

City Referral Group (CRG)

Case Number:	CRG-65728		
Meeting Date:	August 23, 2016		
Meeting Time:	2:00 p.m.	Meeting End Time:	2:15 pm
Meeting Location:	Development Services Center (DSC) 333 N. Rancho Drive Third Floor Conference Room 3E Las Vegas, NV 89106		

Attendees:	Name	Department/Company
	Roger Bailey	Public Works
	Nicole Eddowes	Planning
	Thomas Turkala	The Calida Group
	Lauren Starla	Building & Safety

Comments:

No comments, applicant accepted conditions of approval. Project approved.



April 27, 2016

Thomas Jurbala
The Calida Group
10777 W. Twain, Suite 115
Las Vegas, NV 89135

Re: SNRDRC Crossings Care Campus – Desert Crossings Court & Center Crossings Road, Summerlin
Village 8 (The Crossings)

Dear Mr. Jurbala,

The Summerlin Non-Residential Design Review Committee (SNRDRC) has reviewed the schematic design concept for the Crossings Care Campus in The Crossings Village at Summerlin. The committee has approved the Crossing Care Campus use for these parcels. The analysis provided by Lochsa Engineering regarding the requested parking waiver is acceptable to this committee.

Please address the conditions outlined in our schematic design review letter in your Preliminary Design Review submittal.

Regards,

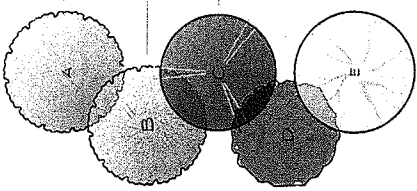
Arthur Elliott, AIA
SDRC Consulting Architect

PRJ-65551 07/19/16

CRG-65728

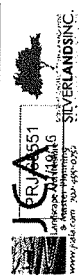
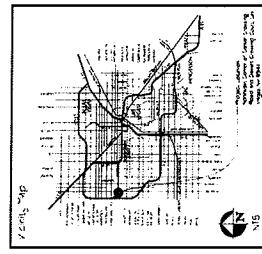
PLANTING LOG

Symbol	Common Name	Size/Spec	Quantity
Tree	Tree		
Shrub	Shrub		
Plant	Plant		



Symbol	Common Name	Size/Spec	Quantity
Tree	Tree		
Shrub	Shrub		
Plant	Plant		

Landscape Calculations:
 Total site area: 480,412 sq ft
 Landscape area: 10% of total site area = 48,041 sq ft
 Landscape area provided: 48,041 sq ft
 100% of 10:1 area is provided

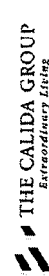


PRJ65551_LP002 - Landscape Plan

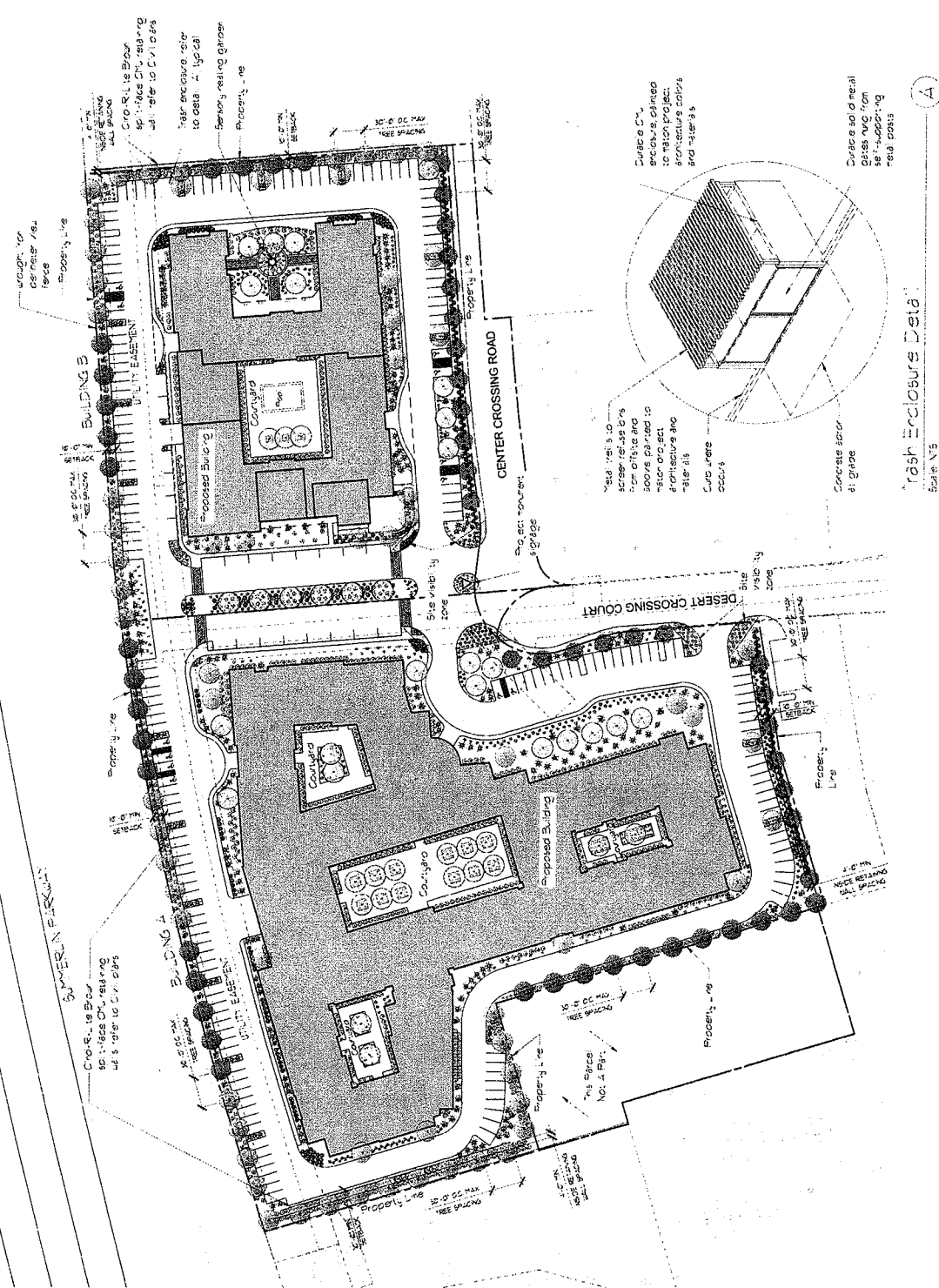
Crossings Care Campus

Northwest corner of Desert Crossing Court and Center Crossing Road - Summerlin Village 8

Las Vegas, Nevada 89144



THE CALIDA GROUP
 Extraordinary Living

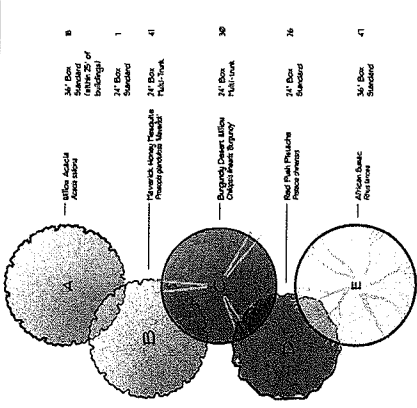


Trash Enclosure Detail
 Scale: NTS

Core area detail
 Scale: NTS

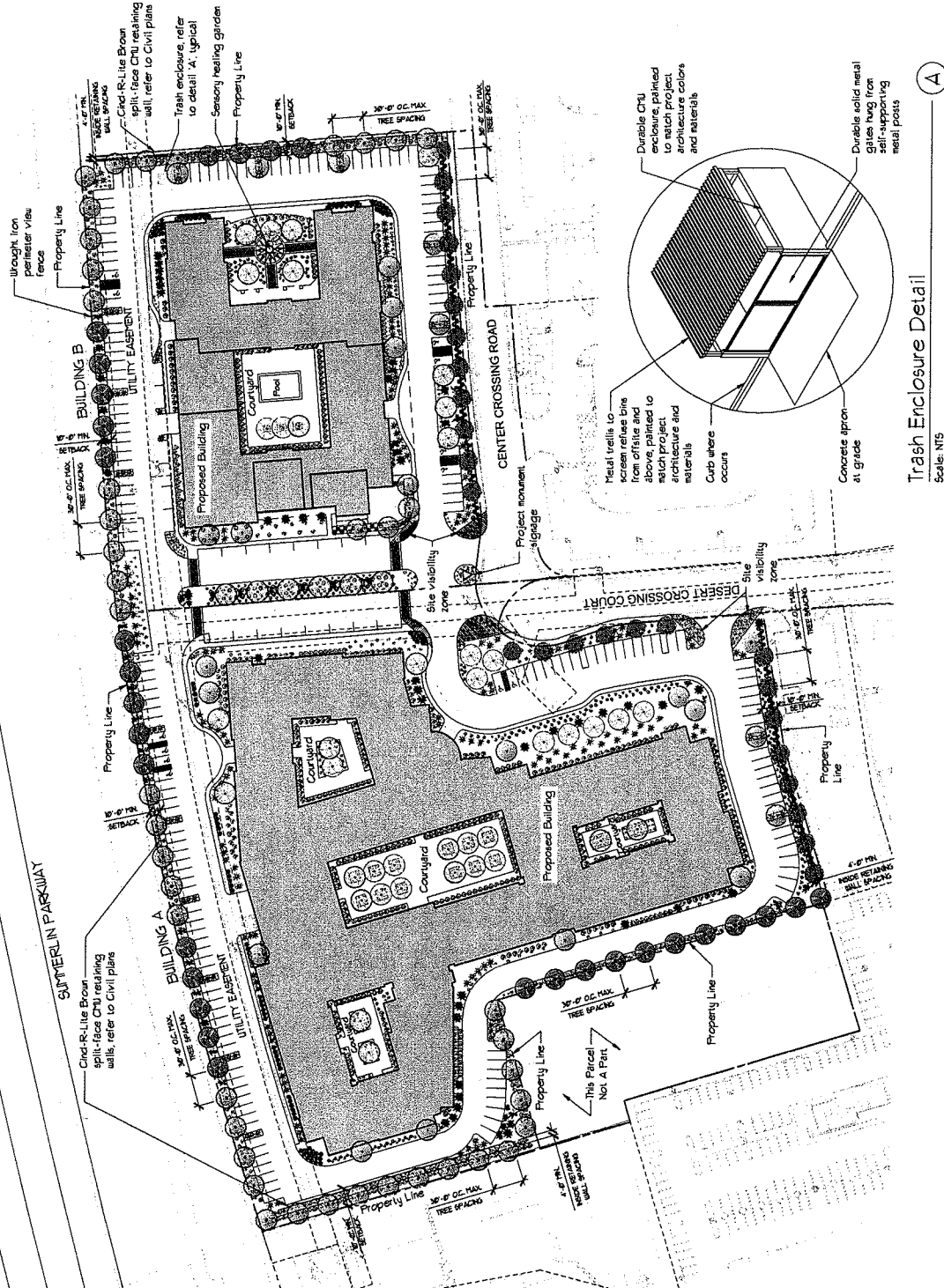
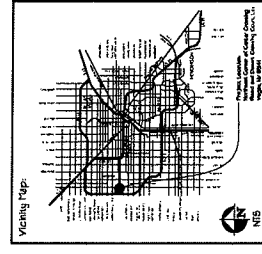
Core area detail
 Scale: NTS

Symbol	Common/Botanical Name	Size/Spec	Quantity
TREES & PALMS			



H	Cap. 1st Time Range	5 G/L	428
	Cap. 2nd Time Range	Cap. full	
	Cap. 3rd Time Range	Cap. full	
G	Refuge	5 G/L	297
	Refuge	Cap. full	
	Some elements	5 G/L	437
	Chemical	Cap. full	
	Transfer chemistry	5 G/L	362
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	Transfer chemistry	Cap. full	
	Transfer chemistry	5 G/L	

Total site area: 480,418 SF
Landscape Area Required:
20% of total site area = 96,084 SF
Landscape area provided: 148,292 SF
(30.9% of total site area)



Trash Enclosure Detail

Scale: NTS

Crossings Care Campus

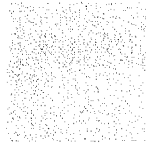
Northwest corner of Desert Crossing Court and Center Crossing Road - Summerlin Village 8
Las Vegas, Nevada 89144

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Extraordinary Living

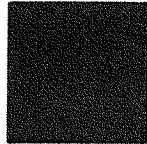
CRG-657528

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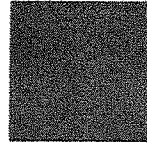
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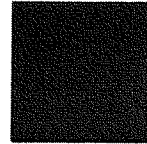
Stucco 1:
Silver Lining
CL 3171W



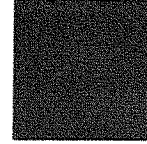
Stucco 2:
Lead
CL 3175A



Stucco 3:
Diego
CL 3173M



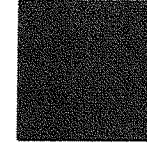
Stucco 4:
Rockwood Brown
SW 2806



Stucco 5:
Swishtail
CL 1221A



Trim 1
Lead
CL 3175A



Trim 2
Dog Paw
CL 2635A

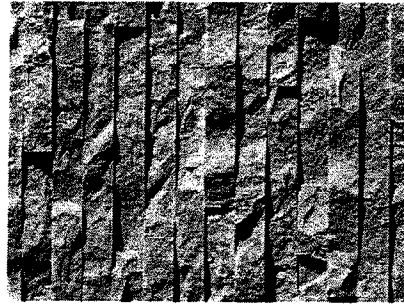


Awnings/Railings:
Top Soil
CL 3217N

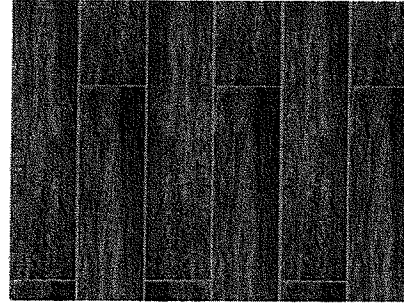
MATERIALS

Omega Stucco
20/30SandFinish

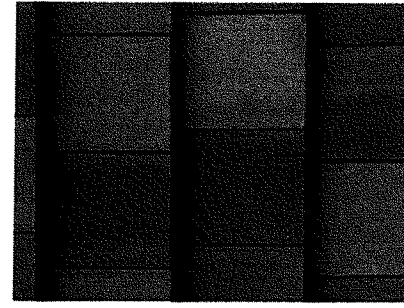
El Dorado Stone Siding
European Ledge Stone
Cottonwood



Emser - Porcelain Tile
Woodwork
Eugene



Eagle Roofing
Bel Air
4697 Slate Range



CROSSINGS CARE CAMPUS

/ BUILDING B - ASSISTED LIVING AND MEMORY CARE

MATERIAL BOARD

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10777 W. Twain Ave. Suite 115
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702.947.2300

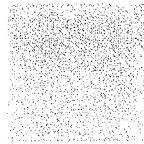
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 011111 04.25.2016

CRG-65728

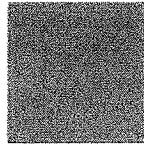
MB002

KTGY Group, Inc.
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12555 West Jefferson Blvd.
Suite 100
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310.394.2023
ktgy.com

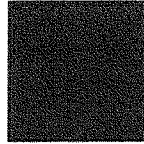
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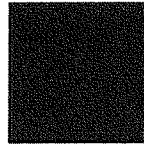
Stucco 1 :
Silver Lining
CL 3171W



