



**DEPARTMENT OF PLANNING**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-73832** APN: 125-21-102-009

Name of Property Owner: Zions First National Bank

Name of Applicant: Somerset Academy Sky Pointe Campus

Name of Representative: ethos|three ARCHITECTURE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes  No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

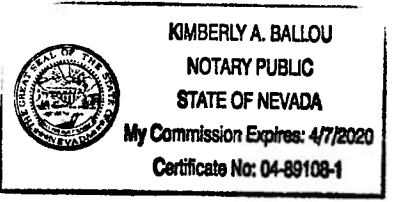
Signature of Property Owner: *Caroline R. Boehlecke*

Print Name: Caroline R. Boehlecke

Subscribed and sworn before me

This 10<sup>th</sup> day of April, 2018

*Kimberly A. Ballou*  
Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: \_\_\_\_\_

Project Address (Location) 7078 Sky Pointe Drive

Project Name Somerset Academy - Sky Pointe Campus Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) 125-21-102-009 Ward # \_\_\_\_\_

General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information installation of Sports Lighting on existing football/soccer field.

PROPERTY OWNER Leasee-Somerset Academy of LV Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

APPLICANT Somerset Academy Sky Pointe Campus Contact \_\_\_\_\_

Address 7078 Sky Pointe Drive Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89131

E-mail Address \_\_\_\_\_

REPRESENTATIVE ethos|three ARCHITECTURE Contact John Lopeman

Address 8985 S. Eastern, Suite 220 Phone: (702) 456-1070 Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89123

E-mail Address jclopeman@ethosthree.com and bsaxon@ethosthree.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature\* [Signature]

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

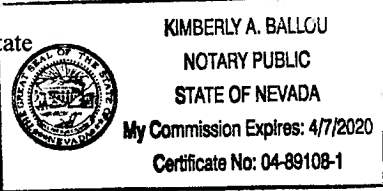
Print Name Caroline R. Boehlcke

Subscribed and sworn before me

This 10<sup>th</sup> day of April, 2018.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

Case #	<b>SDR-73832</b>
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions for Sports Lighting

Project Address (Location) 7078 Sky Pointe Drive

Project Name Somerset Academy - Sky Pointe Campus Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) 125-21-102-009 Ward # \_\_\_\_\_

General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information installation of Sports Lighting on existing football/soccer field.  
(Previous SDR Requirement: SDR-45943 )

PROPERTY OWNER Leasee-Somerset Academy of LV Contact \_\_\_\_\_

Address 4650 Losee Road Phone: 702-826-4373 Fax: \_\_\_\_\_

City North Las Vegas State Nevada Zip 89081

E-mail Address caroline.boehlecke@somersetnv.org

APPLICANT Somerset Academy Sky Pointe Campus Contact \_\_\_\_\_

Address 7078 Sky Pointe Drive Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City Las Vegas State NV Zip 89131

E-mail Address caroline.boehlecke@somersetnv.org

REPRESENTATIVE ethosthree ARCHITECTURE Contact John Lopeman

Address 8985 S. Eastern, Suite 220 Phone: (702) 456-1070 Fax: \_\_\_\_\_

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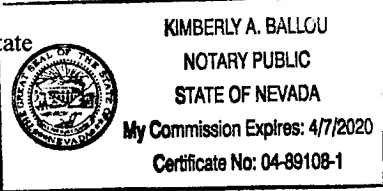
Print Name Caroline R Boehlecke

Subscribed and sworn before me

This 10<sup>th</sup> day of April, 20 18.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

Case # <b>SDR-73832</b>
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

**ADMINISTRATIVE DESIGN REVIEW APPLICATION AGREEMENT**  
between  
**SOMERSET ACADEMY OF LAS VEGAS and ZIONS FIRST NATIONAL BANK**

THIS ADMINISTRATIVE DESIGN REVIEW APPLICATION AGREEMENT ("Agreement") is made and entered into effective as of 5/28/2015 (the "Effective Date") by and between SOMERSET ACADEMY OF NEVADA ("Lessee"), a Nevada public charter school, and ZIONS FIRST NATIONAL BANK ("Owner/Lessor"), a national banking association organized and existing under the laws of the United States of America.

