



September 26, 2024
November 20, 2024

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

RE: Somerset Academy Lone Mountain Campus Gymnasium
4491 N. Rainbow Boulevard & 6885 W. Red Coach Avenue
Las Vegas, Nevada 89108
APN Numbers: 138-03-602-019, 138-03-602-018

Dear Planning Staff,

On behalf of the applicant, Somerset Academy of Nevada, we are requesting the following Entitlements, which include combining the APN's 138-03-602-018 & 138-03-602-019:

- A. A General Plan Amendment from General Commercial (GC) and Light Industrial Research (LI-R) to Public Facility (PF).
- B. Rezoning from General Commercial (C-2) and Planned Business Park (C-PB) to Civic (CV) this will be accomplished by combining both parcels.
- C. Site Development Review for a 13,300 SF Gymnasium Building on APN 138-03-602-018 which is currently an undeveloped 1-acre site adjacent to the existing school.
- D. Special Use Permit for a major amendment to expand the school use to include APN 138-03-602-018.

No increase in enrollment will be requested as part of this application. The building will be utilized by the existing enrollment, freeing up the existing multi-purpose room for lunch.

The existing driveway on the northwest corner of the site will be removed and replaced by a new driveway on Red Coach. It will remain an exit only driveway. The traffic circulation loop will be extended accordingly, allowing more cars on site for queuing. Parking is added (although not required) north of the new building.

To mitigate the impact of the proximity of the new building to Balsam, we propose installing enhanced landscaping in the setback area.

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ARCHITECTURE



The building includes two gymnasium spaces, a lobby, office space, and locker rooms and is 35' tall. The building construction will be phased as follows:

- PHASE 1 – Main Gymnasium, Lobby, Offices, all site work.
- PHASE 2 – Auxiliary Gymnasium and Locker Rooms.

We appreciate your consideration of this application.

Sincerely,

John Lopeman, AIA