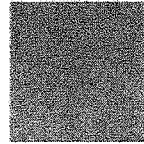
Stucco 2 :
Mexican Tea
CL 2883D



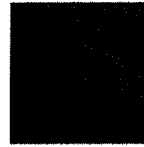
Stucco 3 :
Backdrop
SW 7025



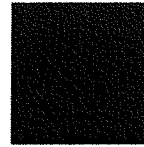
Trim :
Lead
CL 3175A



Awnings:
Excalibur
CL 3173M



Accent :
Top Soil
CL 3217N



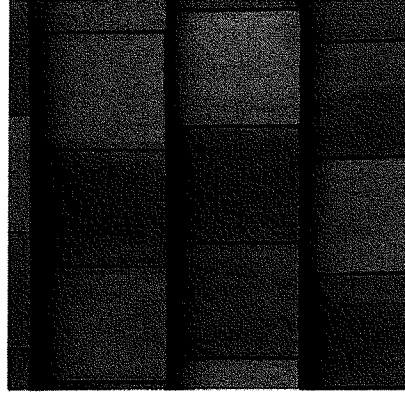
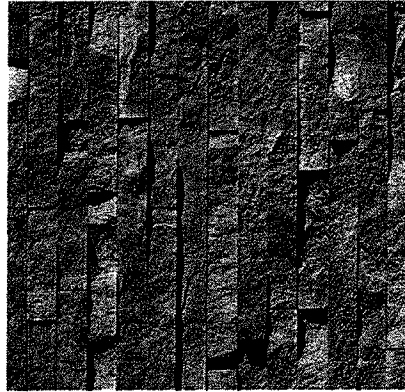
Fascia:
Grasp
CLV 1132N

MATERIALS

Omega Stucco
20/30 Sand Finish

El Dorado Stone Siding
European Ledge Stone
Iron Mill

Eagle Roofing
Bel Air
4697 Slate Range



CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

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702.947.2000

MATERIAL BOARD

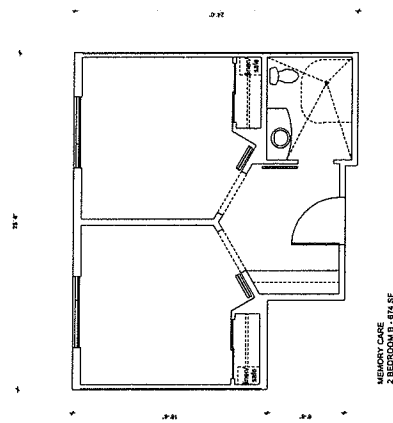
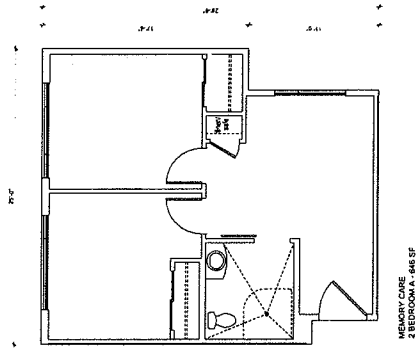
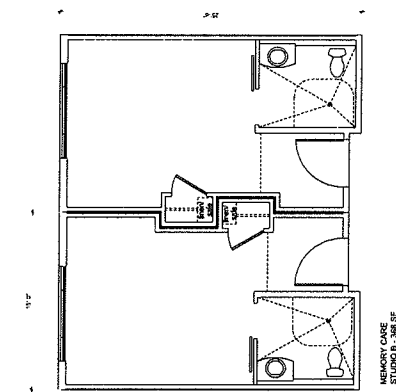
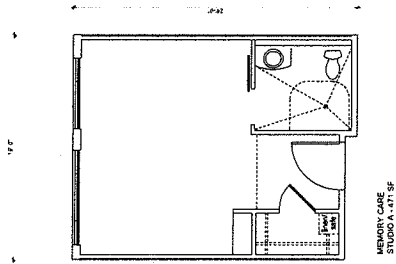
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
est # 210104 04.23.2016

CRG-65728

MB001

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CROSSINGS CARE CAMPUS

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/ BUILDING B - ASSISTED LIVING AND MEMORY CARE

MEMORY CARE UNIT PLANS

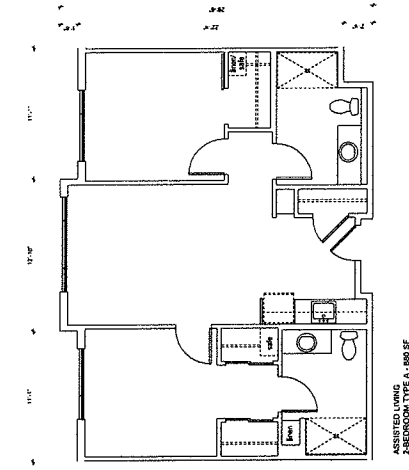
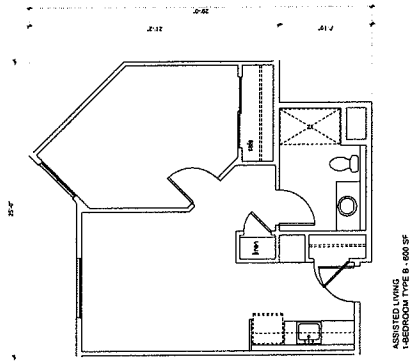
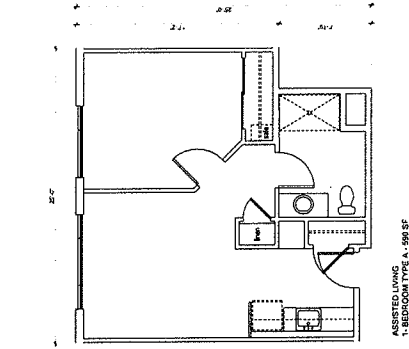
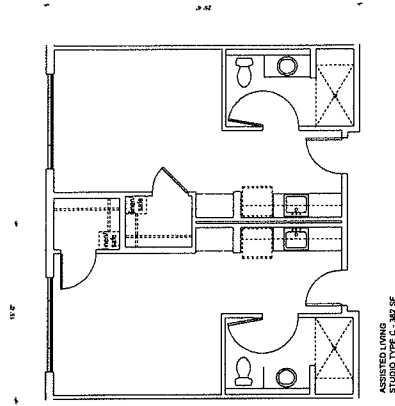
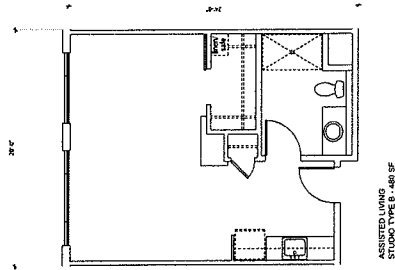
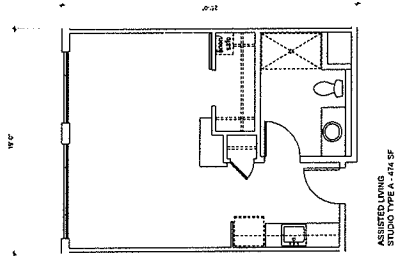
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
COT # 311141 04.15.2016

1/4" = 1'-0" @ 30x42

FP008

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CRG-65728



CROSSINGS CARE CAMPUS / BUILDING B - ASSISTED LIVING AND MEMORY CARE

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ASSISTED LIVING UNIT PLANS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 01/11/16 04.35.2016

CRG-65728



FP007

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CRG-65551
07/19/16



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04.25.2016
LAS VEGAS, NV - SUMMERLIN VILLAGE 8

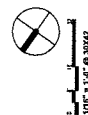
THIRD FLOOR PLAN

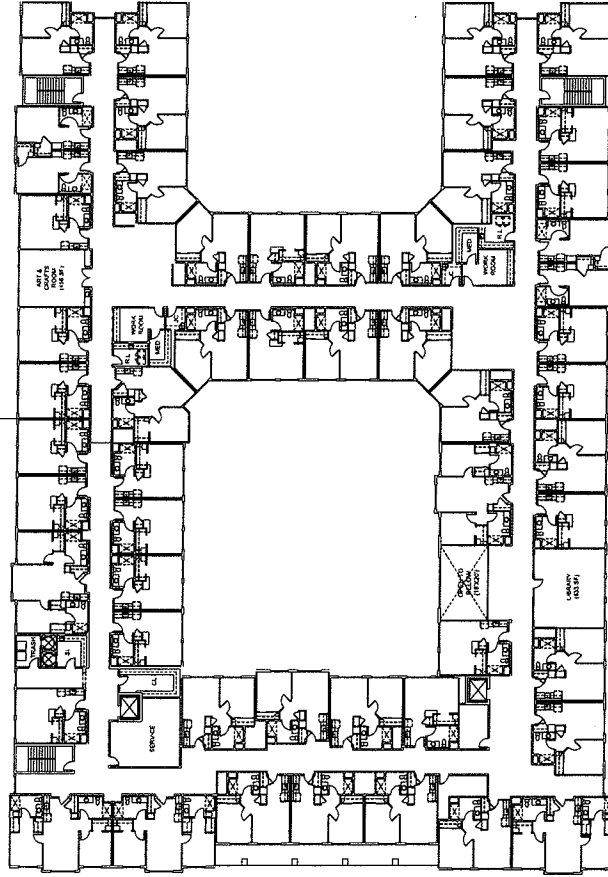
04.25.2016
LAS VEGAS, NV - SUMMERLIN VILLAGE 8

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RJ-65551
07/19/16

FP006





CROSSINGS CARE CAMPUS

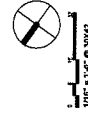
The Calida Group
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Las Vegas, NV 89135
702.947.2000

/ BUILDING B - ASSISTED LIVING AND MEMORY CARE

SECOND FLOOR PLAN

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 201604 04.23.2016

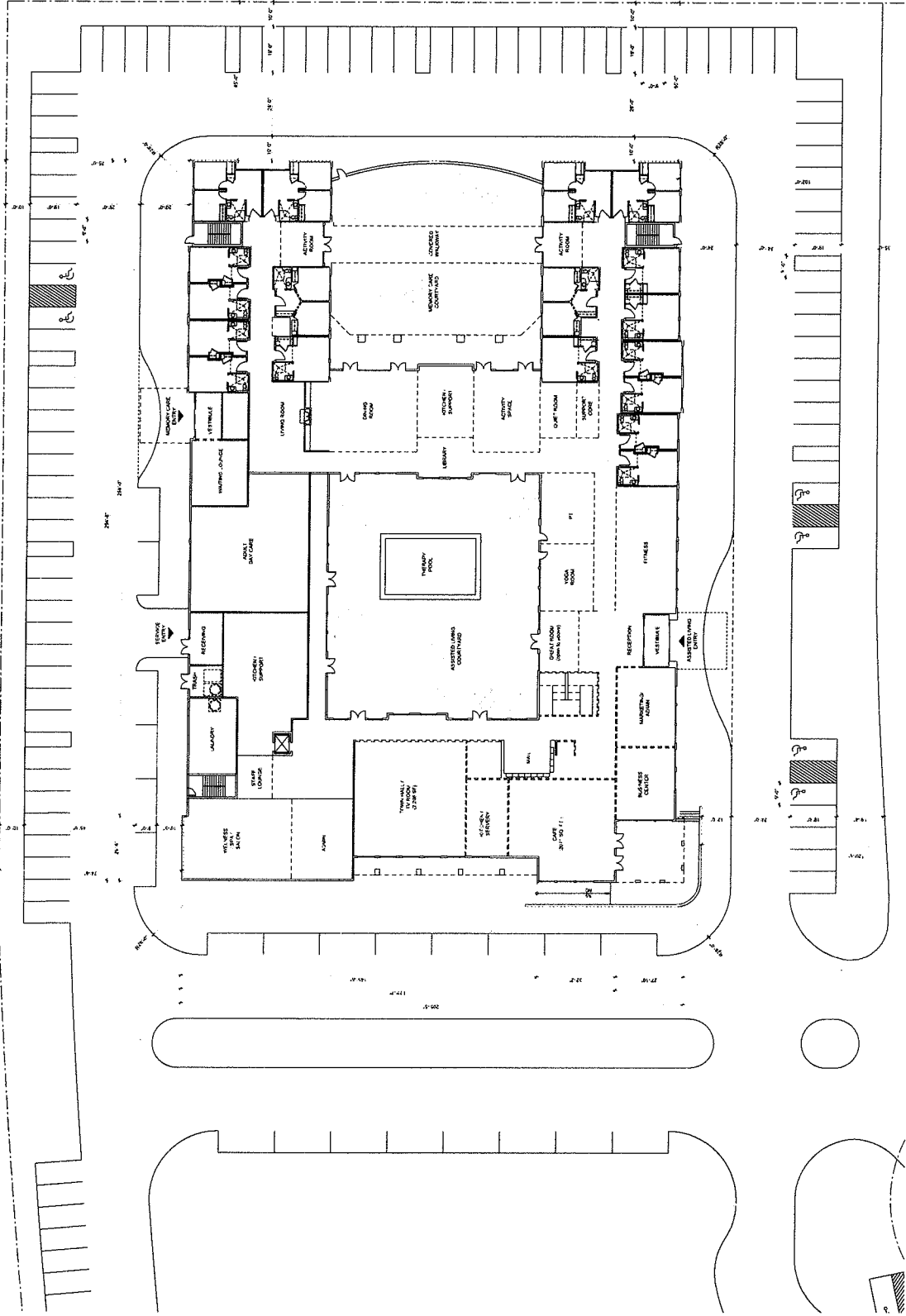
CRG-65728



FP005

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CRG-65551
07/19/16



CROSSINGS CARE CAMPUS

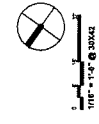
The Calida Group
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Las Vegas, NV 89135
702.947.2000

/ BUILDING B - ASSISTED LIVING AND MEMORY CARE

GROUND FLOOR PLAN

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
04.13.2016
CIVIL ENGINEER

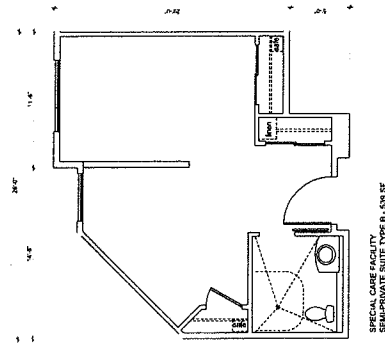
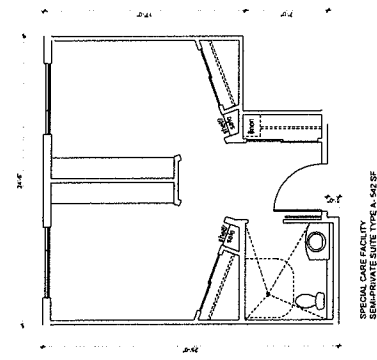
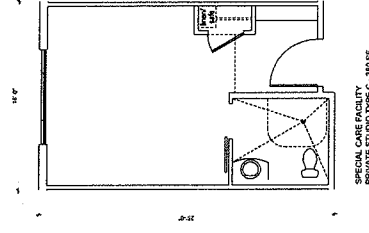
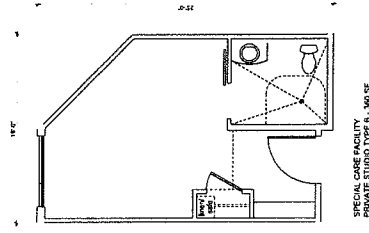
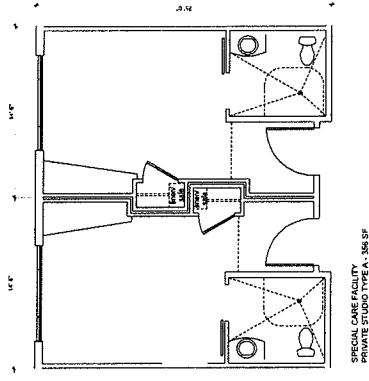
CRG-65728