WHEREAS, Owner/Lessor is the owner of record of Assessor's Parcel # 125-21-102-009 ("the property"); and

WHEREAS, on April 1, 2015 Owner/Lessor and Lessee entered into a Lease Purchase Agreement, effective April 15, 2015 through June 30, 2017; and

WHEREAS, Lessor has prepared and desires to submit an application for Administrative Design Review ("the Application"), attached hereto, to the City of Las Vegas Department of Planning.

NOW, THEREFORE, for and in consideration of the above premises, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**AGREEMENT**

- 1.1 The Owner/Lessor authorizes the Lessee to sign and acknowledge the Application.
- 1.2 The Owner/Lessor consents to the filing and processing of the Application.
- 1.3 The Owner/Lessor agrees to be bound by the requested Administrative Design Review.
- 1.4 This Agreement contains the entire agreement and understanding of the parties with respect to the matters covered herein, and may only be modified by written instrument signed by the party to be charged with the effect thereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

**LESSEE:**

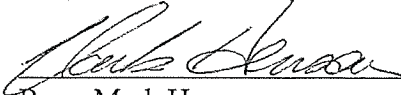
SOMERSET ACADEMY OF NEVADA

  
By: Cody Nobte  
Chairperson, Board of Directors

5/28/15  
Date

**OWNER/LESSOR:**

ZIONS FIRST NATIONAL BANK

  
By: Mark Henson  
Title: Vice President

5/20/15  
Date

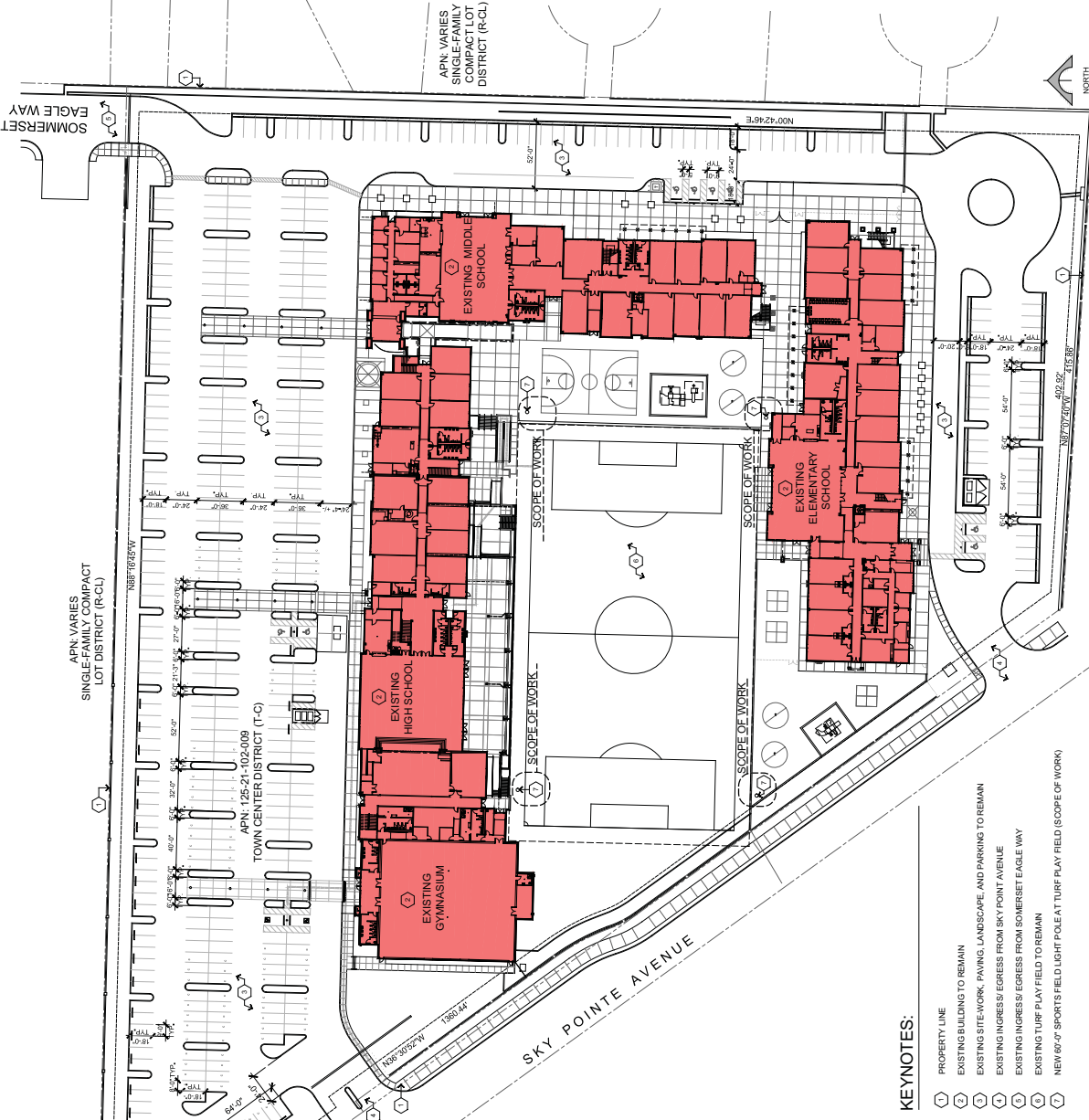
8985 S. EASTERN  
LAS VEGAS, NV 89123  
P. 702.456.1070  
F. 702.456.7020

