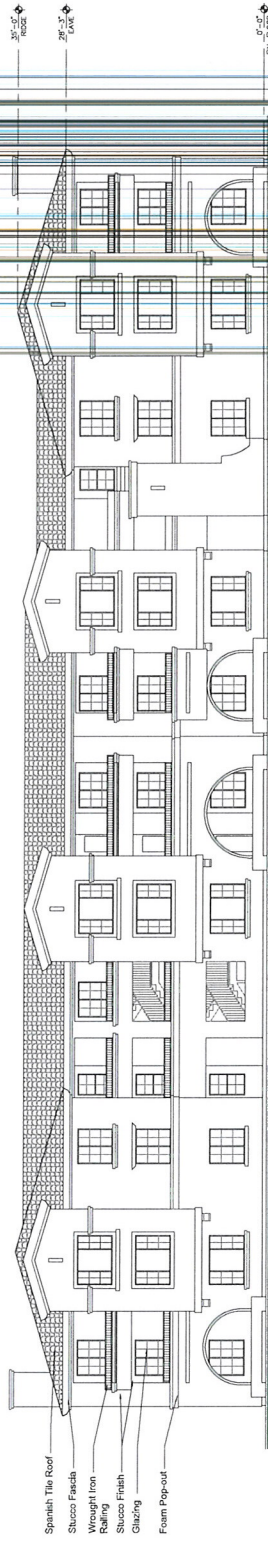
Las Vegas, NV

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05-15-2012 : Date

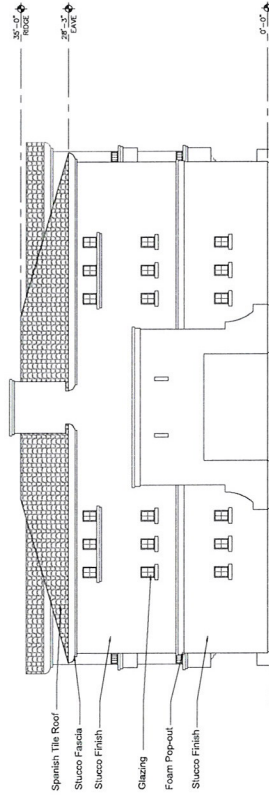
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VAR-45939 SUP-45941
SDR-45943 REVISED



KUSPER
architecture studio



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B SIDE ELEVATION
1/8" = 1'-0"

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Elevation Building Type 3 - Sheet Title
11/06/12 - Project Number
08-02-2012 - Date

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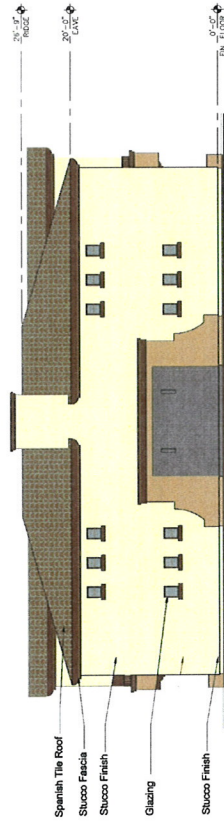
Las Vegas, NV



GPA-45940 MOD-45944
VAR-45939 SUP-45941
DR-45943 REVISED



A FRONT & REAR ELEVATION



B SIDE ELEVATION

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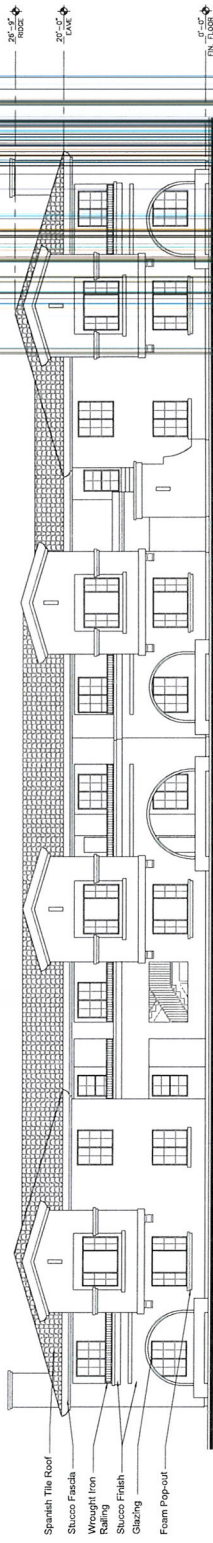
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Sky Pointe Multi- Family

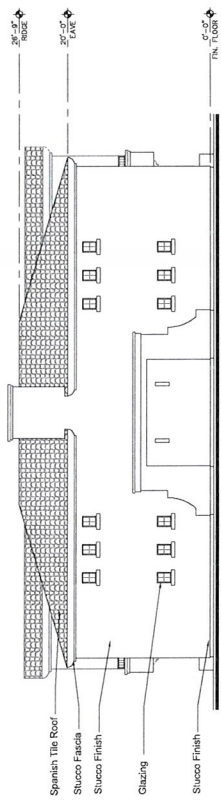
Las Vegas, NV



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VAR-45939 SUP-45941
SDR-45943 REVISED



A FRONT & REAR ELEVATION
1/8" = 1'-0"



B SIDE ELEVATION
1/8" = 1'-0"

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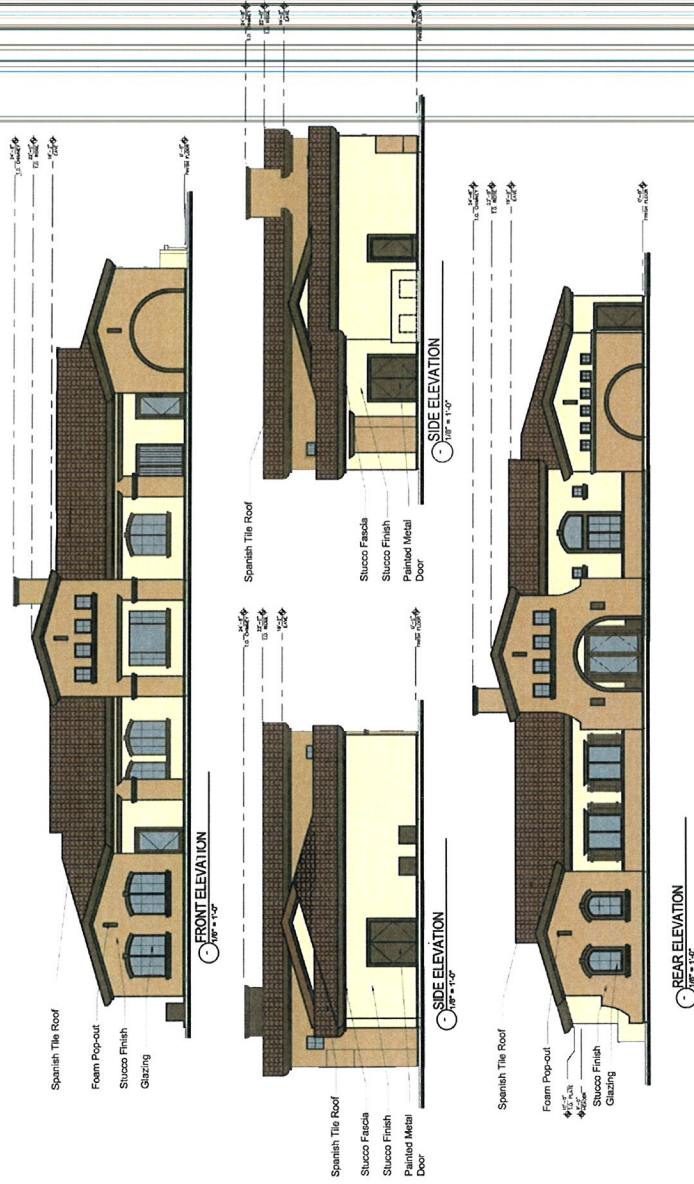
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12-602 - Project Number
08-02-2012 - Date