FP004

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

PROJECT: CROSSINGS CARE CAMPUS - BUILDING B
DATE: 04/13/2016
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
APPROVED BY: J. HARRIS



CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave, Suite 115
Las Vegas, NV 89135
702.947.2000

UNIT PLANS

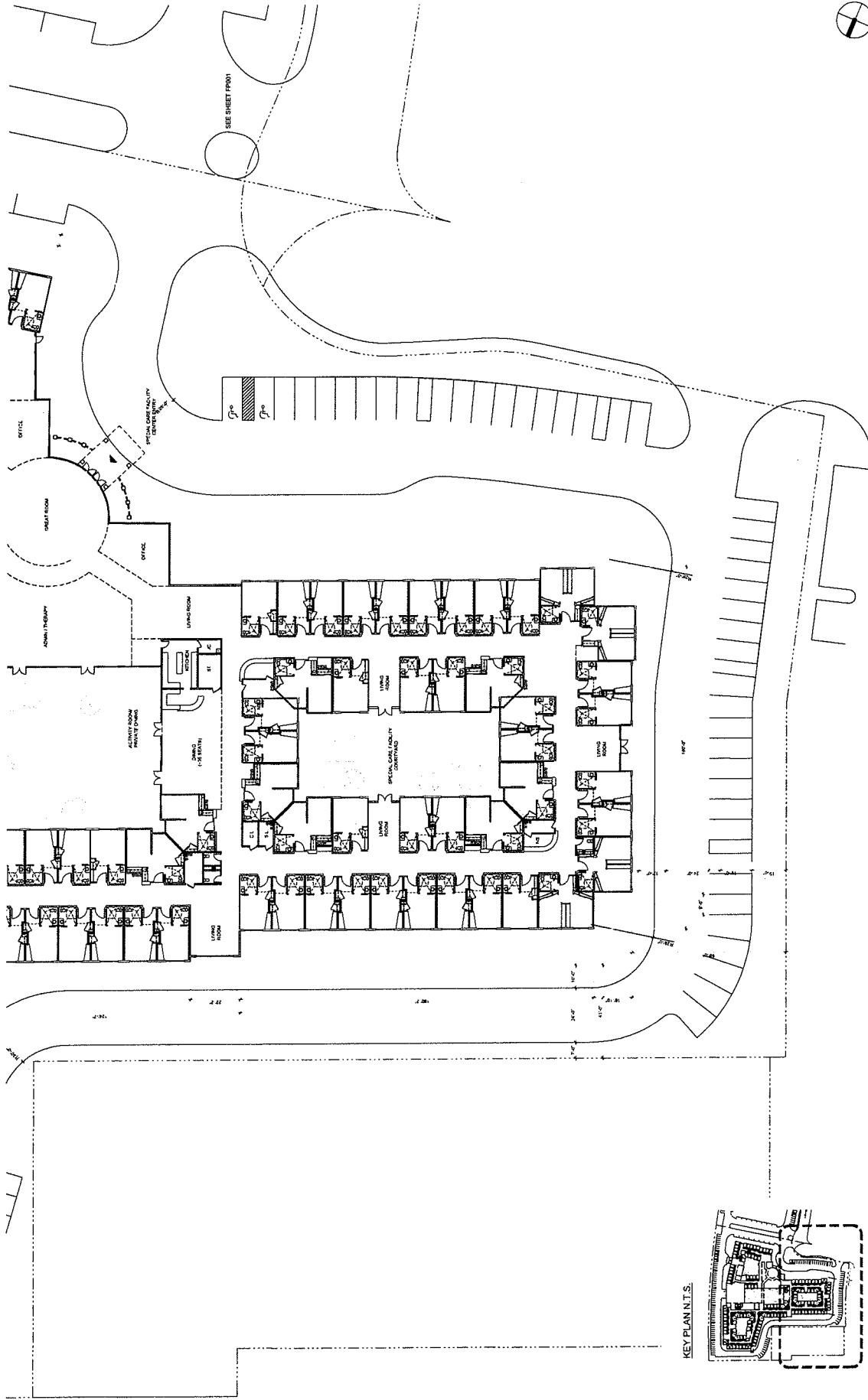
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 01/10/16 04/13/2016

CRG-65728

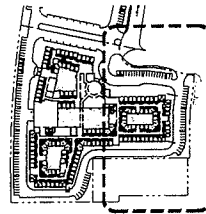
1/4" = 1'-0" @ 30X42
FP003

KTGY Group, Inc.
Architecture+Planning
12355 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

CRJ-65551
07/19/16



KEY PLAN N.T.S.



CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave., Suite 115
Las Vegas, NV 89135
702.947.2000

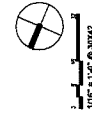
GROUND FLOOR PLAN-PARTIAL

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 01/10/16 7.13.2016

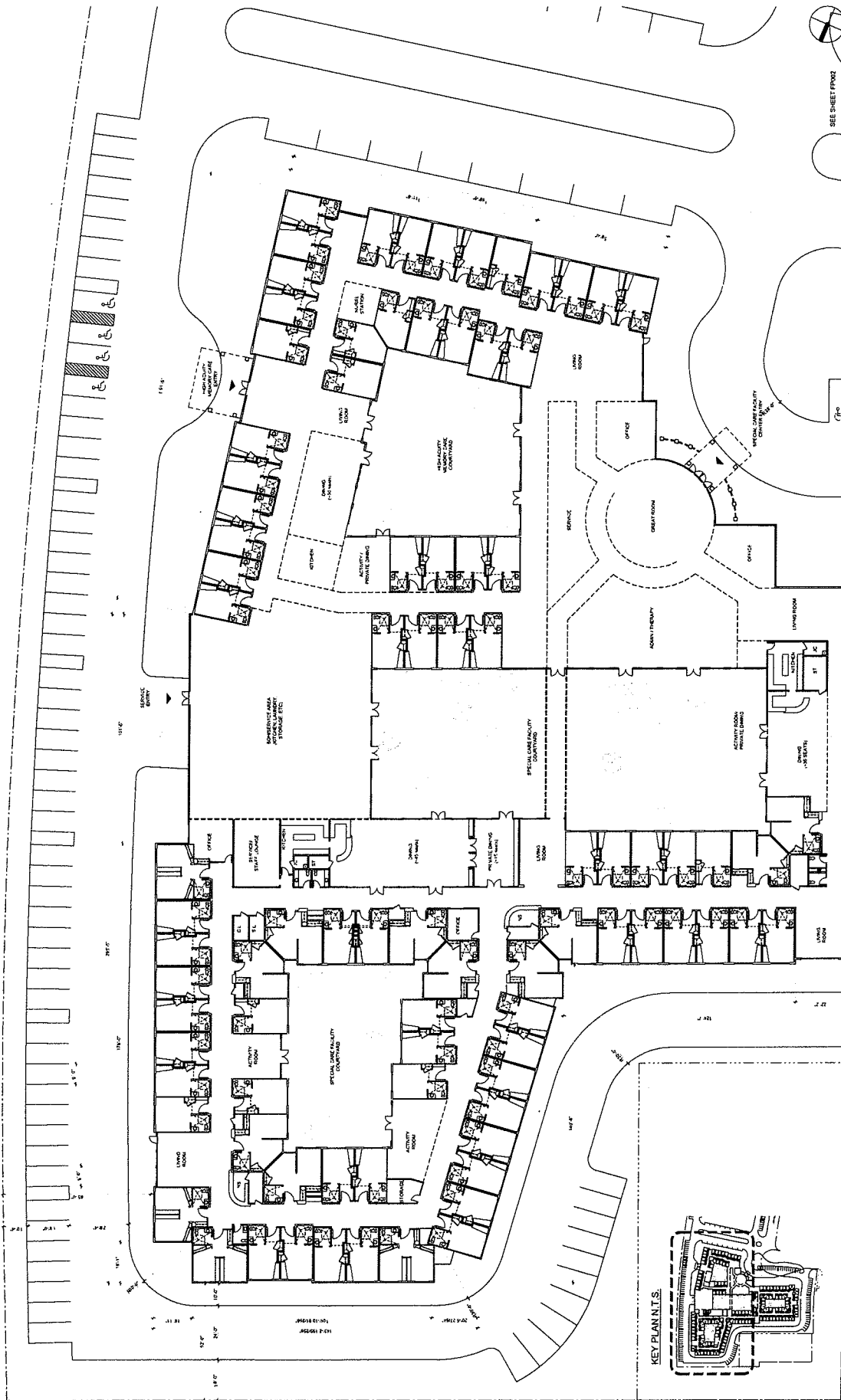
CRG-65728

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd., Suite 100
Los Angeles, CA 90086
310.394.2823
ktgy.com

CRG-65551
07/19/16



FP002



CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

GROUND FLOOR PLAN-PARTIAL

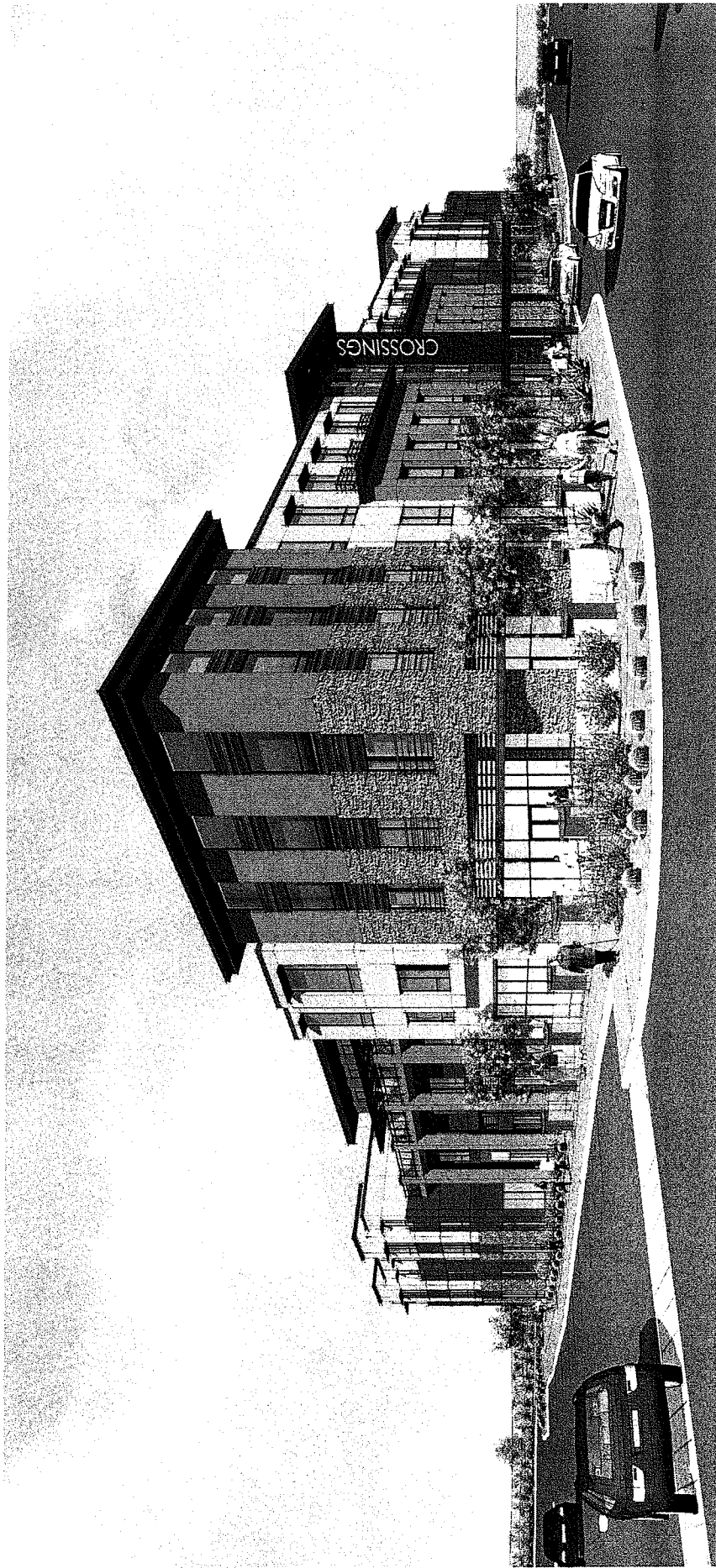
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 01/16/16 04.13.2016

CRG-65728

FP001

KTGY Group, Inc.
Architecture-Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.354.2623
ktgy.com





CROSSINGS CARE CAMPUS

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

PERSPECTIVE VIEW

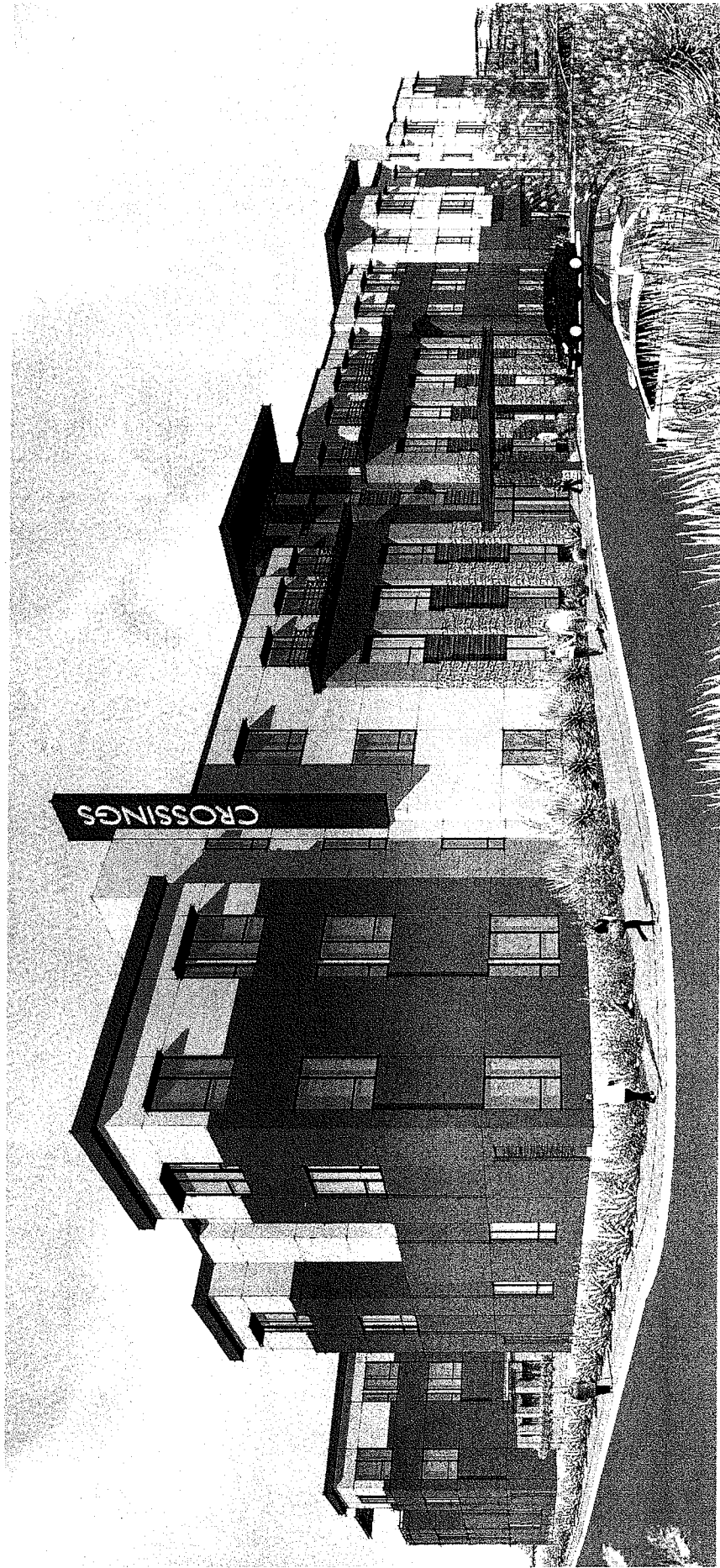
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 2/1/16 04.15.2016