DRAWING APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_



Somerset Academy  
Sky Pointe Campus

**SITE PLAN**



PR: E70128  
03-20-2018 06:28/18

SHT A1.1

APN: VARIES  
SINGLE-FAMILY COMPACT  
LOT DISTRICT (R-CL)

APN: 125-21-102-009  
TOWN CENTER DISTRICT (T-C)

APN: 125-21-102-001  
TOWN CENTER DISTRICT (T-C)



**SITE DATA:**

JURISDICTION	CITY OF LAS VEGAS
APPROVED PER SUP-98(539)	
PARCEL NO.	125-21-102-009
ZONING	SX-TC (SUBURBAN MIXED-USE/TOWN CENTER DISTRICT)
NET AREA LOT SIZE	12.14 ACRES
TOTAL EXISTING BUILDING AREA	151,201 SF
EXISTING ELEMENTARY	45,789 SF
EXISTING MIDDLE SCHOOL	36,621 SF
EXISTING HIGH SCHOOL & GYMNASIUM	68,791 SF
SCHOOL BUILDING FOOTPRINT	98,125 SF
SCHOOL COLOR AREA RATE	26%
SCHOOL LOT COVERAGE	14.2%
BUILDING SETBACKS	
FRONT YARD (ALONG SKY POINTE AVENUE)	15'-0"
SIDE YARD	10'-0"
REAR YARD	20'-0"

**PARKING ANALYSIS:**

EL ELEMENTARY SCHOOL	10
MIDDLE SCHOOL	178
HIGH SCHOOL	429
TOTAL	517
ACCESSIBLE SPACES REQUIRED:	
9 INCLUDING (2) VAN ACCESSIBLE	
ACCESSIBLE SPACES PROVIDED:	458 - 3 = 127
COMPACT SPACES ALLOWED:	100
COMPACT SPACES PROVIDED:	

**KEYNOTES:**

- 1 PROPERTY LINE
- 2 EXISTING BUILDING TO REMAIN
- 3 EXISTING SITE WORK, PAVING, LANDSCAPE, AND PARKING TO REMAIN
- 4 EXISTING INGRESS/EGRESS FROM SKY POINTE AVENUE
- 5 EXISTING INGRESS/EGRESS FROM SOMERSET EAGLE WAY
- 6 EXISTING TURF PLAY FIELD TO REMAIN
- 7 NEW 60'-0" SPORTS FIELD LIGHT TURF POLE AT TURF PLAY FIELD (SCOPE OF WORK)

**OVERALL SITE PLAN - Lighting @ Field**

SCALE: 1"=40'-0"

**SDR-73832**

# Somerset Academy Soccer Field

Las Vegas, NV

## EQUIPMENT LAYOUT

**INCLUDES:**  
- Soccer

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume  $\pm 3\%$  nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

## EQUIPMENT LIST FOR AREAS SHOWN

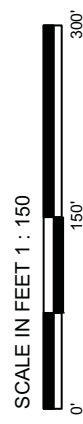
Pole		GRADE ELEVATION		MOUNTING HEIGHT		Luminaires	
QTY	LOCATION	CLASS	LSS60B	60"	60"	TYPE	QTY / POLE
4	S1-S4	-	-	60"	60"	TLC-LED-1150	5
				TOTALS			20

## SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)		Line Amperage Per Luminaire (max draw)					
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1150	6.8	6.5	5.9	5.1	4.1	3.7	3.0



Pole location(s) with dimensions are relative to 0,0 reference point(s)