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Las Vegas, NV

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SDR-45943 REVISED

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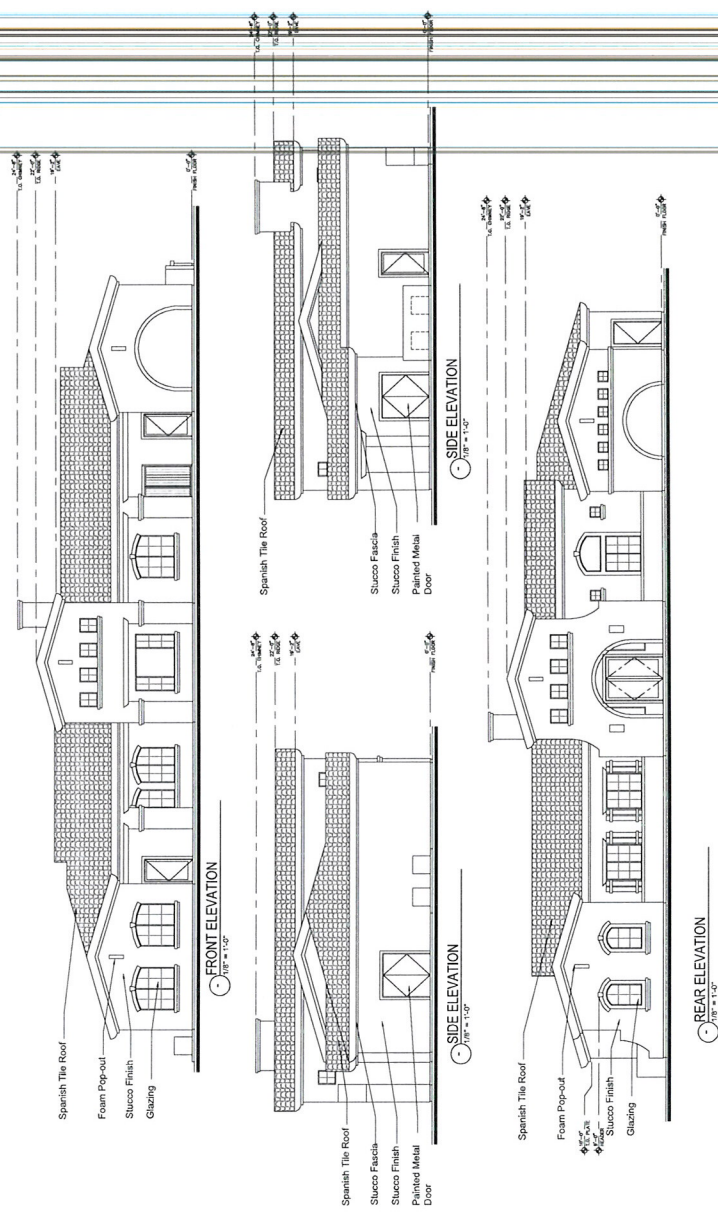
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12-062 : Project Number
05-15-2012 : Date

Sky Pointe Multi- Family

Las Vegas, NV



GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED



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Recreation Building Elevation - Sheet Title
12-002 - Project Number
08-02-2012 - Date

Sky Pointe Multi-Family
Las Vegas, NV



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SDR-45943 REVISED

Architectural floor plan of the second floor of the Ethos Three building. The plan shows a large multi-purpose room on the left, a central corridor, and various classrooms and offices on the right. Dimensions are provided for each room and along the perimeter. The plan includes labels for rooms such as 'MULTI-PURPOSE ROOM', 'KITCHEN', 'ART CLASSROOM', 'SPANISH CLASSROOM', 'COMPUTER CLASSROOM', '2nd GRADE CLASSROOM', '1st GRADE CLASSROOM', 'RESOURCE CLASSROOM', 'MUSIC CLASSROOM', 'PRE-KINDER CLASSROOM', 'KINDER CLASSROOM', 'TEACHER/STAFF LOUNGE', 'OFFICE', and 'ELECTRICAL'. A logo for 'ethos three' is visible in the top right corner.

8985 S. Eastern
Suite 200
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020

ethos three



ethos three
ARCHITECTURE

SOMERSET ACADEMY
SKY POINTE - ELKHORN

FLOOR PLAN 1

SHT A2.1

07-26-12

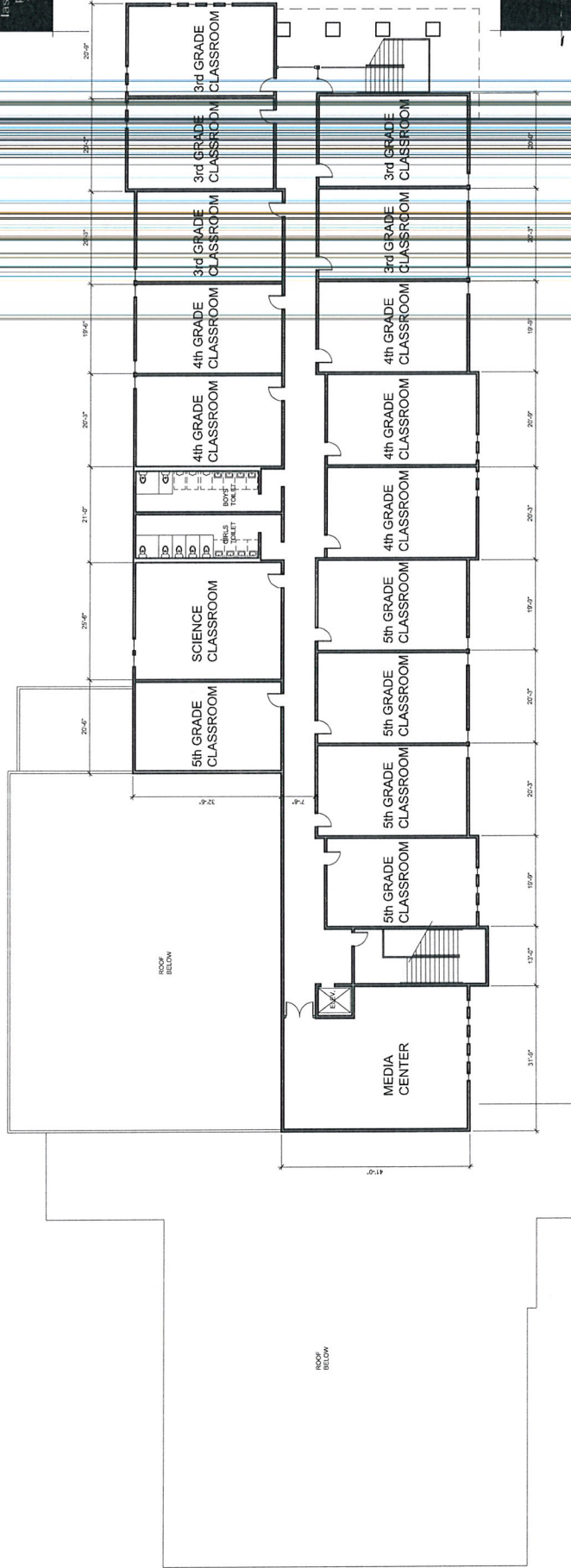
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VAR-45939 SUP-45941
SDR-45943 REVISED

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FLOOR PLAN LEVEL 1 - ELEMENTARY SCHOOL

SCALE: 3/32" = 1'-0"

8985 S. exdrem
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



SOMERSET ACADEMY
SKY POINTE - ELKHORN

FLOOR PLAN 2

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FLOOR PLAN LEVEL 2 - ELEMENTARY SCHOOL