CRG-65728

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
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ktgy.com

CRG-65551
07/19/16

EV020



CROSSINGS CARE CAMPUS

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

/ BUILDING B - ASSISTED LIVING AND MEMORY CARE

PERSPECTIVE VIEW

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
CITY OF DESIGN 04.23.2016

CRG-65728

EV019

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

PRJ-65551
07/19/16



CROSSINGS CARE CAMPUS

The Colida Group
10777 W. Tropicana, Suite 115
Las Vegas, NV 89135
702.947.2000

/ BUILDING B - ASSISTED LIVING AND MEMORY CARE

PERSPECTIVE VIEW

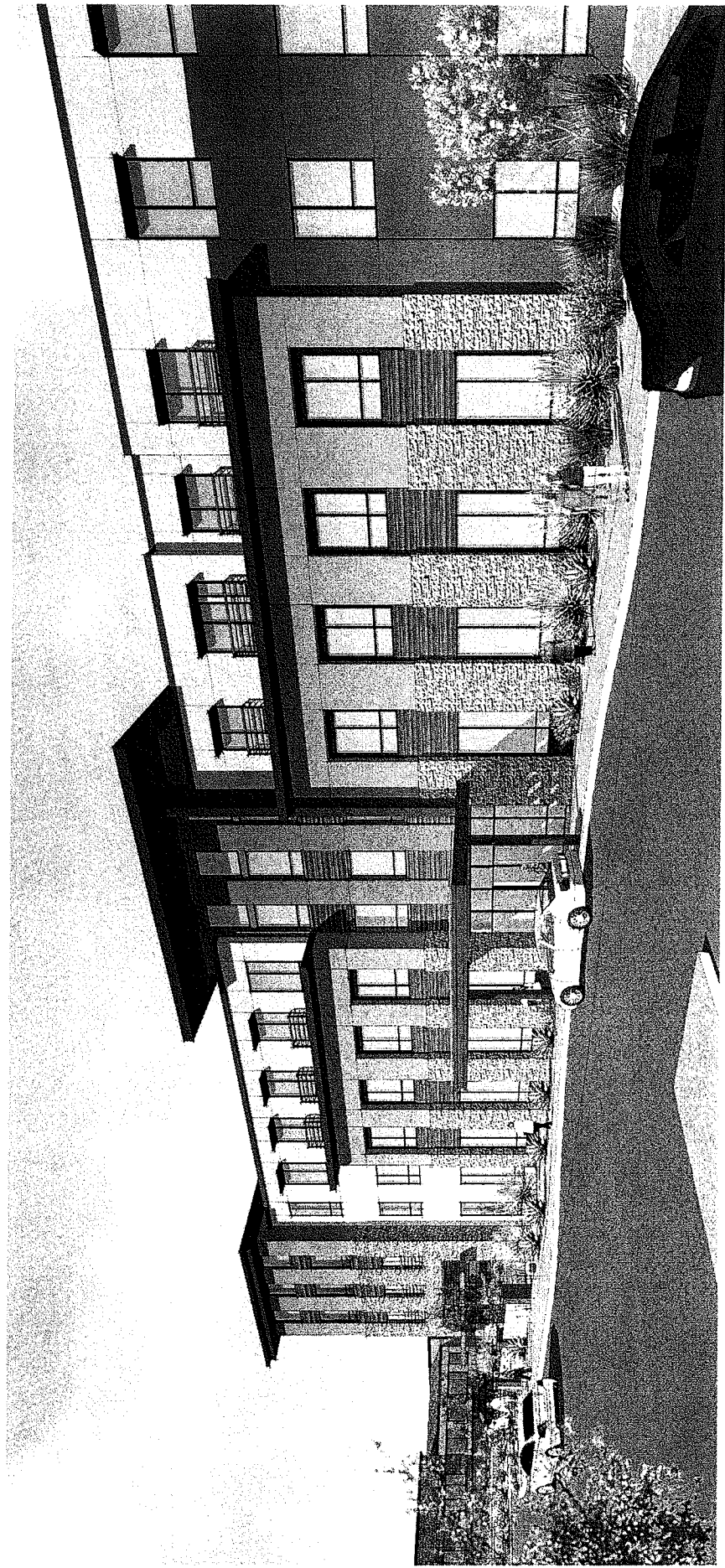
LOS VEGAS, NV - SUMMERLIN VILLAGE 8
CITY # 211000 0423.2014

CRG-65728

EV018

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
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PRJ-65551
07/19/16



CROSSINGS CARE CAMPUS

/ BUILDING B - ASSISTED LIVING AND MEMORY CARE

The Calida Group
10777 W. Twain Ave., Suite 115
Las Vegas, NV 89135
702.947.2000

PERSPECTIVE VIEW

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
04.23.2014

CRG-65728

EV017

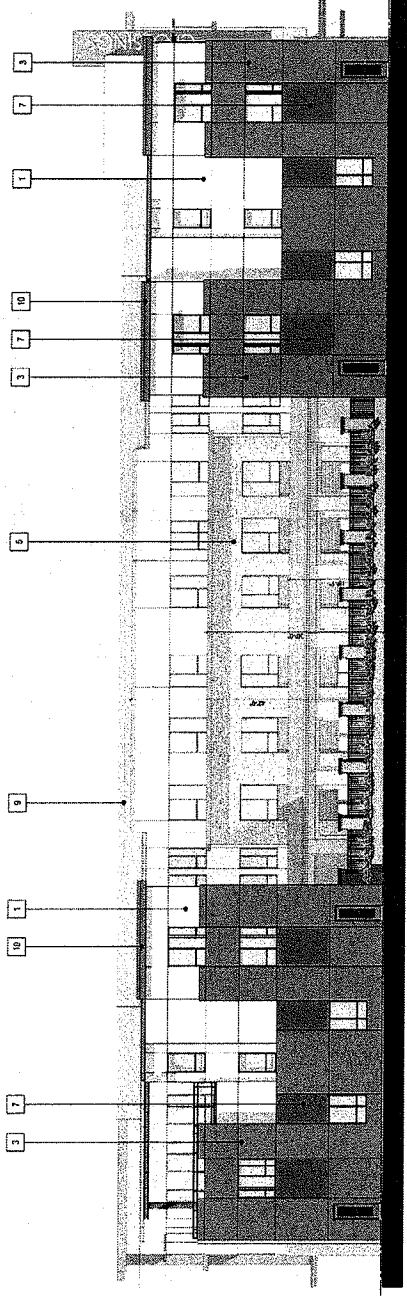
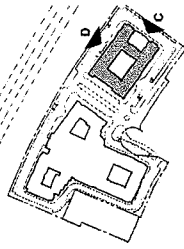
KTCOY Group, Inc.
Architecture-Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
kty.com

CRJ-65551
07/19/16

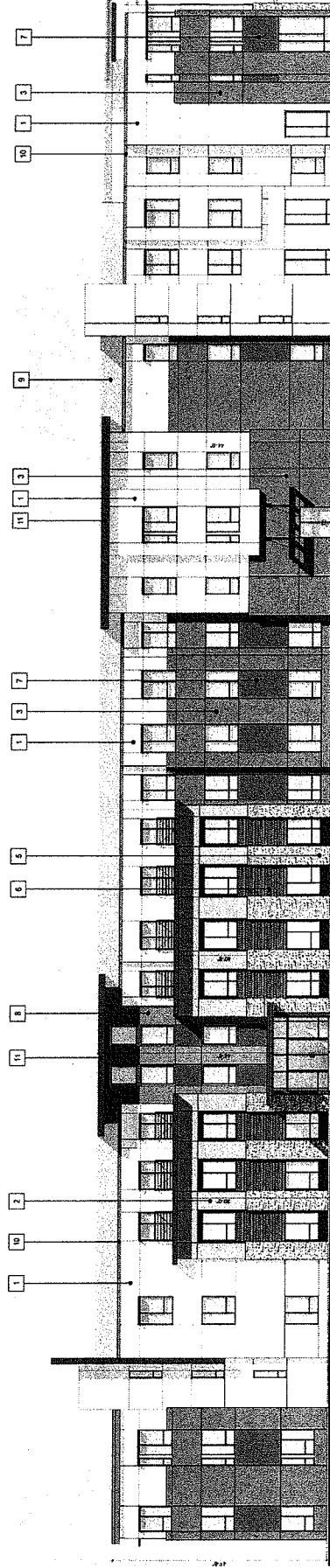
MATERIAL LEGEND (SEE MATERIAL BOARD FOR DETAILS)

- 1 STUCCO 1
- 2 STUCCO 2
- 3 STUCCO 3
- 4 AWAKINGS/
RAILINGS
- 5 STONE SIDING
- 6 PORCELAIN EXTERIOR WOOD TILE
- 7 STUCCO 4
- 8 STUCCO 5
- 9 METAL SCREEN
- 10 TRIM 1
- 11 TRIM 2

KEY PLAN/TS



C. EAST ELEVATION



D. NORTH ELEVATION

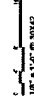
CROSSINGS CARE CAMPUS / BUILDING B - ASSISTED LIVING AND MEMORY CARE

The Calda Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
04.15.2016

CRG-65728



EV016

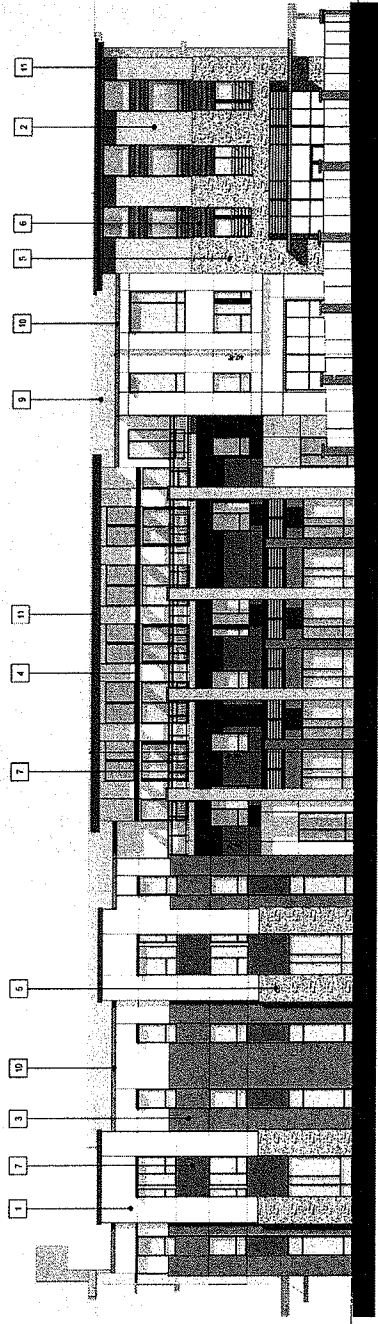
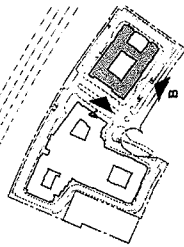
KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson
Suite 100
Los Angeles, CA 90068
310.394.2623
ktgy.com

CRG-65554
07/19/15

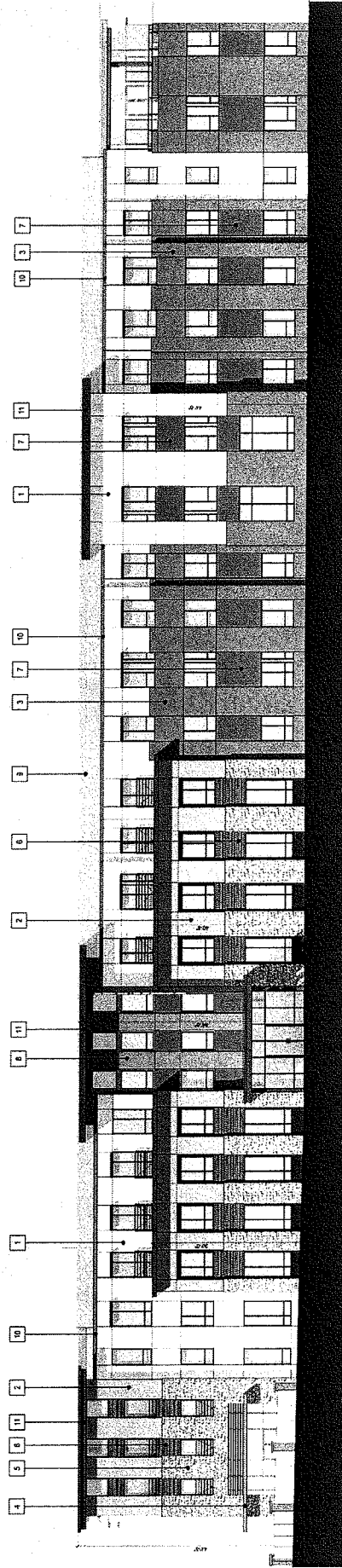
MATERIAL LEGEND (SEE MATERIAL BOARD FOR DETAILS)

- 1 STUCCO 1
- 2 STUCCO 2
- 3 STUCCO 3
- 4 AWNINGS/ RAILINGS
- 5 STONE SIDING
- 6 PORCELAIN EXTERIOR WOOD TILE
- 7 STUCCO 4
- 8 STUCCO 5
- 9 METAL SCREEN
- 10 TRIM 1
- 11 TRIM 2

KEY PLANTS



A. WEST ELEVATION



B. SOUTH ELEVATION

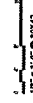
CROSSINGS CARE CAMPUS / BUILDING B - ASSISTED LIVING AND MEMORY CARE

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
04.13.2016

CRG-65728



EV015

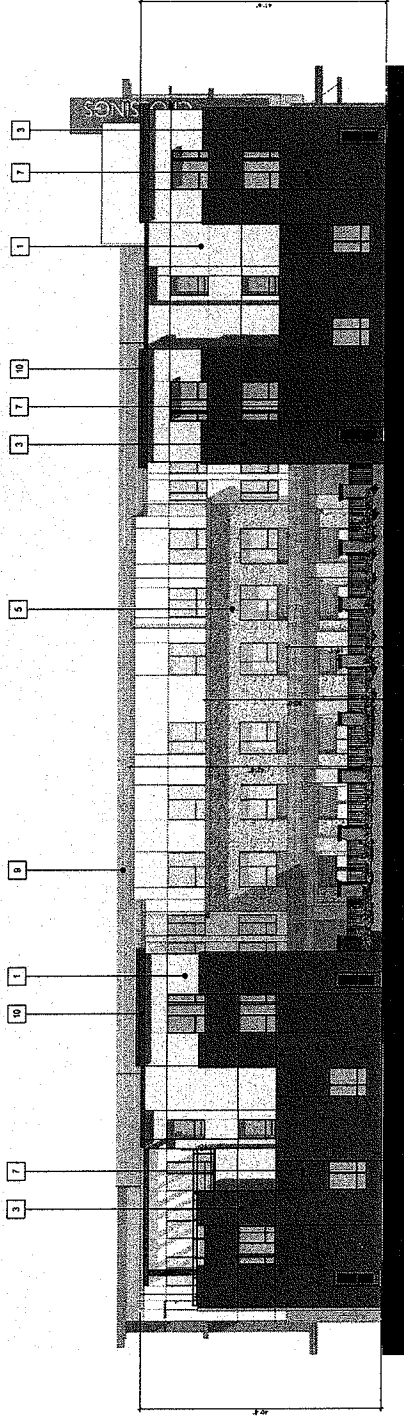
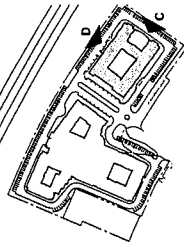