ENGINEERED DESIGN By: D.Alexander • File #190590A • 27-Feb-18

**SDR-73832**



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## EQUIPMENT LAYOUT



# Somerset Academy Soccer Field

Las Vegas, NV

From Hometown to Professional

## Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Group
S1-S4	60'	60'	5	TLC-LED-1150	5.75 kW	A
4			20		23.00 kW	

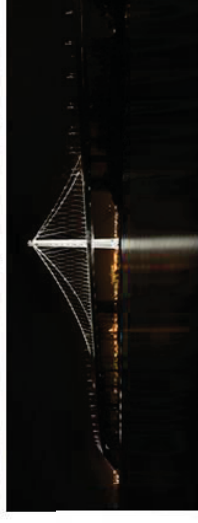
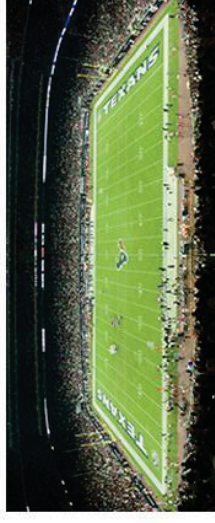
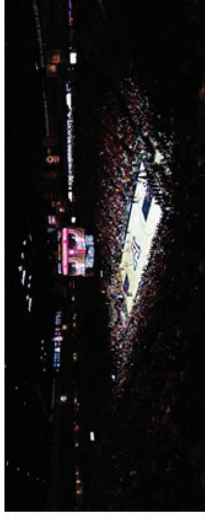
Group Summary			
Group	Description	Load	Fixture Qty
A	Soccer Field	23.0 kW	20

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1150	LED 5700K - 75 CRI	1150W	121,000	>51,000	>51,000	>51,000	20

## Light Level Summary

Calculation Grid Summary							
Grid Name	Calculation Metric	Illumination			Groups		Fixture Qty
		Ave	Min	Max/Min	Ave/Min		
Offsite Glare	Max Candela (by Fixture)	75.4	0	462	0.00	A	20
Soccer	Horizontal Illuminance	35.1	27	44.9	1.66	A	20

PRJ-73128  
06/28/18



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**SDR-73832**

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**PROJECT SUMMARY**

# Somerset Academy Soccer Field

Las Vegas, NV

## GRID SUMMARY

Name: Soccer  
 Size: 300' x 173'  
 Spacing: 30.0' x 30.0'  
 Height: 3.0' above grade

## ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

**Guaranteed Average:** 30  
 Scan Average: 35.06  
 Maximum: 44.9  
 Minimum: 27.0  
 Avg. / Min: 1.30  
**Guaranteed Max / Min:** 2  
 Max / Min: 1.66  
 UG (adjacent pts): 1.46  
 CU: 0.81  
 No. of Points: 60

### LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI  
 Luminaire Output: 121,000 lumens  
**No. of Luminaires:** 20  
 Total Load: 23.0 kW

Luminaire Type	L90 hrs	L80 hrs	L70 hrs	Lumen Maintenance
TLC-LED-1150	>51,000	>51,000	>51,000	>51,000

Reported per TMV-21-11. See luminaire datasheet for details.

### Guaranteed Performance:

The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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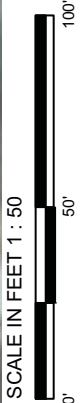
## ILLUMINATION SUMMARY

### EQUIPMENT LIST FOR AREAS SHOWN

QTY	Pole		MOUNTING HEIGHT	Luminaires		OTHER GRIDS	
	LOCATION	SIZE		LUMINAIRE TYPE	QTY / POLE		
4	S1-S4	60"	60"	TLC-LED-1150	20	0	
TOTALS						20	0



Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗



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**SDR-73832**



# Somerset Academy Soccer Field

Las Vegas, NV

## GRID SUMMARY

Name: **Offsite Glare**  
 Spacing: 30.0'  
 Height: 3.0' above grade

## ILLUMINATION SUMMARY

MAINTAINED CANDELA (PER FIXTURE)

Entire Grid

Scan Average: **75.3902**

Maximum: 461.911

Minimum: 0.000

No. of Points: 56

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI

Luminaire Output: 121,000 lumens

No. of Luminaires: 20

Total Load: 23.0 kW

Luminaire Type	Lumen Maintenance		
	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>51,000	>51,000	>51,000

Reported per TM-21-11. See luminaire datasheet for details.