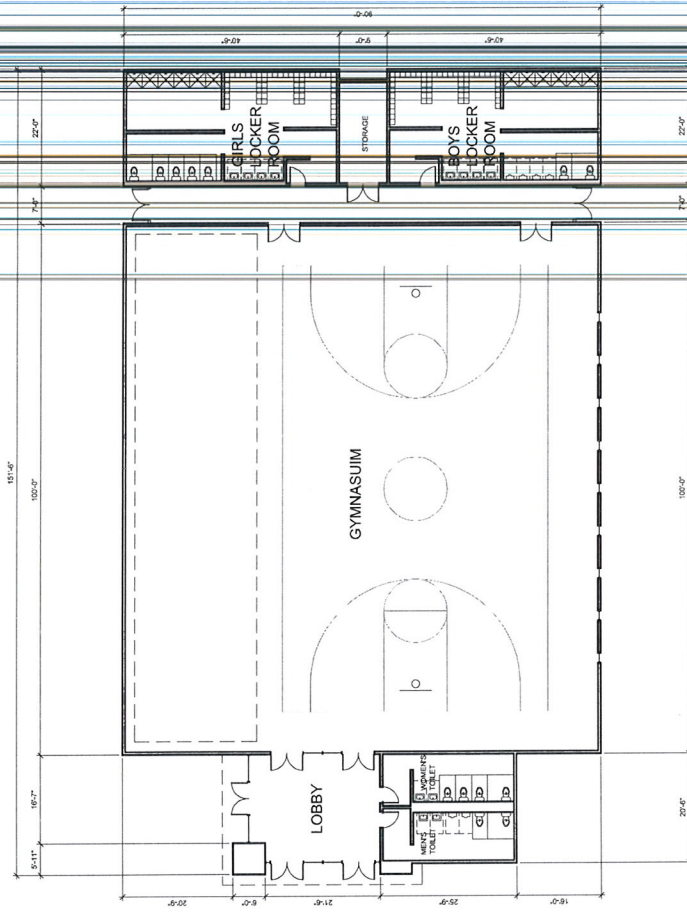
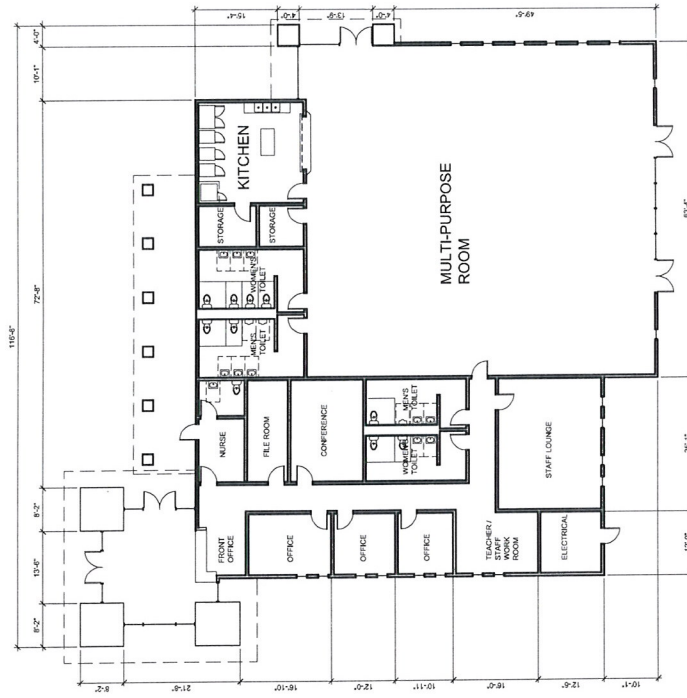
SCALE : 3/32" = 1'-0"

0 8' 16' 32' 07-26-12

SHT A2.2

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VAR-45939 SUP-45941
SDR-45943 REVISED

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Suite 220
Las Vegas, NV 89123
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F 702.456.7020



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SOMERSET ACADEMY
SKY POINTE - ELKHORN

FLOOR PLAN 1

North

FLOOR PLAN - HIGH SCHOOL ADMINISTRATION and GYMNASIUM BUILDINGS

SCALE : 3/32" = 1'-0"

0' 8' 16' 32' 48' 64' 80' 96' 112' 128' 144' 160' 176' 192' 208' 224' 240' 256' 272' 288' 304' 320' 336' 352' 368' 384' 400' 416' 432' 448' 464' 480' 496' 512' 528' 544' 560' 576' 592' 608' 624' 640' 656' 672' 688' 704' 720' 736' 752' 768' 784' 800' 816' 832' 848' 864' 880' 896' 912' 928' 944' 960' 976' 992' 1008' 1024' 1040' 1056' 1072' 1088' 1104' 1120' 1136' 1152' 1168' 1184' 1200' 1216' 1232' 1248' 1264' 1280' 1296' 1312' 1328' 1344' 1360' 1376' 1392' 1408' 1424' 1440' 1456' 1472' 1488' 1504' 1520' 1536' 1552' 1568' 1584' 1600' 1616' 1632' 1648' 1664' 1680' 1696' 1712' 1728' 1744' 1760' 1776' 1792' 1808' 1824' 1840' 1856' 1872' 1888' 1904' 1920' 1936' 1952' 1968' 1984' 2000' 2016' 2032' 2048' 2064' 2080' 2096' 2112' 2128' 2144' 2160' 2176' 2192' 2208' 2224' 2240' 2256' 2272' 2288' 2304' 2320' 2336' 2352' 2368' 2384' 2400' 2416' 2432' 2448' 2464' 2480' 2496' 2512' 2528' 2544' 2560' 2576' 2592' 2608' 2624' 2640' 2656' 2672' 2688' 2704' 2720' 2736' 2752' 2768' 2784' 2800' 2816' 2832' 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SOMERSET ACADEMY
SKY POINTE - ELKHORN

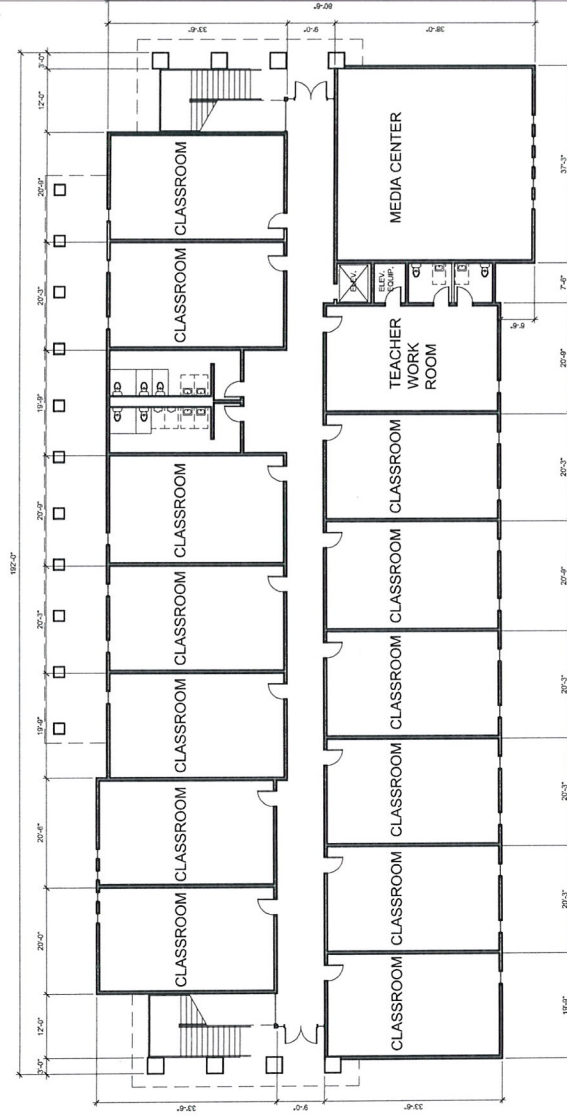
FLOOR PLAN 1

SHT A2.6

07-26-12

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED

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FLOOR PLAN LEVEL 1 - HIGH SCHOOL CLASSROOM BUILDING

SCALE: 3/32" = 1'-0"

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FLOOR PLAN 2



SHT A2.7

07-26-12

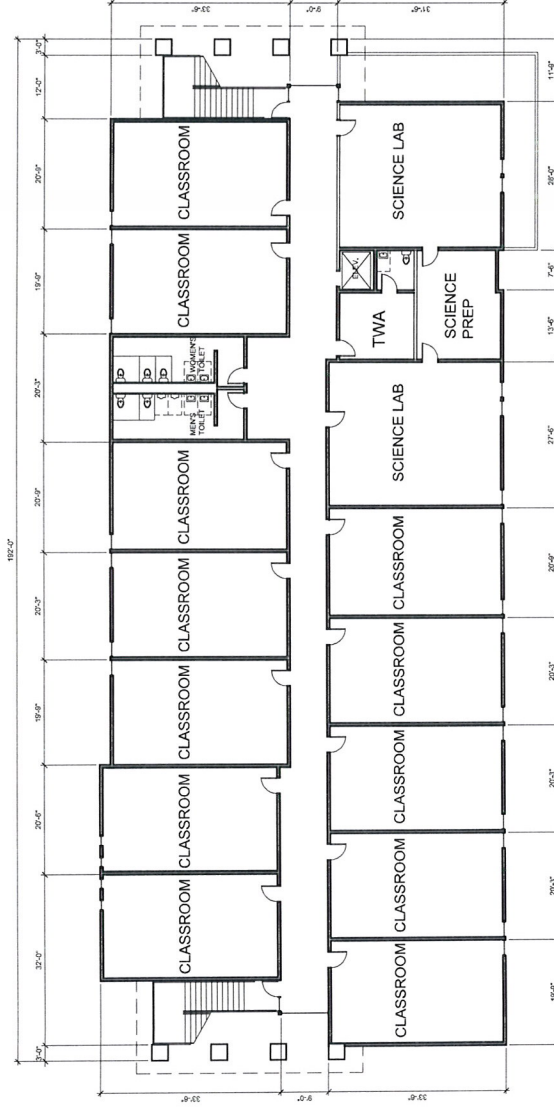
32'