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Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

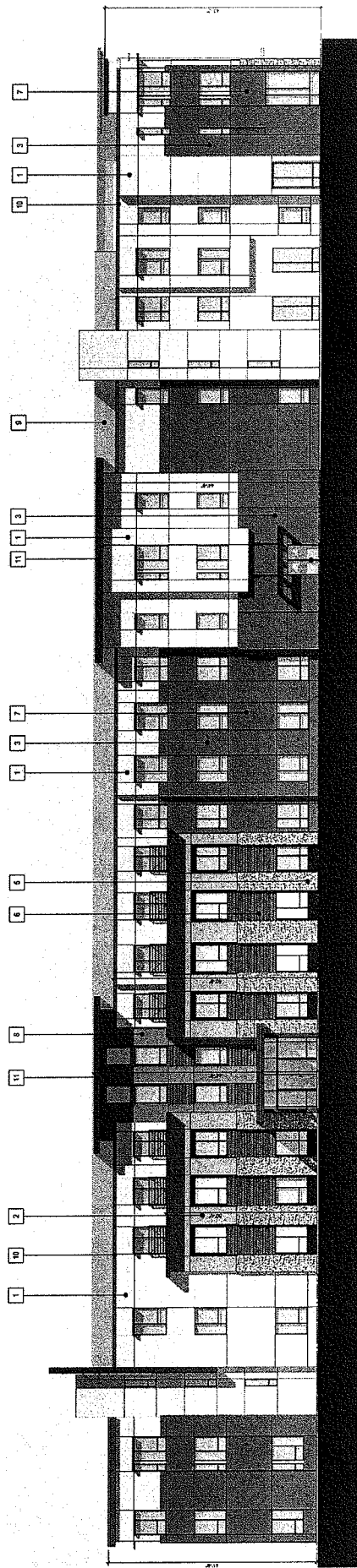
MATERIAL LEGEND (SEE MATERIAL BOARD FOR DETAILS)

- 1 STUCCO 1
- 2 STUCCO 2
- 3 STUCCO 3
- 4 ANWRINGS/RAILINGS
- 5 STONE SIDING
- 6 PORCELAIN EXTERIOR WOOD TILE
- 7 STUCCO 4
- 8 STUCCO 5
- 9 METAL SCREEN
- 10 TRIM 1
- 11 TRIM 2

KEY PLAN/1'S



C. EAST ELEVATION



D. NORTH ELEVATION

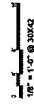
CROSSINGS CARE CAMPUS / BUILDING B - ASSISTED LIVING AND MEMORY CARE

The Calida Group
10777 W. Twain Ave, Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 201044 04.23.2014

CRG-65728



EV014

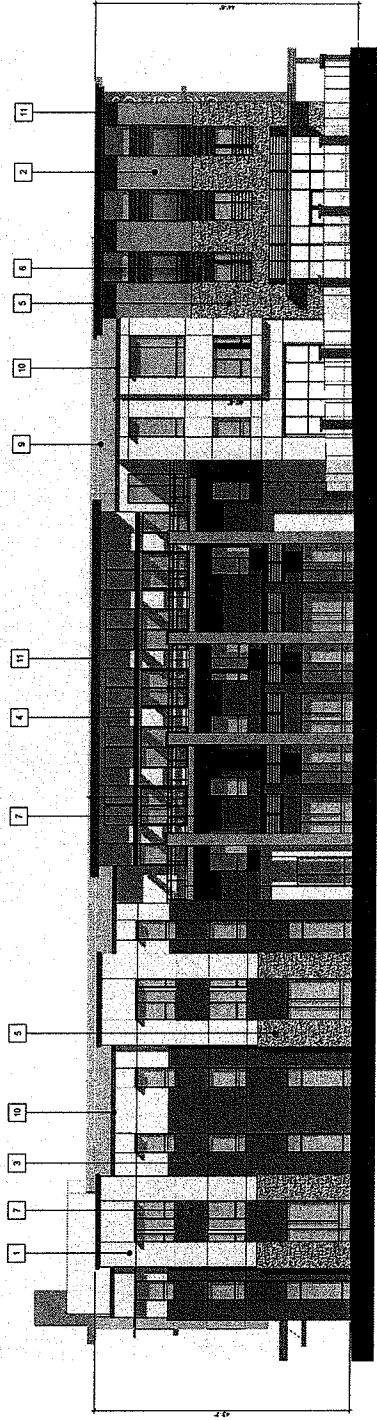
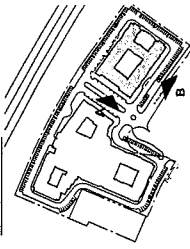
KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd., Suite 100
Los Angeles, CA 90066
310.384.2023
ktgy.com

Project: CRG-65551
Date: 07/19/16

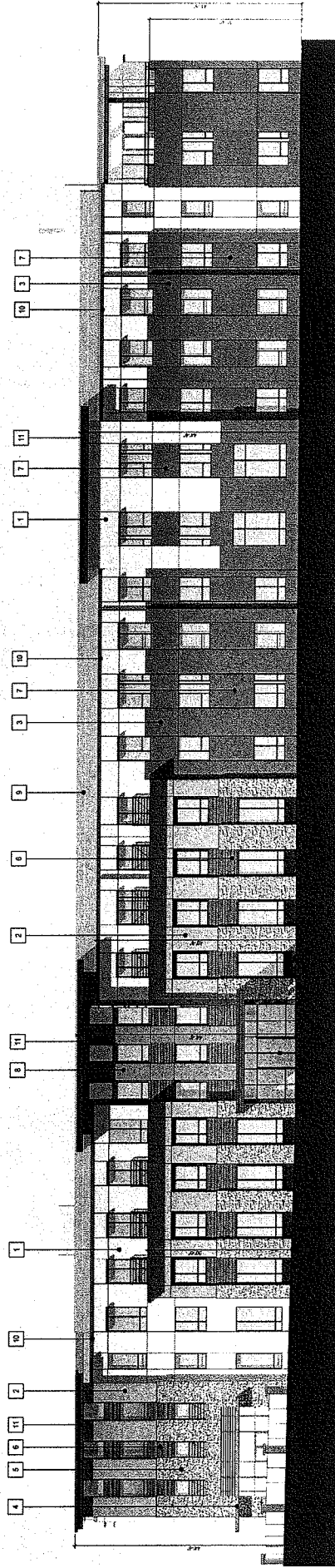
MATERIAL LEGEND (SEE MATERIAL BOARD FOR DETAILS)

- 1 STUCCO 1
- 2 STUCCO 2
- 3 STUCCO 3
- 4 AWARINGS/
BALCONIES
- 5 STONE SIDING
- 6 PORCELAIN EXTERIOR WOOD TILE
- 7 STUCCO 4
- 8 STUCCO 5
- 9 METAL SCREEN
- 10 TRIM 1
- 11 TRIM 2

KEY PLAN N.T.S.



A. WEST ELEVATION



B. SOUTH ELEVATION

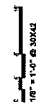
CROSSINGS CARE CAMPUS / BUILDING B - ASSISTED LIVING AND MEMORY CARE

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
CROSSING CARE
04.15.2016

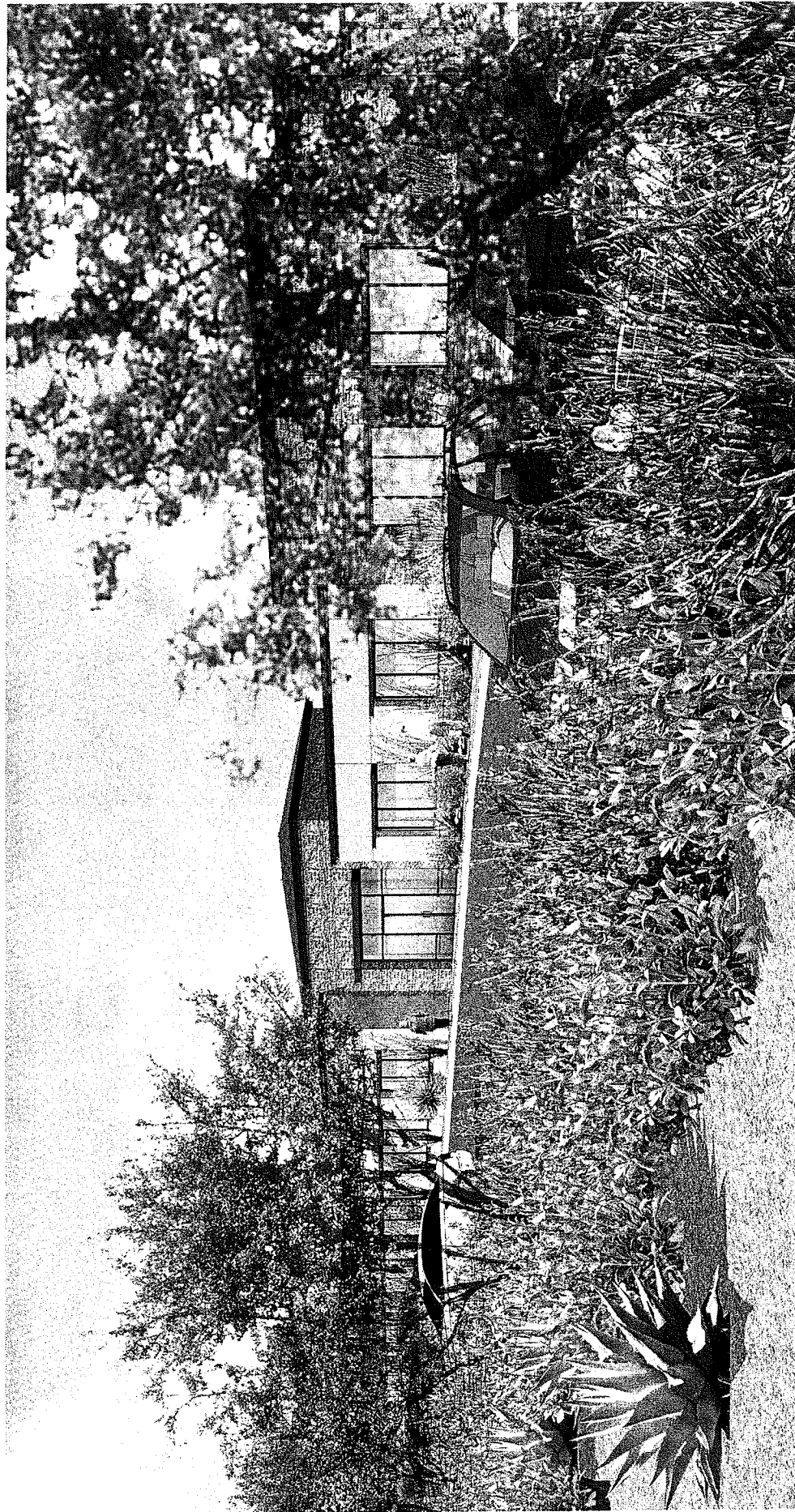
CRG-65728



EV013

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd. Suite 100
Los Angeles, CA 90066
310.394.2823
ktgy.com

Project: CRG-65551
Date: 07/19/16



CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave., Suite 115
Las Vegas, NV 89135
702.947.2000

PERSPECTIVE VIEW

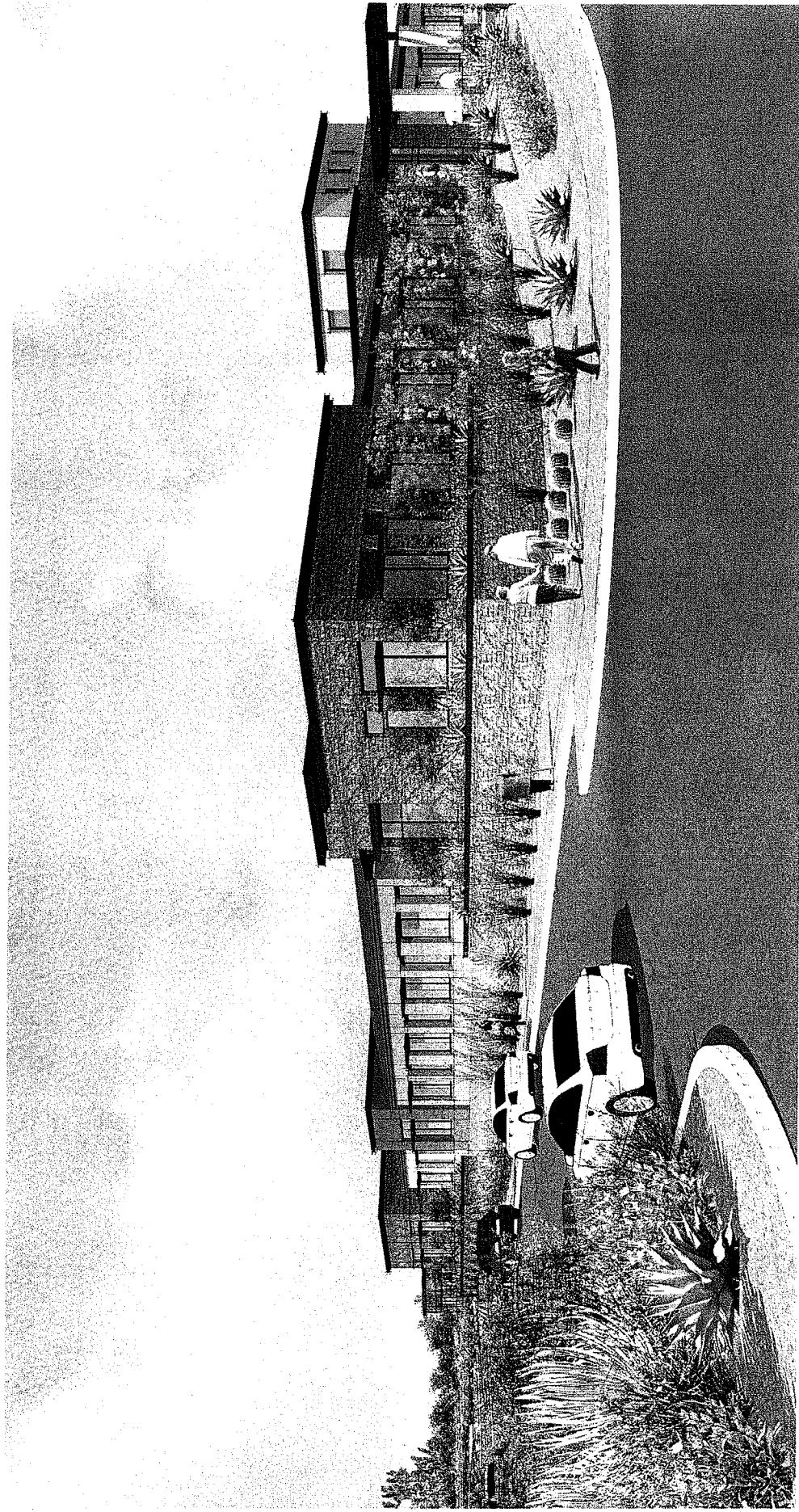
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
DATE: 01/11/11
BY: J. J. J. J.

