



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

July 15, 2015

Mr. Robert Howell  
Leasee-Somerset Academy of LV  
1378 Paseo Verde Parkway, Ste. 200  
Henderson, Nevada 89012

**RE: SUP-59539 [PRJ-58877] - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF JULY 14, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 429 PARKING SPACES WHERE 516 SPACES ARE REQUIRED FOR A PROPOSED SECONDARY SCHOOL (HIGH SCHOOL) at 7038 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center)] Special Land Use designation, Ward 6 (Ross) [PRJ-58877], was considered by the Planning Commission on July 14, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following amended conditions:

**Planning**

1. A required review shall be considered at a public hearing one year from the date of final action.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-59541) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Works**

6. There shall be three bell times with a minimum of 700 students per bell time.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.7463

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

7. Students who are able to drive themselves to school shall be limited to 150 parking spaces by a method to be determined by the school.

This action by the Planning Commission on **July 14, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 27, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Andrew P. Reed, AICP  
Planning Supervisor  
Case Planning Division

AR:nl

cc:

Mr. Arthur Ziev  
LVCSD Saddle, LLC  
9 Osprey Drive  
Ocean Ridge, Florida 33435

Mr. John Lopeman  
ethos/three Architecture  
8985 South Eastern Avenue, Ste. 220  
Las Vegas, Nevada 89123