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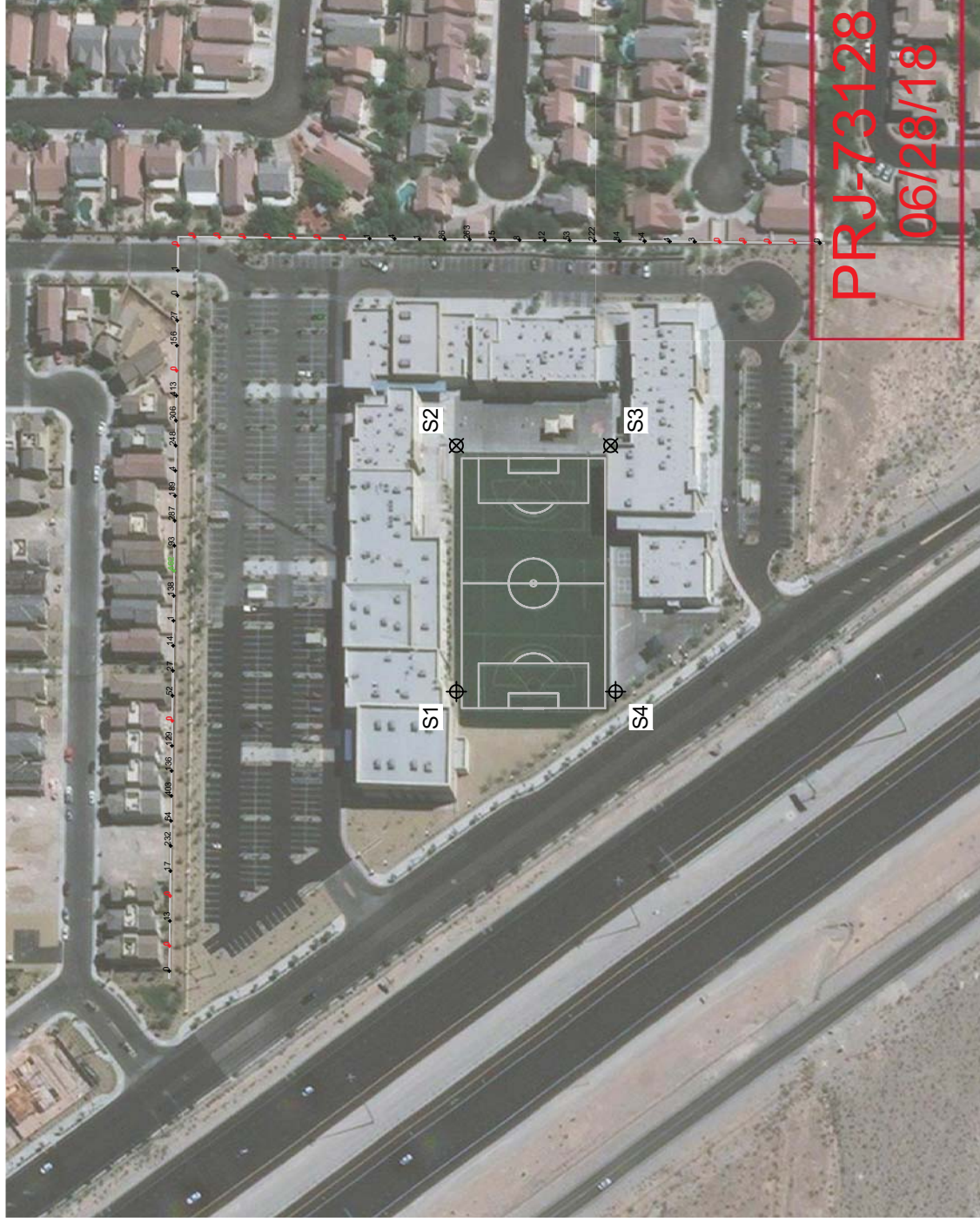
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## ILLUMINATION SUMMARY

### EQUIPMENT LIST FOR AREAS SHOWN

QTY	Pole		MOUNTING HEIGHT	Luminaires					
	LOCATION	SIZE		GRADE ELEVATION	LUMINAIRE TYPE	CITY/POLE	THIS GRID	OTHER GRIDS	
4	S1-S4	60'	60'	TLC-LED-1150	20	20	0		
TOTALS							20	20	0



