



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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**CITY HALL**

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LAS VEGAS, NV 89101

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cityoflasvegas | lasvegasnevada.gov

October 9, 2024

Zion 1st National Bank / Somerset Academy of LV  
800 West Main Street #700  
Boise, Idaho 83702

**RE: 24-0315-RQR1**  
**PLANNING COMMISSION MEETING OF OCTOBER 8, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 8, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Required Review of an approved Special Use Permit (SUP-59539) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 429 PARKING SPACES WHERE 516 SPACES ARE REQUIRED FOR AN EXISTING PRIMARY AND SECONDARY SCHOOL at 7038, 7058 and 7078 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Brune).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-59539).
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on October 8, 2024 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after October 21, 2024. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Academica NV Gary McClain  
6630 Surrey Street  
Las Vegas, Nevada 89119

John Lopeman  
Ethos Three Architecture  
8985 South Eastern Avenue, Suite 220  
Las Vegas, Nevada 89123