8'

0'

FLOOR PLAN LEVEL 2 - HIGH SCHOOL CLASSROOM BUILDING

SCALE : 3/32" = 1'-0"



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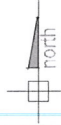
GPA-45940 MOD-45944
 VAR-45939 SUP-45941
 SDR-45943 REVISED

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FLOOR PLAN 1



SHT A2.3

07-26-12

32

3.

"

32"

ALE

FLOOR PLAN LEVEL 1 - MIDDLE SCHOOL

SCALE: 3/32" = 1'-0"

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GPA-45940 MOD-45944
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FLOOR PLAN 1



SHT A2.4

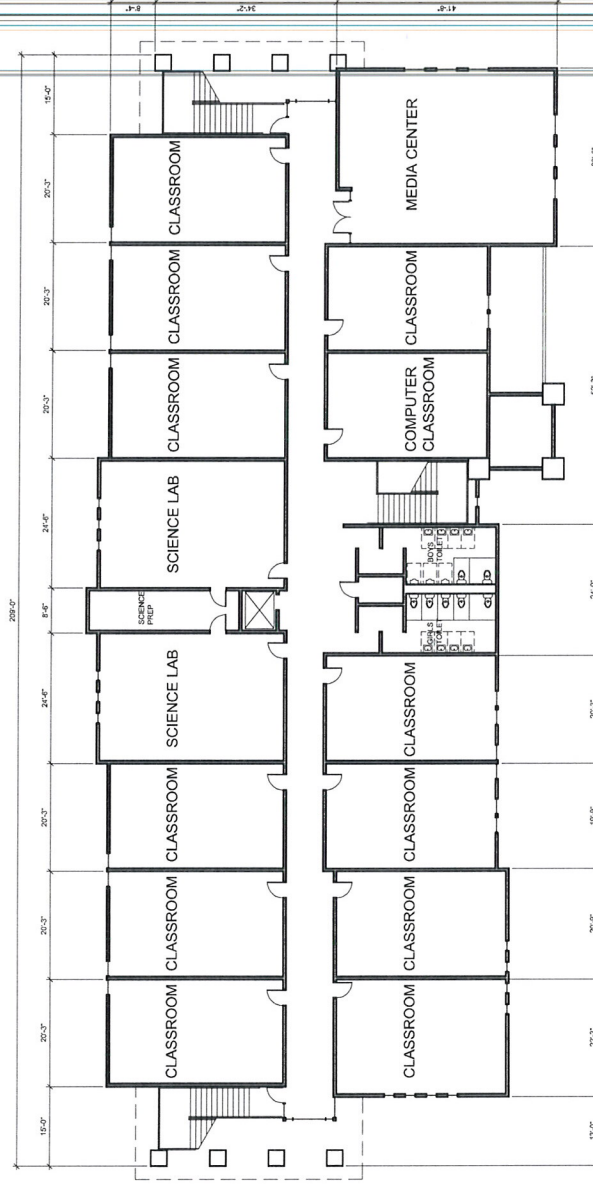
07-26-12

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GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED

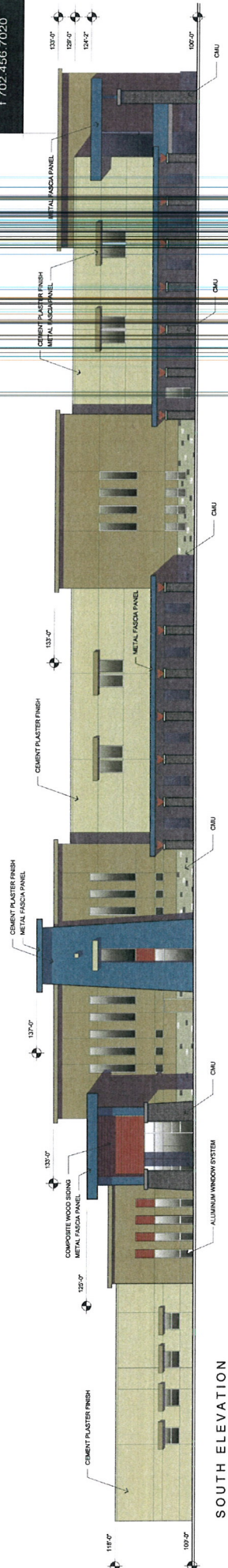
RECEIVED
AUG 06 2012



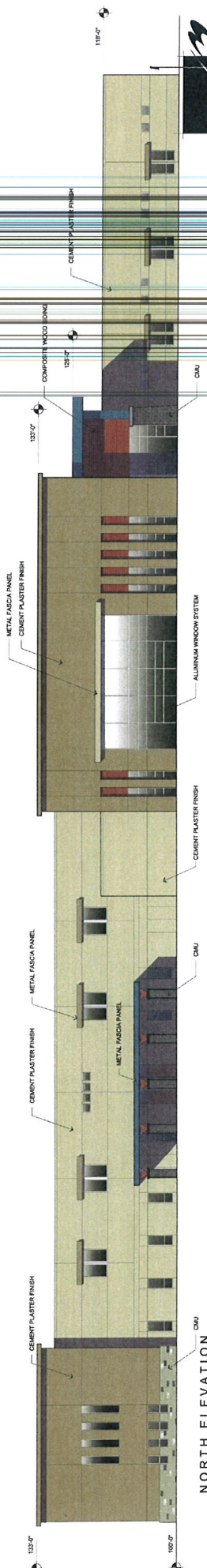
FLOOR PLAN LEVEL 2 - MIDDLE SCHOOL

SCALE: 3/32" = 1'-0"

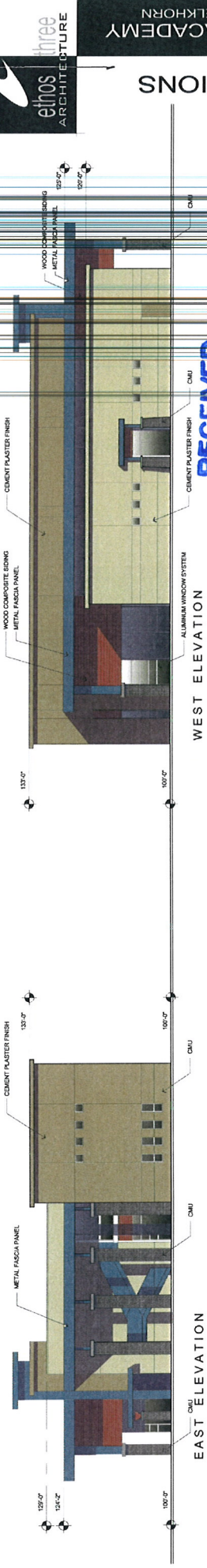
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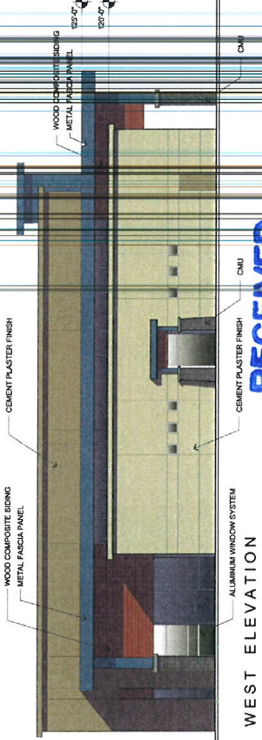
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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AUG 06 2012



