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DEPARTMENT OF PLANNING

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

September 21, 2021

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

**RE: 21-0509-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – SEPTEMBER 2021**

Dear Applicant:

Your request FOR A PROPOSED 1,993 SQUARE-FOOT ADDITION TO AN EXISTING 58,364 SQUARE-FOOT PRIVATE PRIMARY SCHOOL on 5.48 acres at 8151 North Shaumber Road (APN 126-12-411-001), T-D (Traditional Development) Zone [PF (Public Facility) Skye Canyon Special Land Use Designation], Ward 6 (Fiore), has been considered administratively by the Department of Planning staff.

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

**Planning**

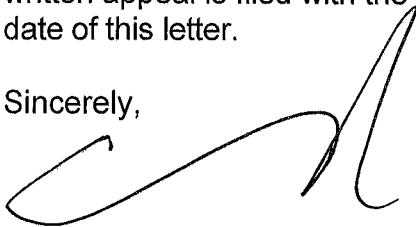
1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-66779) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/17/21, 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 Department of Building and Safety.
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 potential increase in 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. Prior to the issuance of any building permits, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
9. 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.
10. Comply with all previous conditions of approval for SDR-66779 and all other site-related actions.

This action by the Department of Planning staff on **September 21, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Department of Planning

EM:nl

c.c.:

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