



May 23, 2024  
May 29, 2024

City of Las Vegas  
Department of Planning  
495 S. Main Street  
Las Vegas, NV 89101

RE:  
REQUIRED REVIEW-68072 (PRJ-68369)  
APN: 138-03-602-019

On behalf of our client, Somerset Academy, please accept this letter as our request for the Required Review of the approved Special Use Permit (SUP-59539) for an alternative parking standard to allow 429 parking spaces where 516 spaces are required for an existing secondary school at 7038 Sky Pointe Drive.

The required reviews for this application were previously held July 12, 2016, and February 14, 2017, (approval letters attached), but the February 2019 review was not accomplished as required.

Submitted with this application are the plans provided with the original SUP Application, which still reflects the current conditions of the site.

Sincerely,

  
John Lopeman, AIA

24-0315  
06/11/2024



February 15, 2017

24-0315  
06/11/2024

**LAS VEGAS  
CITY COUNCIL**

Carolyn G. Goodman  
Mayor

Steven D. Ross  
Mayor Pro Tem

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Elizabeth N. Fretwell  
City Manager

**DEPARTMENT OF  
PLANNING**

Thomas A. Perrigo  
Director

Mr. Ryan Reeves  
Somerset Academy  
7038 Sky Pointe Drive  
Las Vegas, Nevada 89131

**RE: RQR-68072 [PRJ-68369] - REQUIRED REVIEW  
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2017**

Dear Applicant:

Your 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 SECONDARY SCHOOL at 7038 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 (Ross) [PRJ-68369], was considered by the Planning Commission on February 14, 2017.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-59539).
2. Special Use Permit (SUP-59539) shall be reviewed in February of 2019 at a public hearing. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in the revocation of Special Use Permit (SUP- 59539).

This action by the Planning Commission on **February 14, 2017** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 27, 2017**.

DEVELOPMENT  
SERVICES CENTER  
333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301  
702.474.0352 | FAX  
TTY 711

cityoflasvegas  
lasvegasnevada.gov



24-0315  
06/11/2024

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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

cc:

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

Mr. Mark Henderson  
Zions First National Bank  
800 W. Main Street, Ste. 700  
Boise, ID 83702



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

July 13, 2016

Mr. Ryan Reeves  
Somerset Academy  
7038 Sky Pointe Drive  
Las Vegas, Nevada 89131

24-0315  
06/11/2024

**RE: RQR-62046 - REQUIRED REVIEW  
PLANNING COMMISSION MEETING OF JULY 12, 2016**

Dear Applicant:

Your 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 A PROPOSED SECONDARY SCHOOL [HIGH SCHOOL] at 7038 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 (Ross), was considered by the Planning Commission on July 12, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-59539).
2. This Special Use Permit (SUP-59539) shall be reviewed in February of 2017 at a public hearing. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in the revocation of Special Use Permit (SUP-59539).
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 **July 12, 2016** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 25, 2016**.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 7-1-1  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

**RQR-62046** - Page Two  
July 13, 2016

24-0315  
06/11/2024

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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

cc:

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