SOMERSET ACADEMY
SKY POINTE - ELKHORN

ELEVATIONS

EXTERIOR ELEVATIONS - ELEMENTARY SCHOOL

SCALE : 3/32" = 1'-0"

GPA-45940¹² MOD-45944¹³
VAR-45939 SUP-45941
SDR-45943 REVISED

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SOMERSET ACADEMY
SKY POINTE - ELKHORN

ELEVATIONS

SHT A5.3

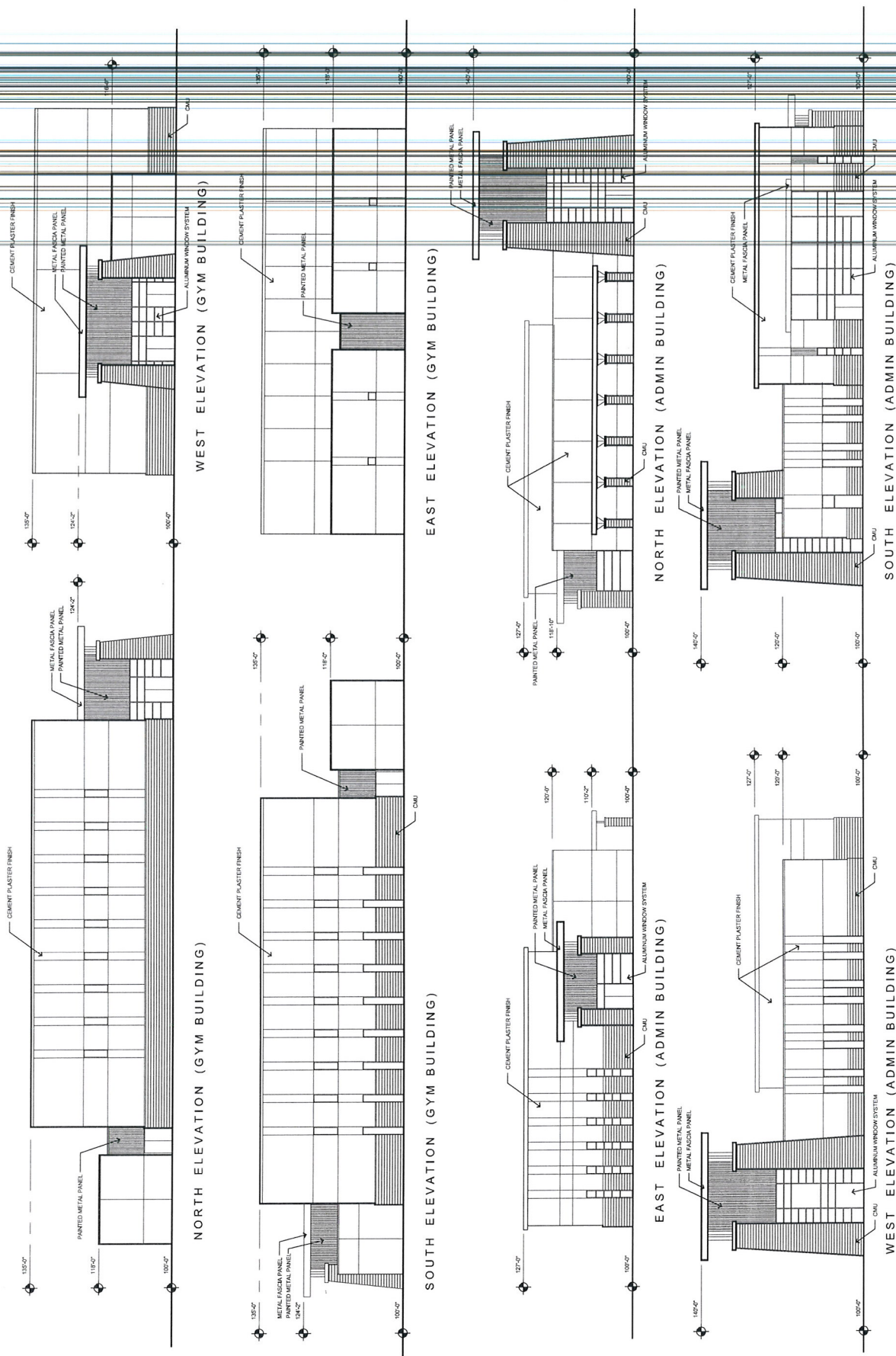
07/26/12

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GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED



EXTERIOR ELEVATIONS - HIGH SCHOOL ADMINISTRATION and GYM BUILDINGS

SCALE: 3/32" = 1'-0"

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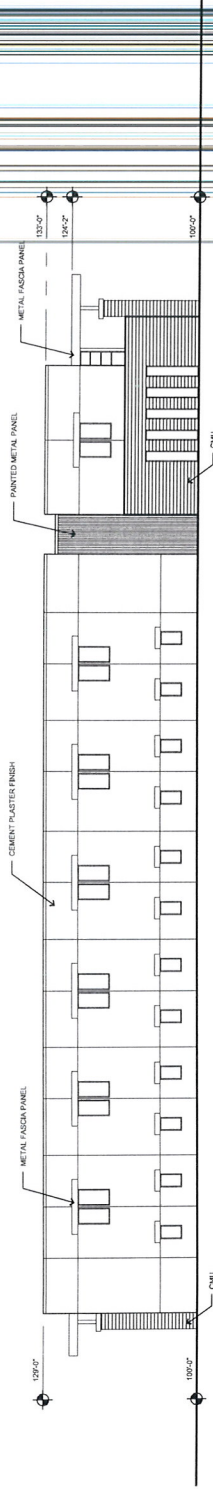


SOMERSET ACADEMY
SKY POINTE - ELKHORN

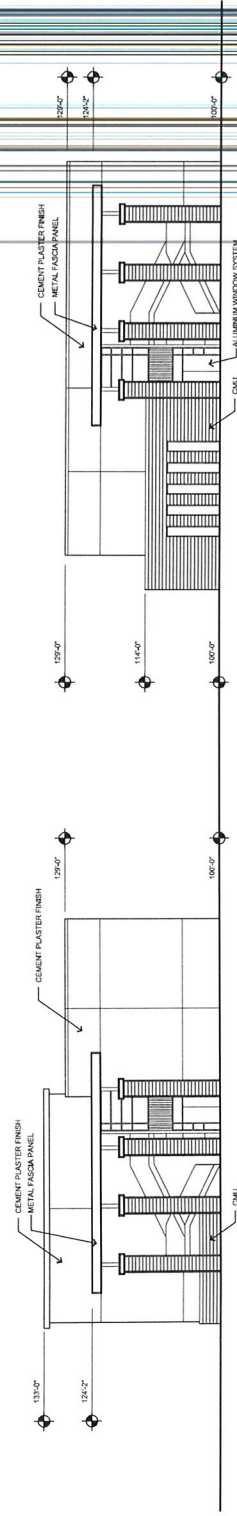
ELEVATIONS

SHT A5.4

GPA-45940 MOD-45944
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SDR-45943 REVISED

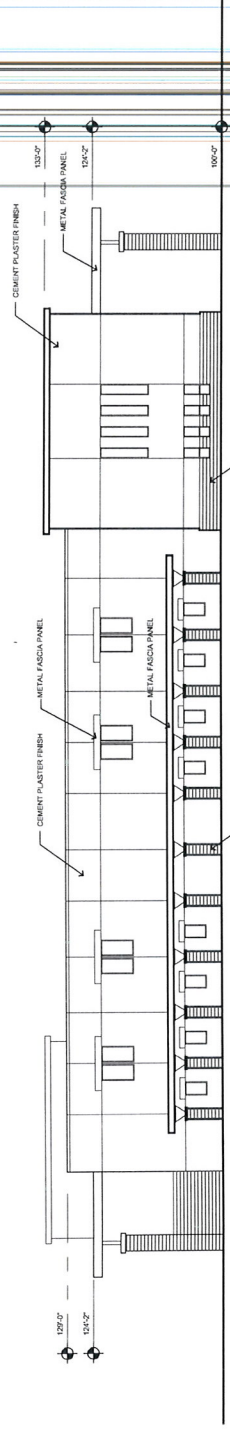


SOUTH ELEVATION (CLASSROOM BUILDING)



WEST ELEVATION (CLASSROOM BUILDING)