CRG-65728

EV012

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

PRJ-65551
07/19/15



CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

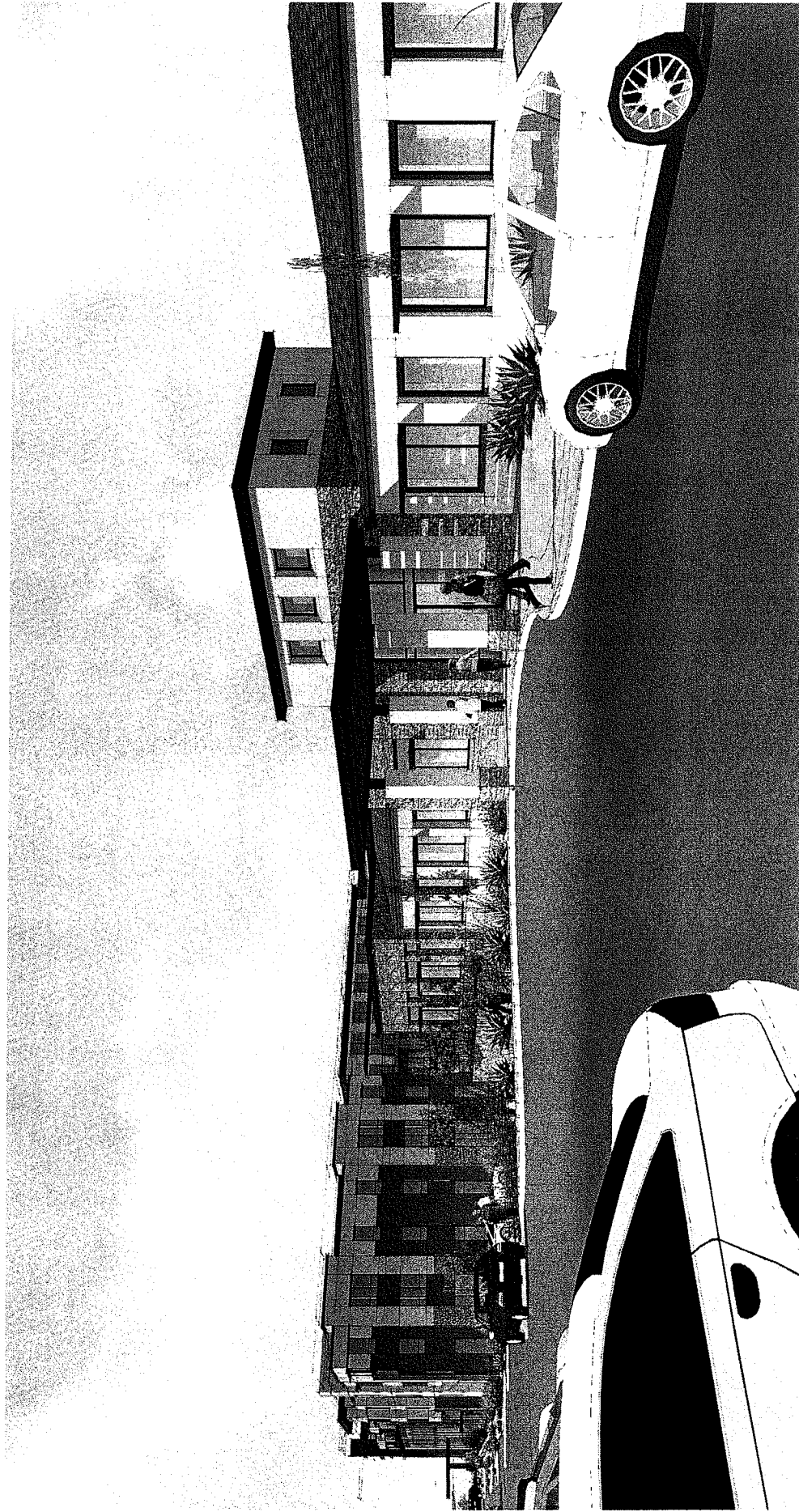
PERSPECTIVE VIEW

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
DATE: 04.13.2016

CRG-65728

EV011

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
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CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

PERSPECTIVE VIEW

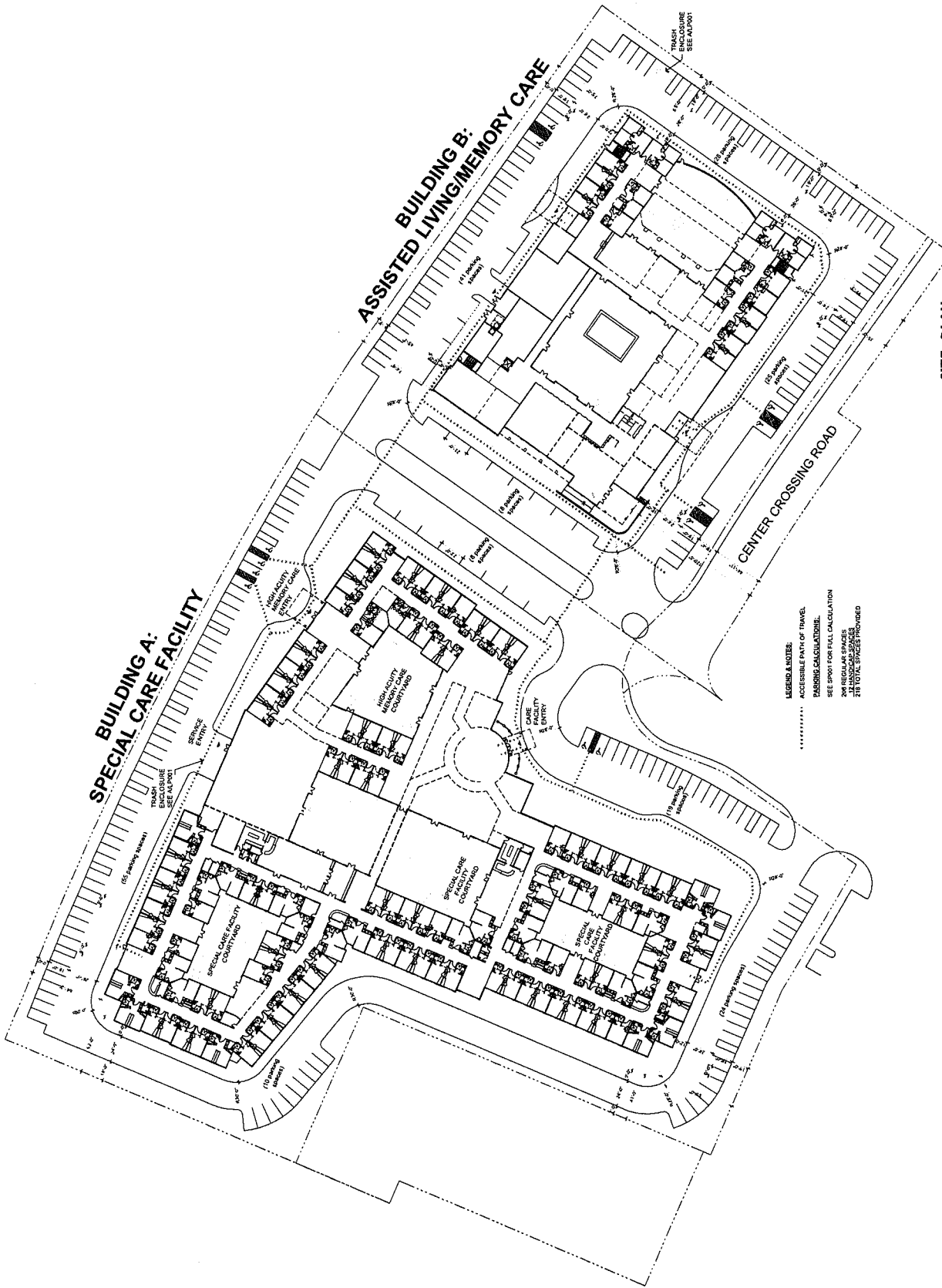
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
02.15.2016

CRG-65728

EV010

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
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PRJ-65531
07/19/15



SP002

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Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

PRJ-65551
07/19/16

SITE PLAN

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 01/14/16 7/13/2016

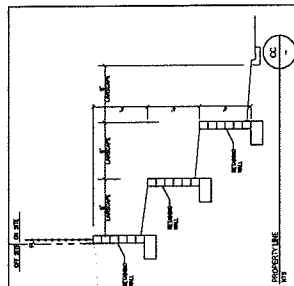
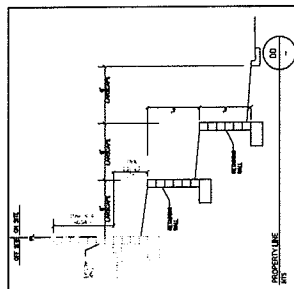
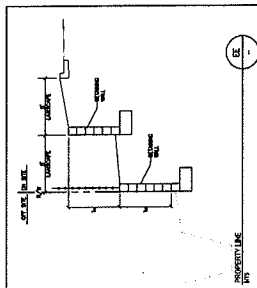
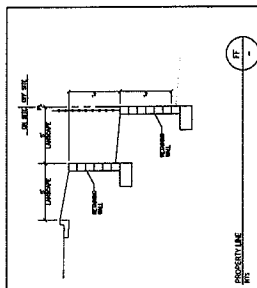
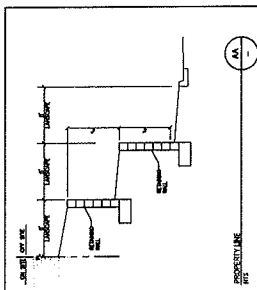
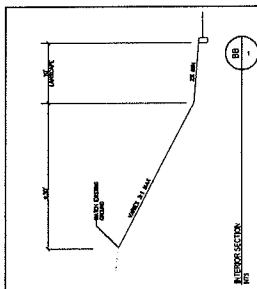
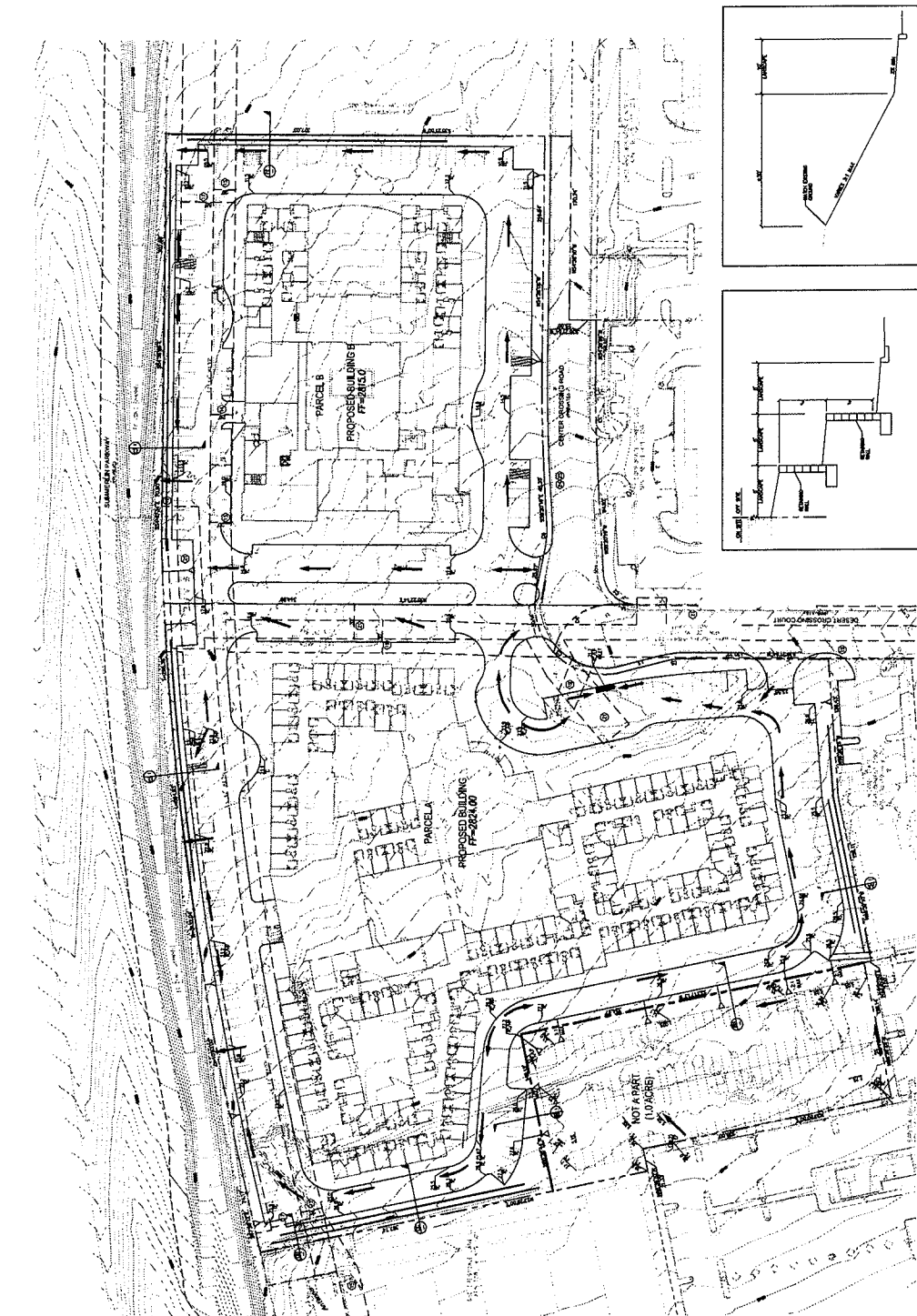
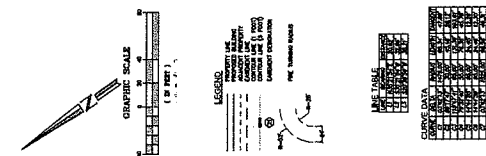
CRG-65728

LEGEND & NOTES:
ACCESSIBLE PATH OF TRAVEL
PARKING CALCULATION:
SEE SPOOT FOR FULL CALCULATION
240 REGULAR SPACES
100 HANDICAPPED SPACES
100 TOTAL SPACES PROVIDED

CROSSINGS CARE CAMPUS

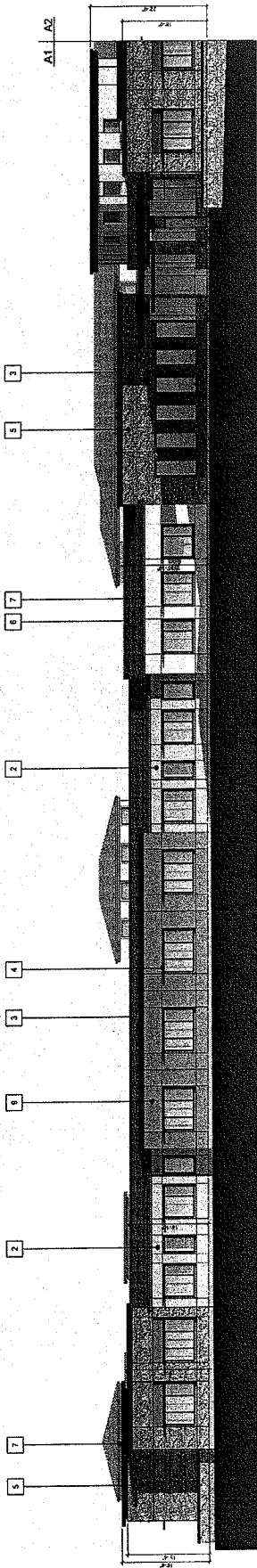
The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

