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June 4, 2024

Gary McClain
Somerset Academy Las Vegas
6630 Surrey Street
Las Vegas, Nevada, 89119

**RE:24-0035-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – MAY 2024

Dear Mr. McClain,

Your Land Use Entitlement project request for possible action on a Land Use Entitlement project request FOR A PROPOSED 2,780 SQUARE-FOOT ADDITION TO AN EXISTING 58,364 SQUARE-FOOT PRIVATE PRIMARY SCHOOL on 5.48 acres at 8151 North Shaumber Road (APN 126-12-411-004), T-D (Traditional Development) Zone [PF (Public Facility) Skye Canyon Special Land Use Designation], Ward 6 (Brune).

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-66779), except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/14/24, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
8. Student capacity shall not exceed 960 student per Traffic Impact Analysis #67785.
9. Queues for the overall school shall not extend into the public right-of-way as a result of the pickup and drop off operations on this site.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Department of Community Development staff on **June 4, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

c.c.:

John Loperman
Ethos|three Architecture
8985 South Eastern Avenue, Suite 220
Las Vegas, Nevada, 89123