EAST ELEVATION (CLASSROOM BUILDING)



NORTH ELEVATION (CLASSROOM BUILDING)

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EXTERIOR ELEVATIONS - HIGH SCHOOL CLASSROOM BUILDINGS

SCALE : 3/32" = 1'-0"

0' 8' 16' 32'

17'-26'-12'

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SOMERSET ACADEMY
SKY POINTE - ELKHORN

ELEVATIONS

SHT A5.4

07-26-12

32

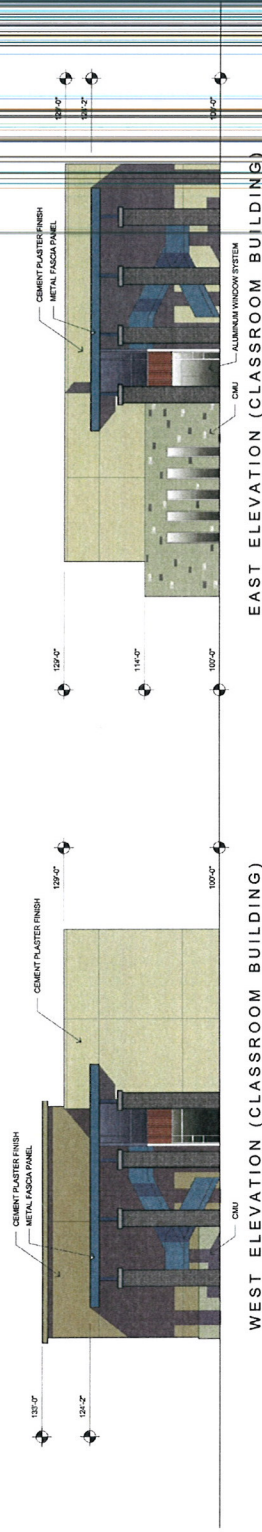
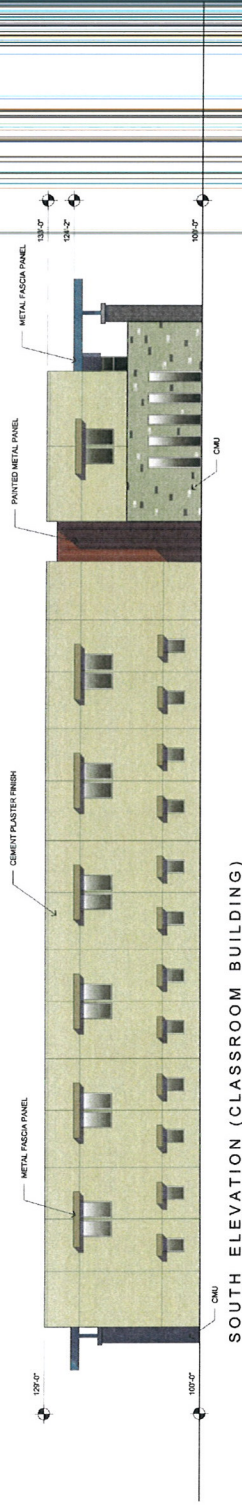
16'

0

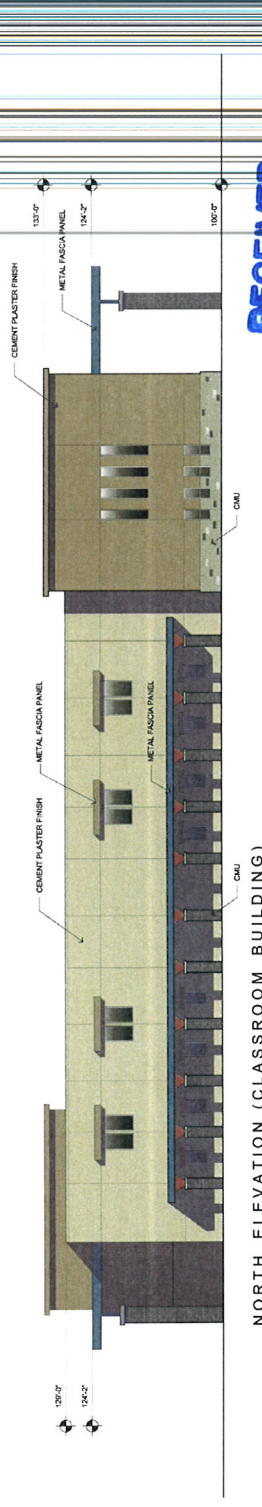
GPA-45940 MOD-45944

VAR-45939 SUP-45941

SDR-45943 REVISED



EAST ELEVATION (CLASSROOM BUILDING)



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EXTERIOR ELEVATIONS - HIGH SCHOOL CLASSROOM BUILDINGS

SCALE : 3/32" = 1'-0"

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f 702.456.7020



SOMERSET ACADEMY
SKY POINTE - ELKHORN

ELEVATIONS

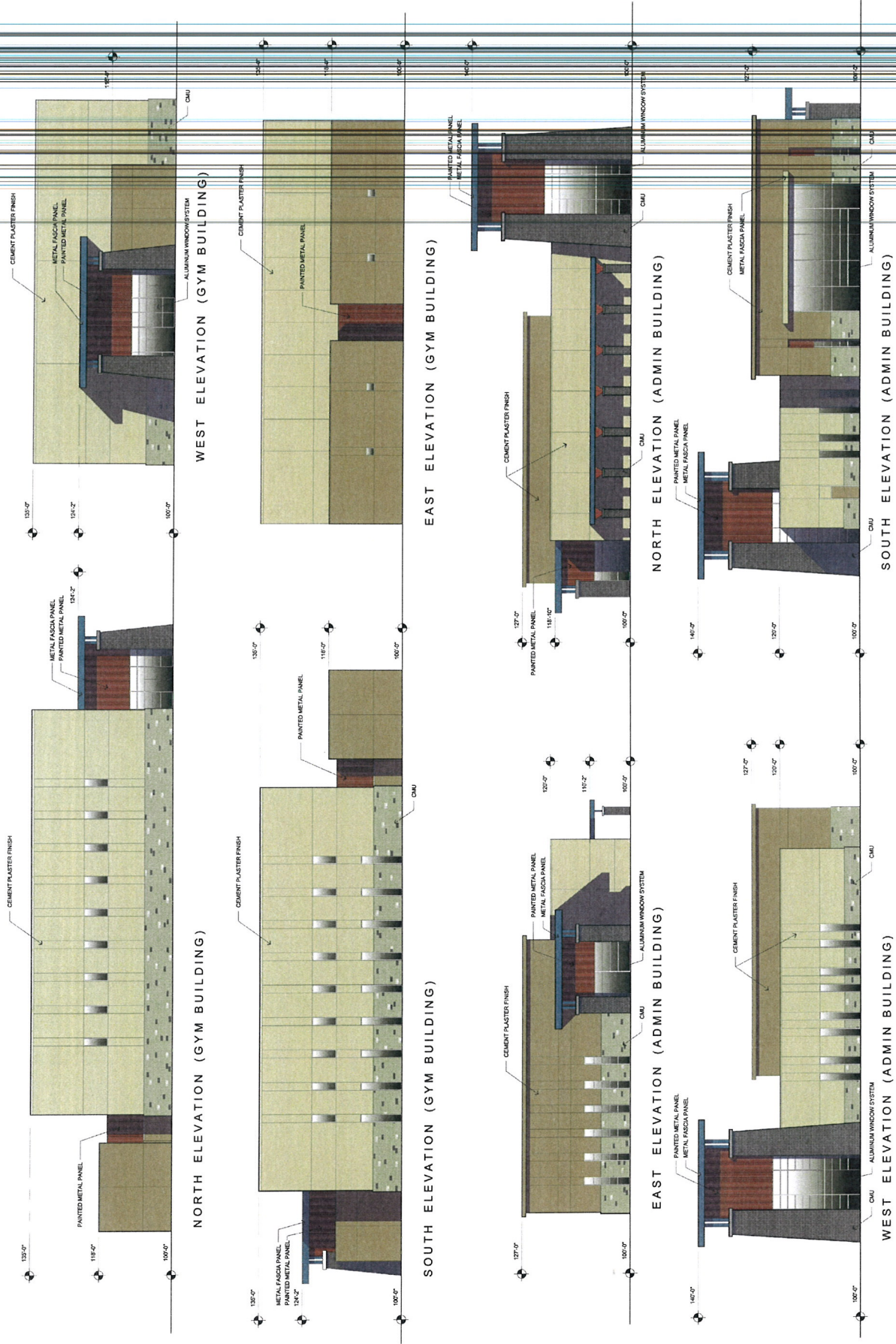
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07/28/12
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VAR-45939 SUP-45941
SDR-45943 REVISED