DRC
DRC Surveying Nevada, Inc.
10777 W TWIN AVE. SUITE 115, LAS VEGAS NV, 89135
TEL: (702) 990-3908 FAX: (702) 925-5508
10700 LA CORONA ST., STE 200
LAS VEGAS, NEVADA 89119
(702) 270-4119

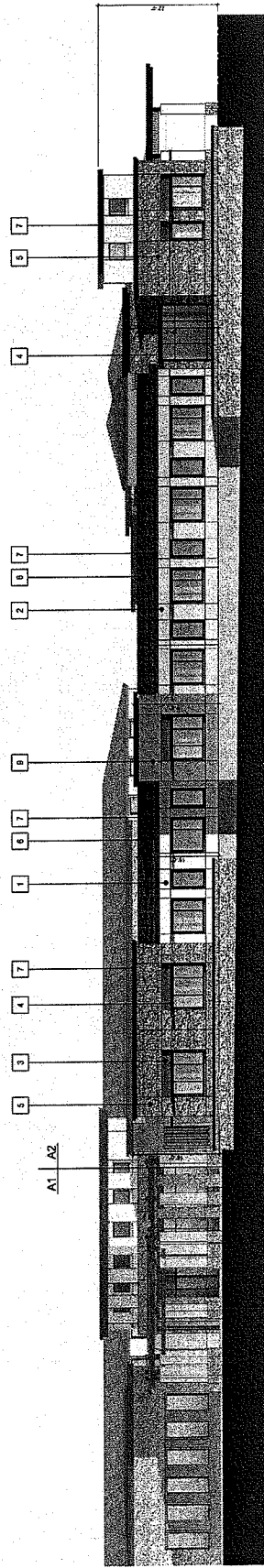
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FASHION PRESERVATION

[illegible]



A1 EAST ELEVATION - PARTIAL



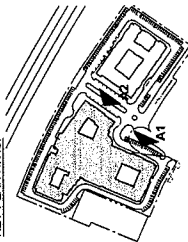
A2 EAST ELEVATION - PARTIAL

MATERIAL LEGEND

(SEE MATERIAL BOARD FOR DETAILS)

1	STUCCO 1	4	AWNINGS/RAILINGS	7	FASCIA
2	STUCCO 2	5	STONE SIDING	8	ACCENT PAINT
3	IRON	6	ROOFING	9	STUCCO 3

KEY PLAN



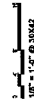
CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Tropic Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
DATE: 04.15.2016

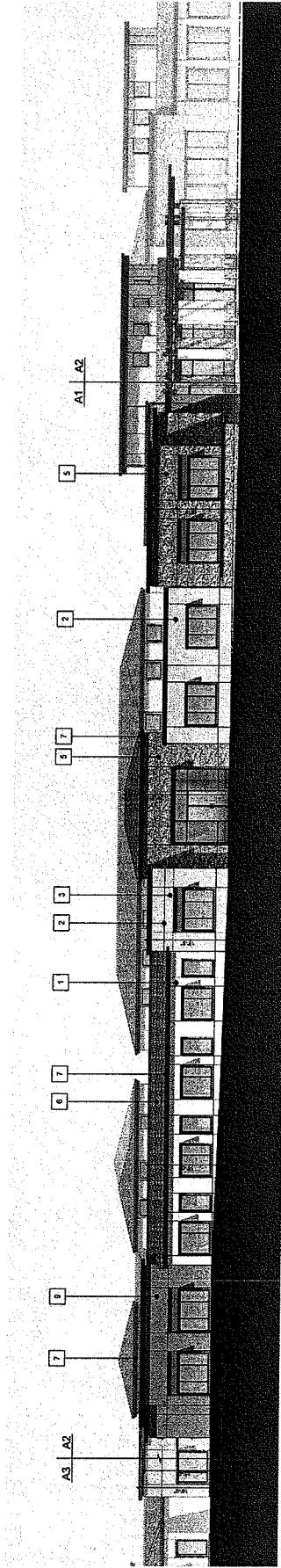
CRG-65728



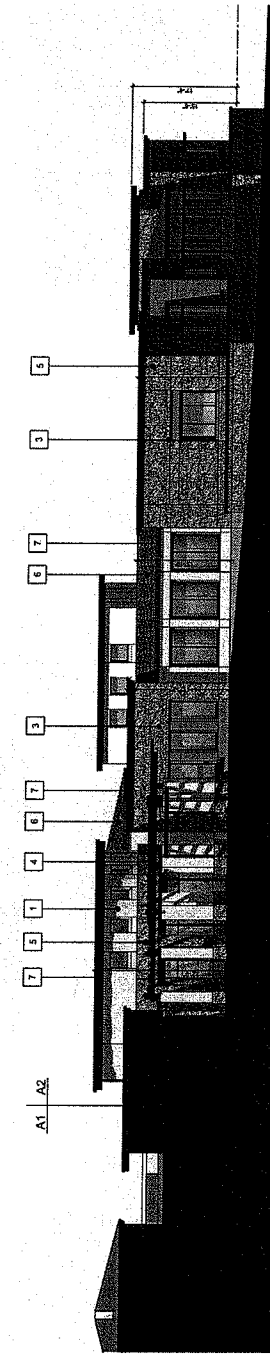
EV001

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd. Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

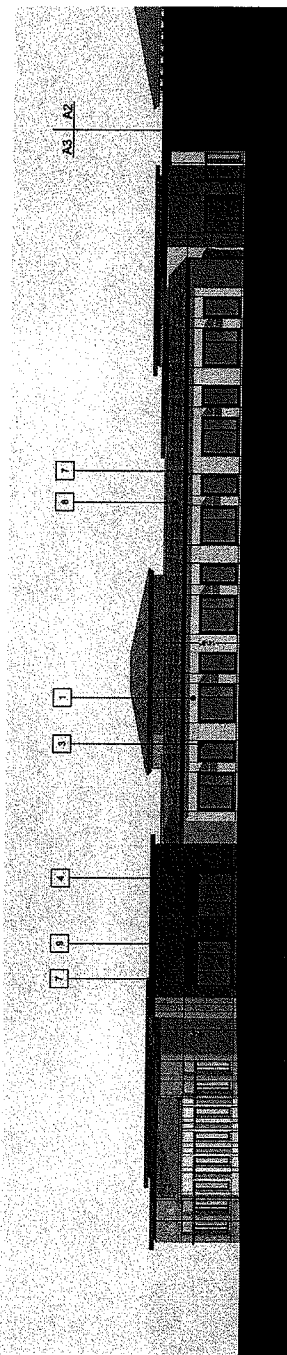
PRJ-65551
07/19/15



A1 SOUTH ELEVATION - PARTIAL



A2 SOUTH ELEVATION - PARTIAL

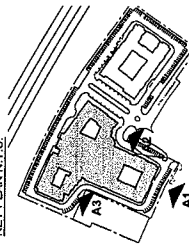


A3 SOUTH ELEVATION - PARTIAL

MATERIAL LEGEND (SEE MATERIAL BOARD FOR DETAILS)

- | | | |
|------------|--------------------|----------------|
| 1 STUCCO 1 | 4 AWNINGS/RAILINGS | 7 FASCIA |
| 2 STUCCO 2 | 5 STONE SIDING | 8 ACCENT PAINT |
| 3 TRIM | 6 ROOFING | 9 STUCCO 3 |

KEY PLANTS



CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. T. T. Road, Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

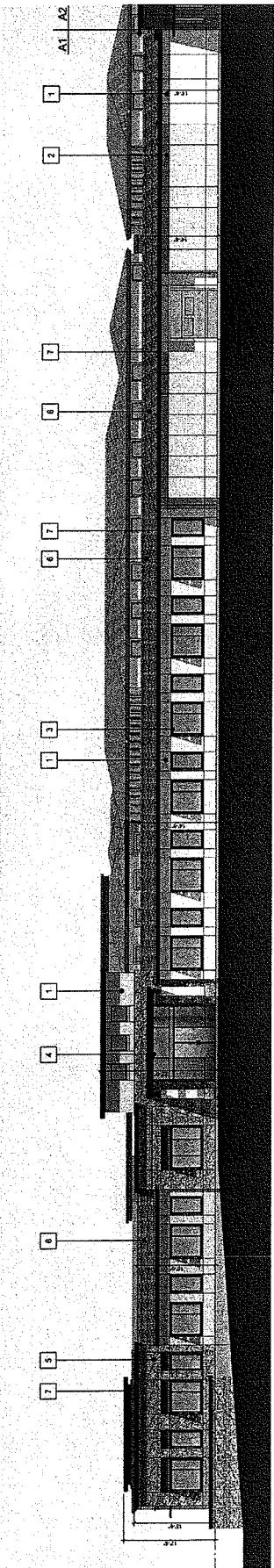
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV. 7/2014
04.13.2016

CRG-65728

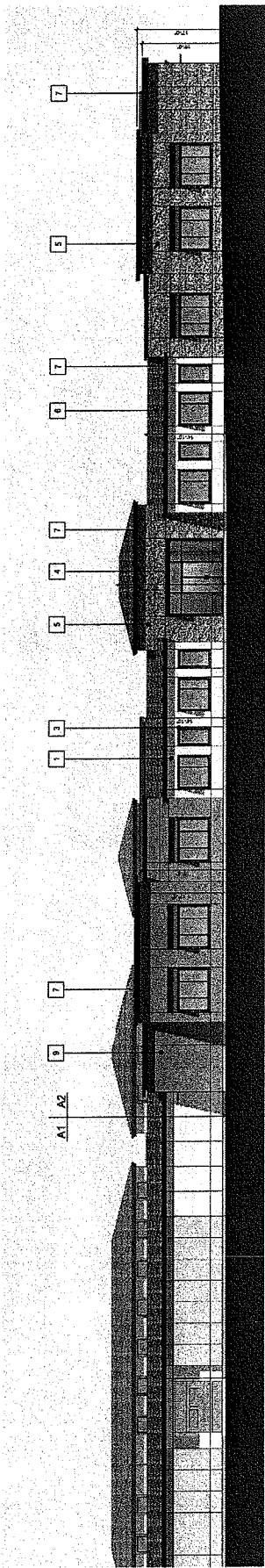
KTGY Group, Inc.
Architecture+Planning
12355 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
07/19/16
310.584.2623
ktgy.com

EV002

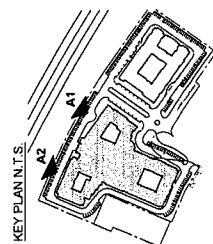
1/8" = 1'-0" @ 3/32"



A1. NORTH ELEVATION - PARTIAL



A2. NORTH ELEVATION - PARTIAL



MATERIAL LEGEND
(SEE MATERIAL BOARD FOR DETAILS)

- | | | |
|------------|--------------------|----------------|
| 1 STUCCO 1 | 4 AWNINGS/RAILINGS | 7 FASCIA |
| 2 STUCCO 2 | 5 STONE SIDING | 8 ACCENT PAINT |
| 3 TEAK | 6 ROOFING | 9 STUCCO 3 |

CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

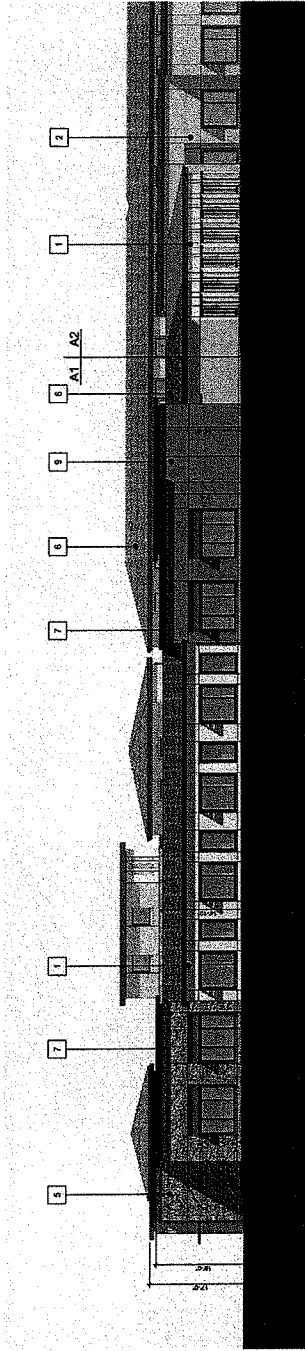
ELEVATIONS
LAS VEGAS, NV - SUMMERLIN VILLAGE 8
REV # 010104 04.05.2014

CRG-65728

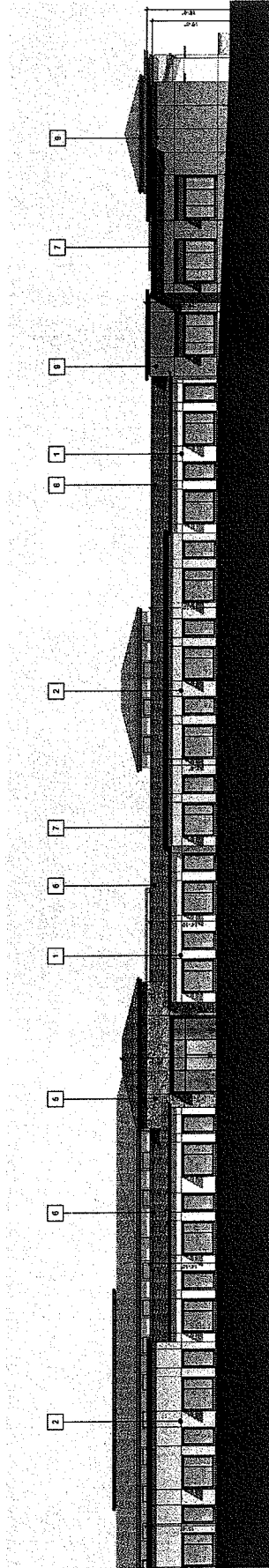
KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

EV003

PROJECT: CRG-65551
DATE: 07/19/15

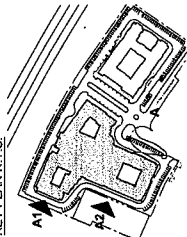


A1. WEST ELEVATION - PARTIAL



A2. WEST ELEVATION - PARTIAL

KEY PLANTS



MATERIAL LEGEND
(SEE MATERIAL BOARD FOR DETAILS)

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2	STUCCO 2	5	STORE SIDING	8	ACCENT PAINT
3	TRIM	6	ROOFING	9	STUCCO 3

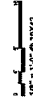
CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Tustin Ave. Suite 115
Las Vegas, NV 89135
702.547.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
04.23.2016
REV # 201604

