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July 1, 2024

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

**RE:24-0095-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW**

**ADMINISTRATIVE CYCLE – JUNE 2024**

Dear Mr. McClain,

Your Land Use Entitlement project request for possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-45943) TO ALLOW A 2,600 SQUARE-FOOT ADDITION TO AN EXISTING SCHOOL DEVELOPMENT on 12.04 acres at 7078 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zone, 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-59541) and Special Use Permit (SUP-59539) shall be required, 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 05/29/24, 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.

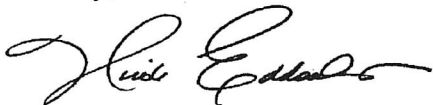
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. Comply with approved Traffic Impact Analysis #46658. No increase in student enrollment is permitted as a result of this action

This action by the Department of Community Development staff on **July 1, 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