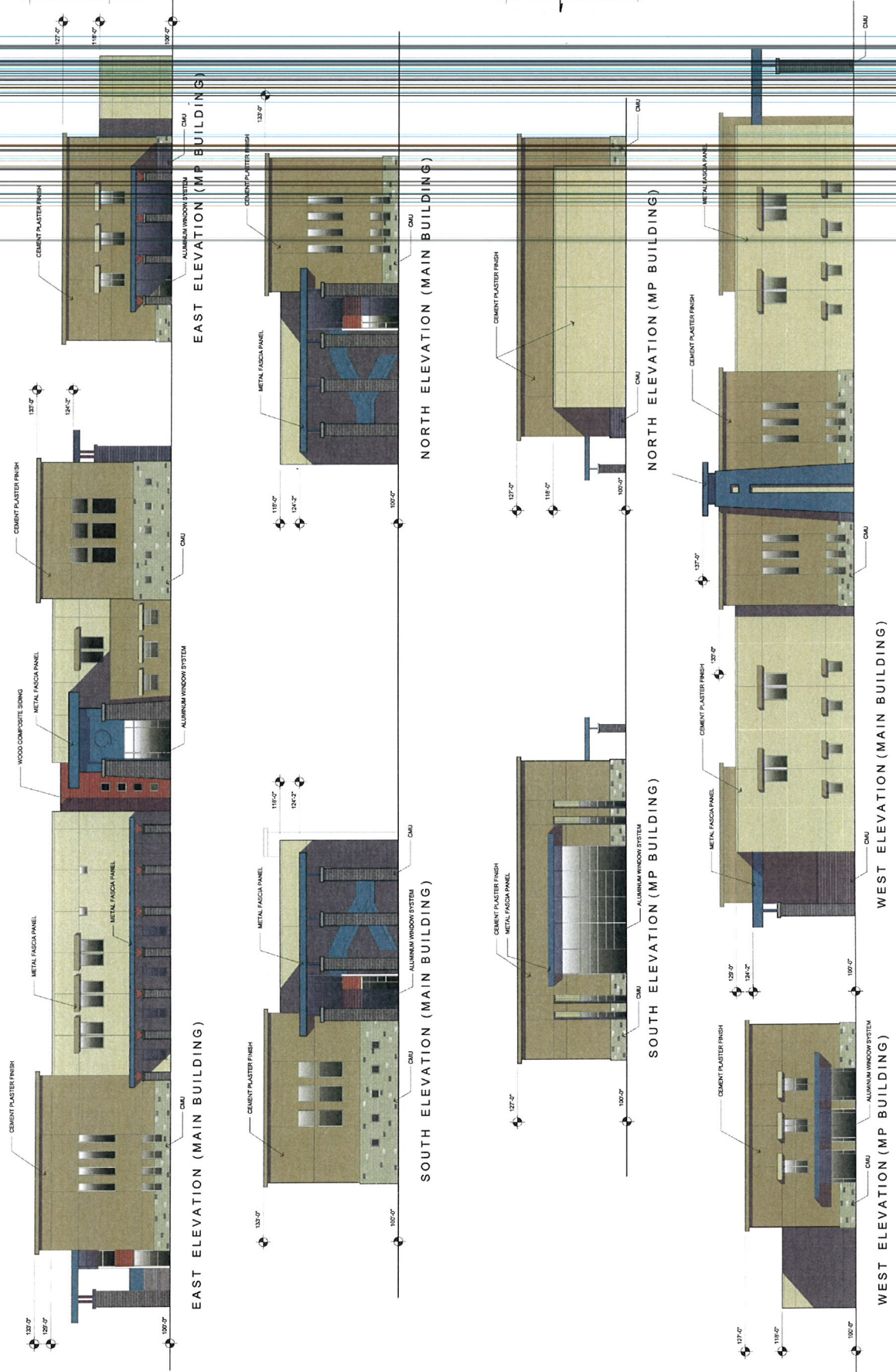
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AUG 06 2012

EXTERIOR ELEVATIONS - HIGH SCHOOL ADMINISTRATION and GYM BUILDINGS

SCALE : 3/32" = 1'-0"





8985 S. Eastern
Suite 220
Las Vegas, NV 89123
P 702.456.1070
F 702.456.7020



ELEVATIONS

SOMERSET ACADEMY
SKY POINTE - ELKHORN

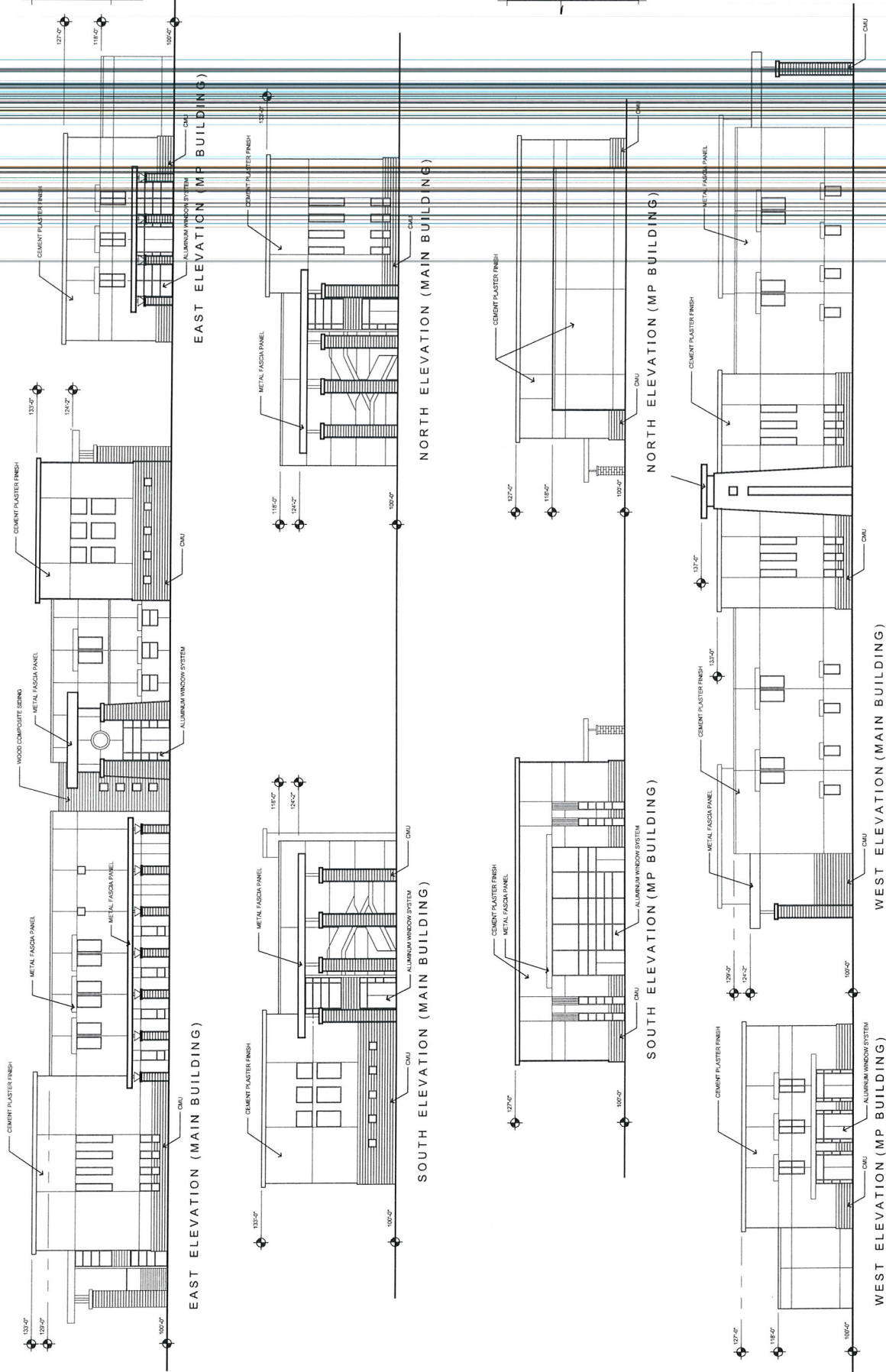
RECEIVED

AUG 06 2012

EXTERIOR ELEVATIONS - MIDDLE SCHOOL

SCALE : 3/32" = 1'-0"

