



TO: City of Las Vegas Planning Department
495 S Main Street
Las Vegas, Nevada 89101
ATTN: Steve Swanton

RE: Somerset Sky Pointe Theater (25-0067)(APN#125-21-102-009) Site Plan and Justification Letter Updates

Dear Mr. Swanton,

Please see the attached document and drawing that accompanies this response letter.

- Updated Justification Letter
- Updated Site Plan

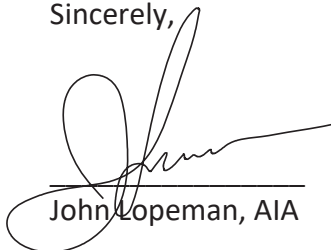
Per the Planning Commission Meeting, held May 13th, 2025, we have addressed the necessary Planning Department requests as follows:

We have revised the landscape buffer along Sky Pointe Drive to be 15 feet from the detached sidewalk to our site wall which eliminates the need for waiver number one.

Waiver number two has been revised to include a 6'7" landscape buffer on the East side of the sidewalk adjacent to residential, where an 8' is required. We had previously provided a 5'4" buffer.

We respectfully request that these changes meet your approval,

Sincerely,



John Lopeman, AIA





March 27, 2025

April 2, 2025

May 15, 2025

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

RE: Special Use Permit & Site Development Review for a Theater addition on the Somerset Academy
Skye Point Campus (APN# 125-21-102-009)

On behalf of our client, Somerset Academy of Nevada, we are requesting a major amendment to an existing Special Use Permit to add an additional 3.78 parcel and a 28,612 SF theater building located at 7038 Sky Pointe Drive, Las Vegas Nevada 89131. We are also requesting a Variance for parking. A General Plan Amendment is required for a trail alignment relocation.

Development includes a proposed building addition with a Stage, Orchestra Pit, Recording Studio, Classrooms and Offices. The intent of these additional classrooms is twofold: to enhance the performing arts programs of the school and to increase enrollment capacity to 2,400 students. In addition to the new theater building, an approximately (net) 2.23-acre parcel will be developed contiguous to the south boundary of the school site to provide a new asphalt playground, new artificial turf playground area, additional parking and an additional driveway to Sky Pointe drive. The proposed addition is designed to match the architecture of the existing buildings on campus.

Amendment to Special Use Permit (SUP 45941):

We are seeking a special use permit for a school, primary and secondary use, in a parcel zoned Town Center. (APN 125-21-202-001)

Justification:

This project proposes additional educational spaces to the existing school use that were previously approved in SDR-45940, GPA-45940, MOD-45944 and sup-45941 to accommodate the increased demand for the high-quality educational programs Somerset provides.

Site Development Review:

We are requesting a site development review for a 28,612 SF theater building located at 7038 Sky Pointe Drive which includes a Stage, Orchestra Pit, Recording Studio, Classrooms and Offices.

Parking Variance:

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We are requesting a variance to allow 471 parking spaces where 570 spaces are required.

Justification:

The additional high school classrooms require additional parking. The original approval of the school included a parking waiver that allowed 6.57 spaces per high school classroom where 9 are required. Based on recent observations, the current parking space quantity is ample for the current enrollment and has been for the past decade. Therefore, the original classroom to parking space ratio is appropriate. As the parking analysis illustrates, a 6.57 space per classroom ratio was calculated for the new high school classrooms and we are providing parking spaces in excess of this ratio. In addition, with the new additional site area, the pickup and drop off circulation and on-site capacity is improved.

Waiver of Standards 2. Development Standards-Commercial and Industrial Districts (19.08.080 C-2):

Table 4 Provides for Landscape Buffer – Minimum Zone Depths 8 feet – Interior Lot Lines
We are asking for a waiver of standards to provide 6'-7" where 8' is required.

Justification:

We are providing a 5'-4" landscape strip adjacent to the required trail on the east side of the proposed development. The trail we will be providing is 8' wide with another 5'-3" of landscaping on the other side of it. In total we are providing 18'-7" of clear amenity zone along this property line.

General Plan Amendment:

We are requesting a General Plan Amendment to amend the Las Vegas 2050 Master Plan Trails and Bike Streets Map to relocate an approved trail segment generally located east of Sky Pointe Drive, north of Deer Springs Way to extend north-south on the south parcel's east property line.

In summary, this project provides additional classrooms and performance areas that will benefit not only the educational experience of the students attending this campus but also the surrounding community by providing a unique performing arts venue that will help fulfill their cultural and artistic needs. By creating a place where the community can come together to experience plays and musical productions, we feel we can assist in raising public awareness of the arts and drama.

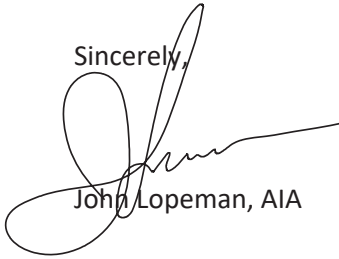
This project meets the objectives of Title 19 in a variety of ways. By locating a more culturally oriented use within this existing campus, it seeks to broaden the horizon of students attending while at the same time maintaining orderly growth and development consistent with the public interest. It also rounds off the educational experience for the students at this school which provides for a more adequate level of public facilities and services necessary to support planned development. We also feel that this project encourages the most appropriate use of land as it seeks to bolster the educational possibilities on a parcel already designated as an institute of learning which benefits the public interest in this city.

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We respectfully request your approval of this application.

Sincerely,



John Lopeman, AIA

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05/20/2025