PRJ-73128  
06/28/18

Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗



SCALE IN FEET 1 : 200

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**SDR-73832**

# Somerset Academy Soccer Field

Las Vegas, NV

## GLARE IMPACT

### Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

## GLARE

### Candela Levels

#### High Glare: 150,000 or more candela

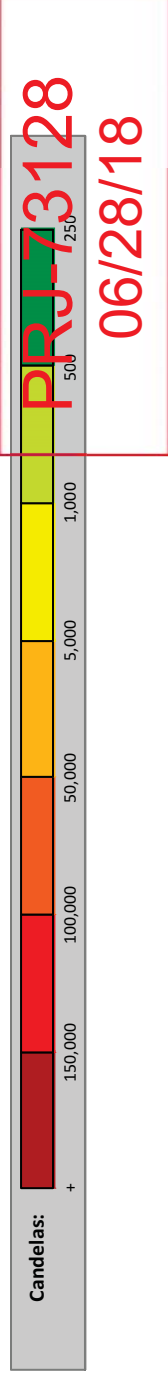
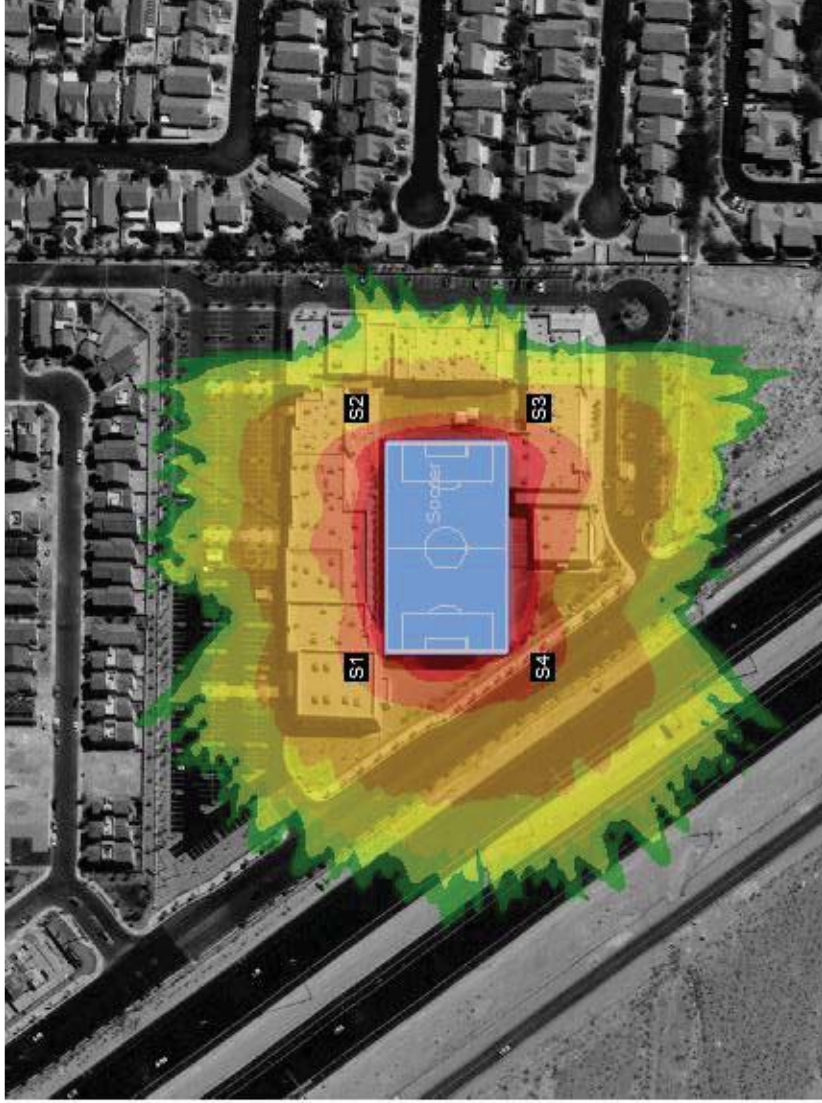
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

#### Significant Glare: 25,000 to 75,000 candela

Equivalent to high beam headlights of a car.

#### Minimal to No Glare: 500 or less candela

Equivalent to 100W incandescent light bulb.



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**SDR-73832**

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**ENVIRONMENTAL GLARE IMPACT**