SHT A5.2
07-18-12
GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED



8935 S. Eastern
Las Vegas, NV 89123
p 702.456.1070
f 702.456.7020



SOMERSET ACADEMY
SKY POINTE - ELKHORN

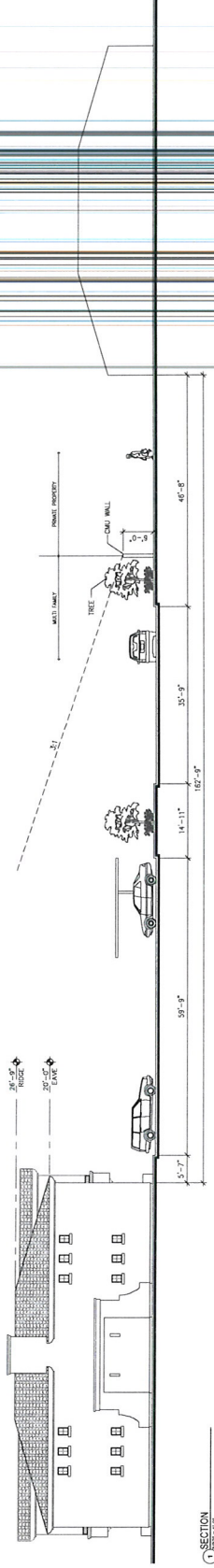
ELEVATIONS

SHT A5.2
0726-12
32'
8'
16'
0'
GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED

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EXTERIOR ELEVATIONS - MIDDLE SCHOOL

SCALE: 3/32" = 1'-0"



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Section : Sheet Title
12462 : Project Number
08-02-2012 : Date

Sky Pointe Multi- Family

Las Vegas, NV

moser architecture studio

GPA-45940 MOD-45944
VAR-45939 SUP-45941
SDR-45943 REVISED



COLOR BOARD

ROOF TILE



Product Name: California
Mission Blend

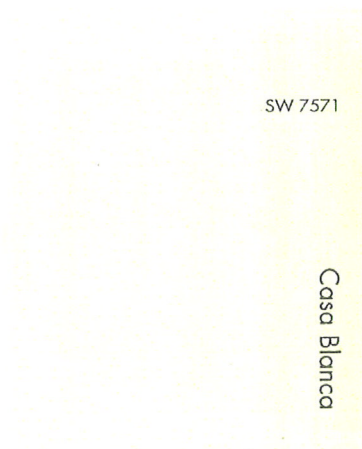
Product Sku: 1HBCS6464

Reflectance: 0.19

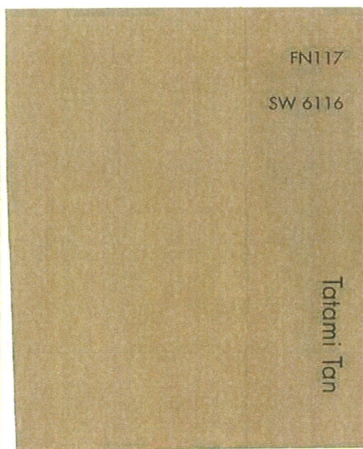
Emittance: 0.91

SRI: 18

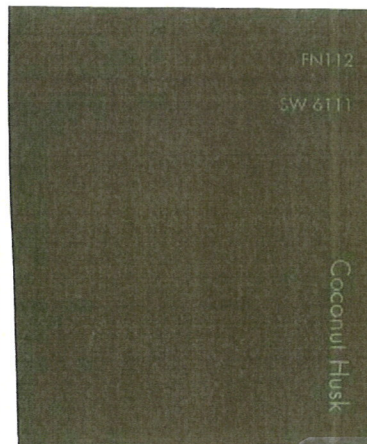
PRIMARY



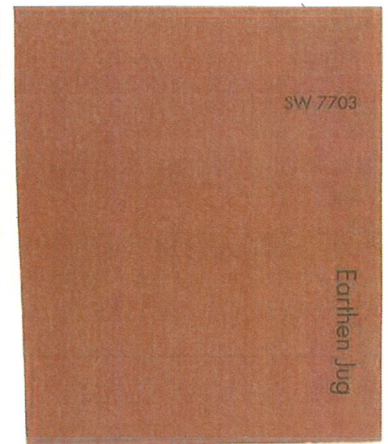
SECONDARY



ACCENT - 1



ACCENT - 2



RECEIVED GPA-45940 MOD-45944
AUG 06 2012 VAR-45939 SUP-45941
SDR-45943 REVISED

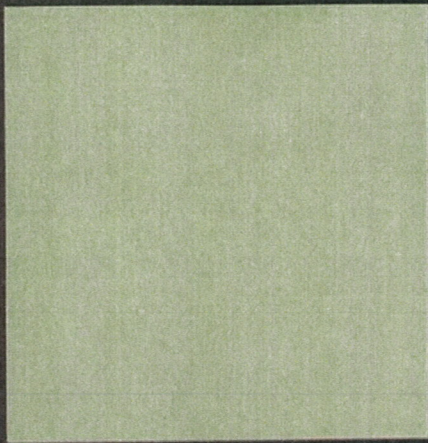


ethos three
ARCHITECTURE

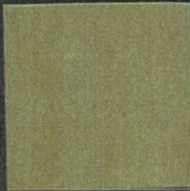
Somerset Academy

Las Vegas, NV

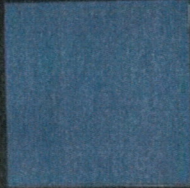
colors and materials



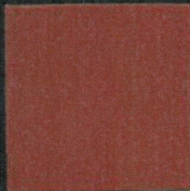
FIELD COLOR
Sherwin Williams
SW6120 - Believable Buff



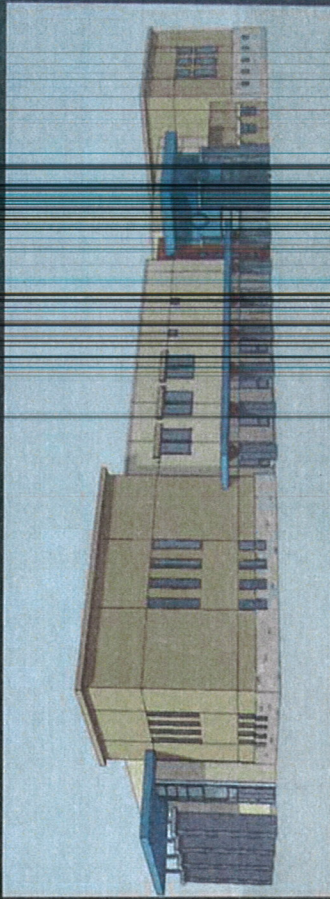
ACCENT 1
Sherwin Williams
SW6123 - Baguette



ACCENT 2
Sherwin Williams
SW6523-Denim



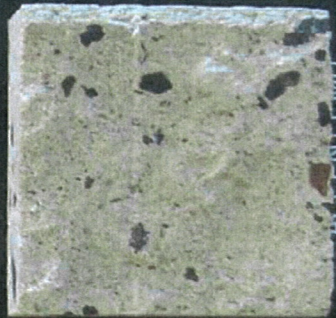
ACCENT 3
Sherwin Williams
SW6342-Spicy Hue



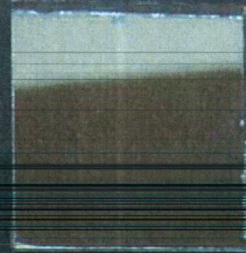
FIELD COLOR
Cemex #6 Buff Splitface



ACCENT 1
Cemex #5 Black Splitface



ACCENT 2
Cemex #11 White w/black Splitface



Glazing
Viracon
Eironze Tint

August 1, 2012

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AUG 06 2012

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VAR-45939 SUP-45941
SDR-45943 REVISED