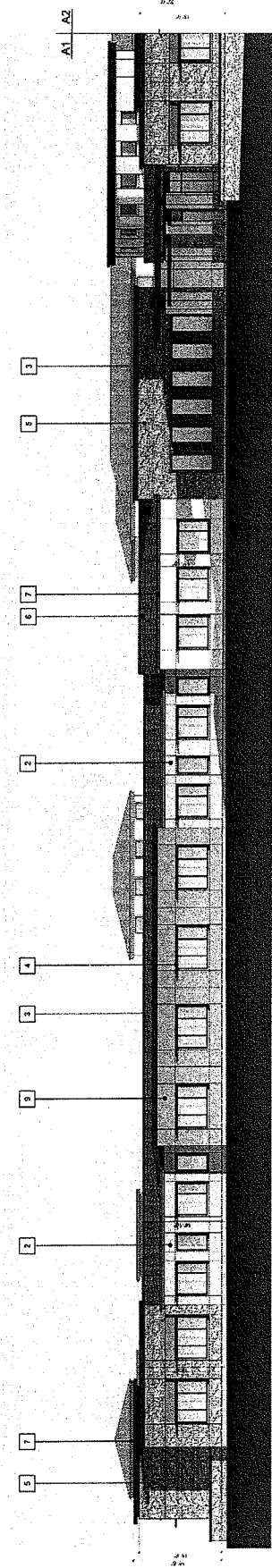
CRG-65728



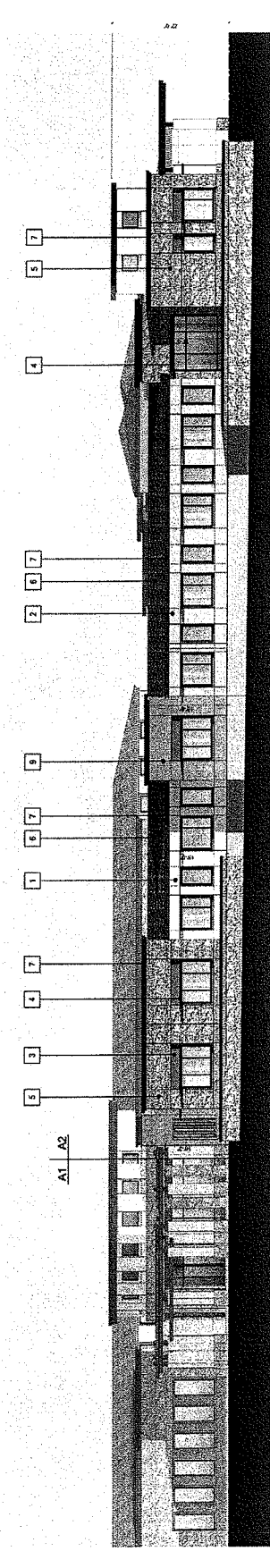
EV004

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Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

CRG-65551
07/19/16



A1 EAST ELEVATION - PARTIAL

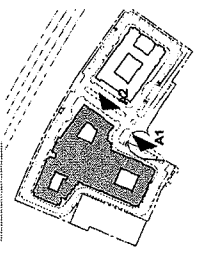


A2 EAST ELEVATION - PARTIAL

MATERIAL LEGEND
(SEE MATERIAL BOARD FOR DETAILS)

- | | | |
|------------|--------------------|----------------|
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| 2 STUCCO 2 | 5 STONE SIDING | 8 ACCENT PAINT |
| 3 TRIM | 6 ROOFING | 9 STUCCO 3 |

KEY PLAN I.T.S.



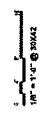
CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
04.03.2016

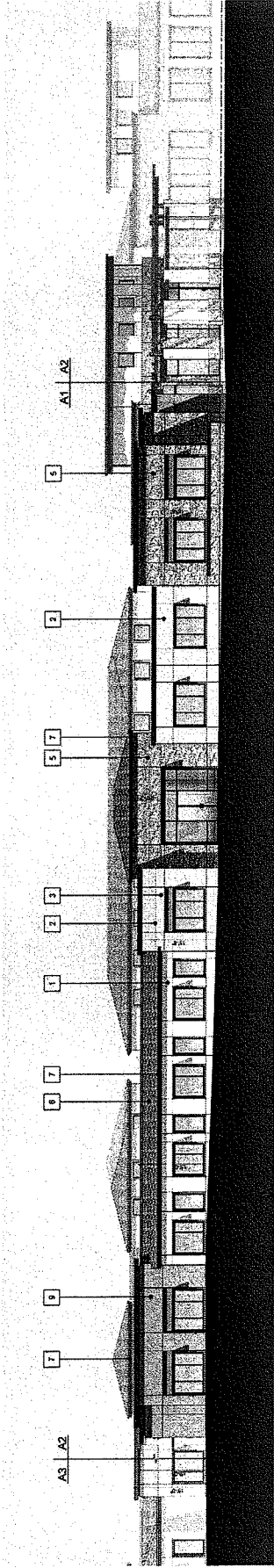
CRG-65728



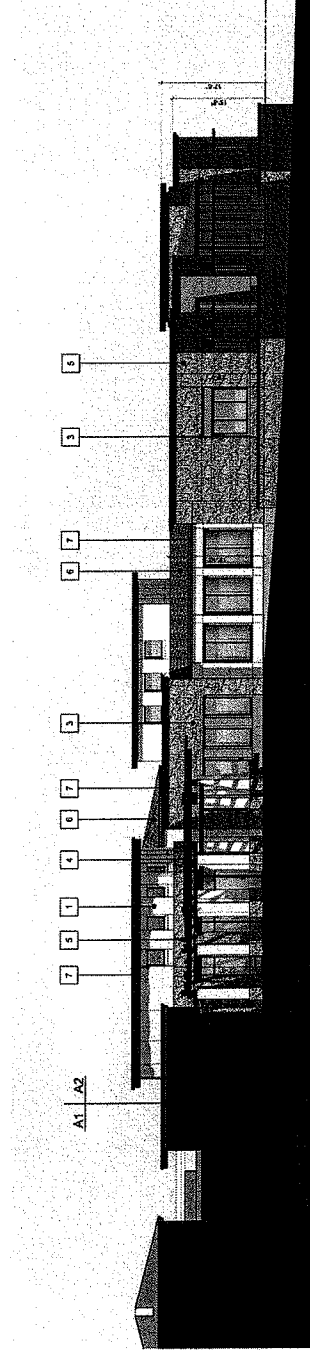
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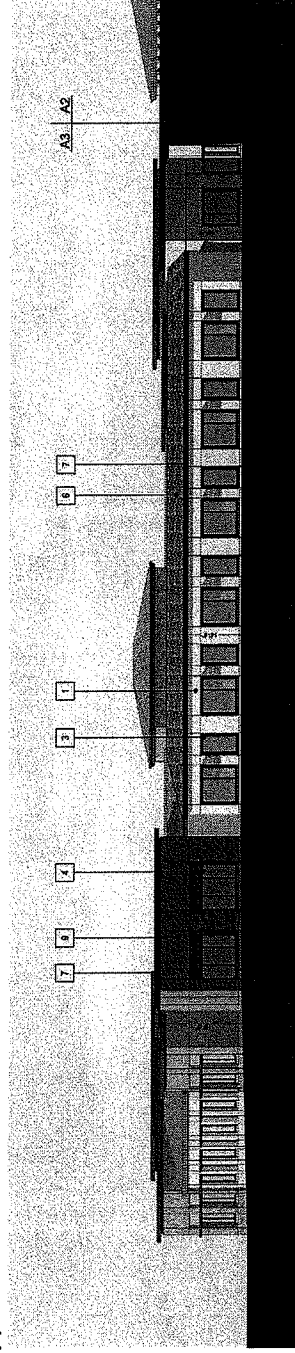
KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90068
310.394.2623
ktgy.com



A1 SOUTH ELEVATION - PARTIAL



A2 SOUTH ELEVATION - PARTIAL

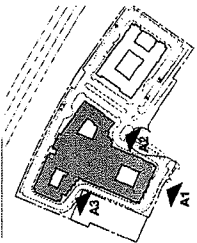


A3 SOUTH ELEVATION - PARTIAL

MATERIAL LEGEND
(SEE MATERIAL BOARD FOR DETAILS)

- | | | |
|------------|--------------------|----------------|
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| 2 STECCO 2 | 5 STONE SIDING | 8 ACCENT PAINT |
| 3 TRIM | 6 ROOFING | 9 STECCO 3 |

KEY PLANNITS



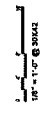
CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. T. Main Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUNMERLIN VILLAGE 8
CSD # 1011000 04/22/2016

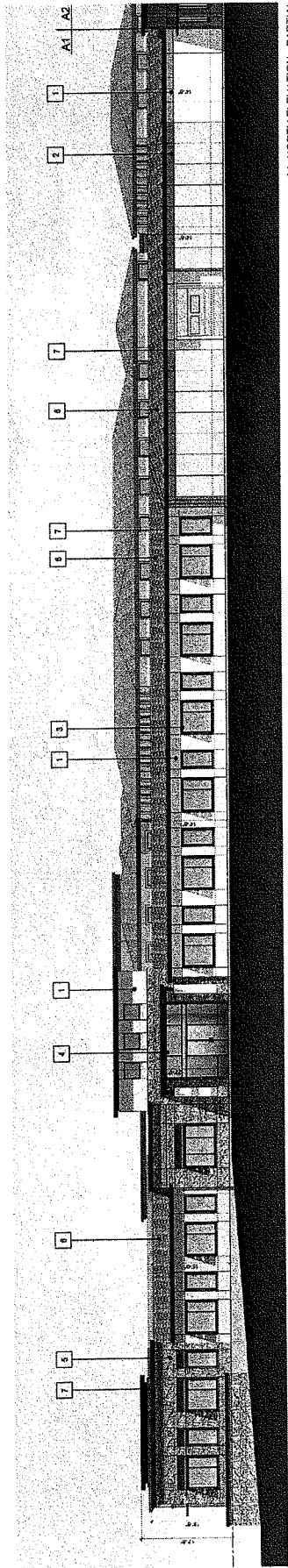
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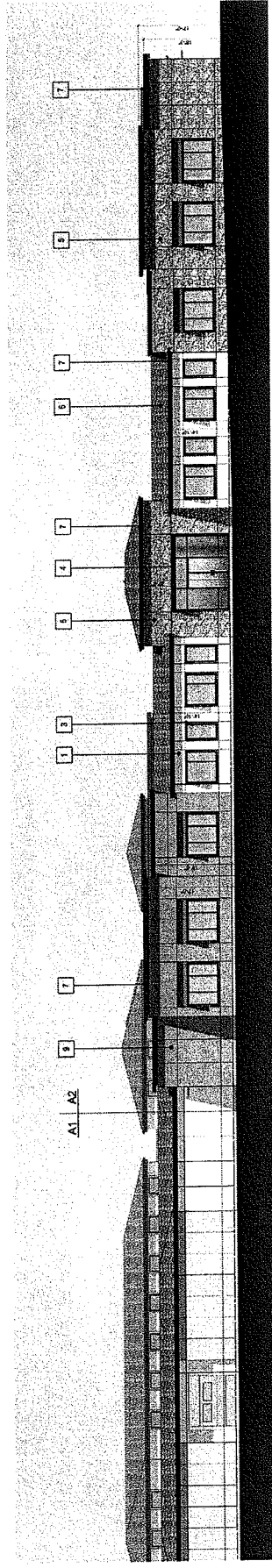
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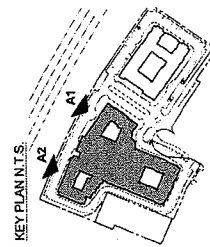
KTOY Group, Inc.
Architecture-Planning
12555 West Jefferson Blvd.
Suite 100
Las Vegas, NV 89135
310.394.2623
ktoy.com



A1. NORTH ELEVATION - PARTIAL



A2. NORTH ELEVATION - PARTIAL



KEY PLAN

MATERIAL LEGEND
(SEE MATERIAL BOARD FOR DETAILS)

1 STUCCO 1	4 AWNINGS/RAILINGS	7 FASCIA
2 STUCCO 2	5 STONE SIDING	8 ACCENT PAINT
3 TRIM	6 ROOFING	9 STUCCO 3

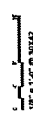
CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
04.23.2016
07/19/10

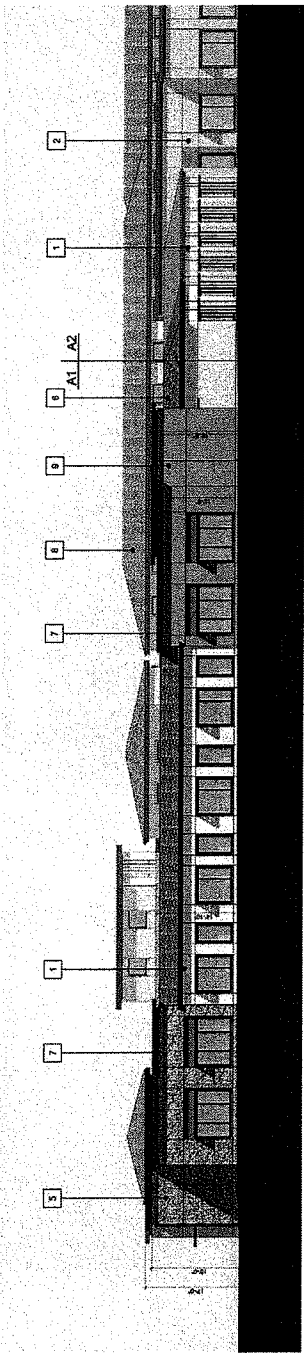
CRG-65728



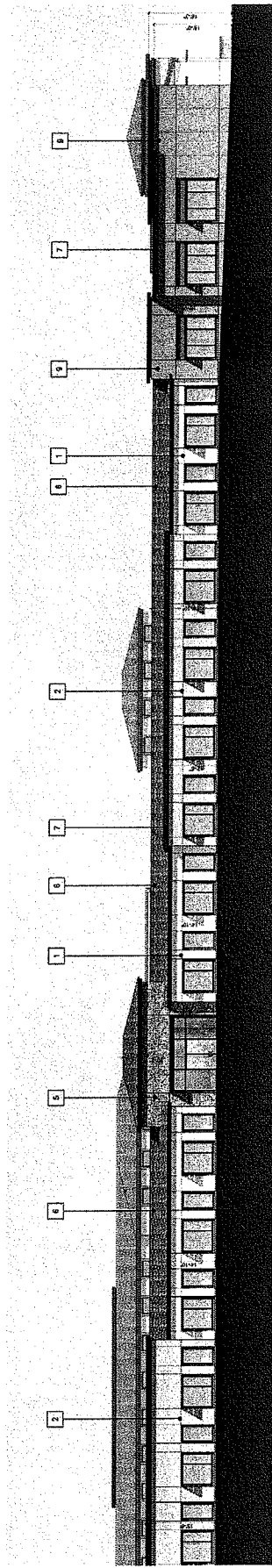
EV007



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Architecture+Planning
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Suite 100
Los Angeles, CA 90066
310.394.2823
ktgy.com

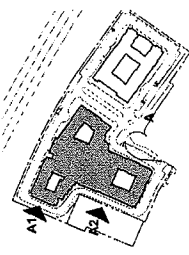


A1. WEST ELEVATION - PARTIAL



A2. WEST ELEVATION - PARTIAL

KEY PLANTS



MATERIAL LEGEND
(SEE MATERIAL BOARD FOR DETAILS)

- | | | |
|------------|--------------------|----------------|
| 1 STUCCO 1 | 4 AWNINGS/RAILINGS | 7 FASCIA |
| 2 STUCCO 2 | 5 STONE SIDING | 8 ACCENT PAINT |
| 3 IRON | 6 ROOFING | 9 STUCCO 3 |

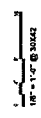
CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave. Suite 115
Las Vegas, NV 89135
702.947.2000

ELEVATIONS

LAS VEGAS, NV - SUNNERLIN VILLAGE 8
CIP # 201004 04.12.2016

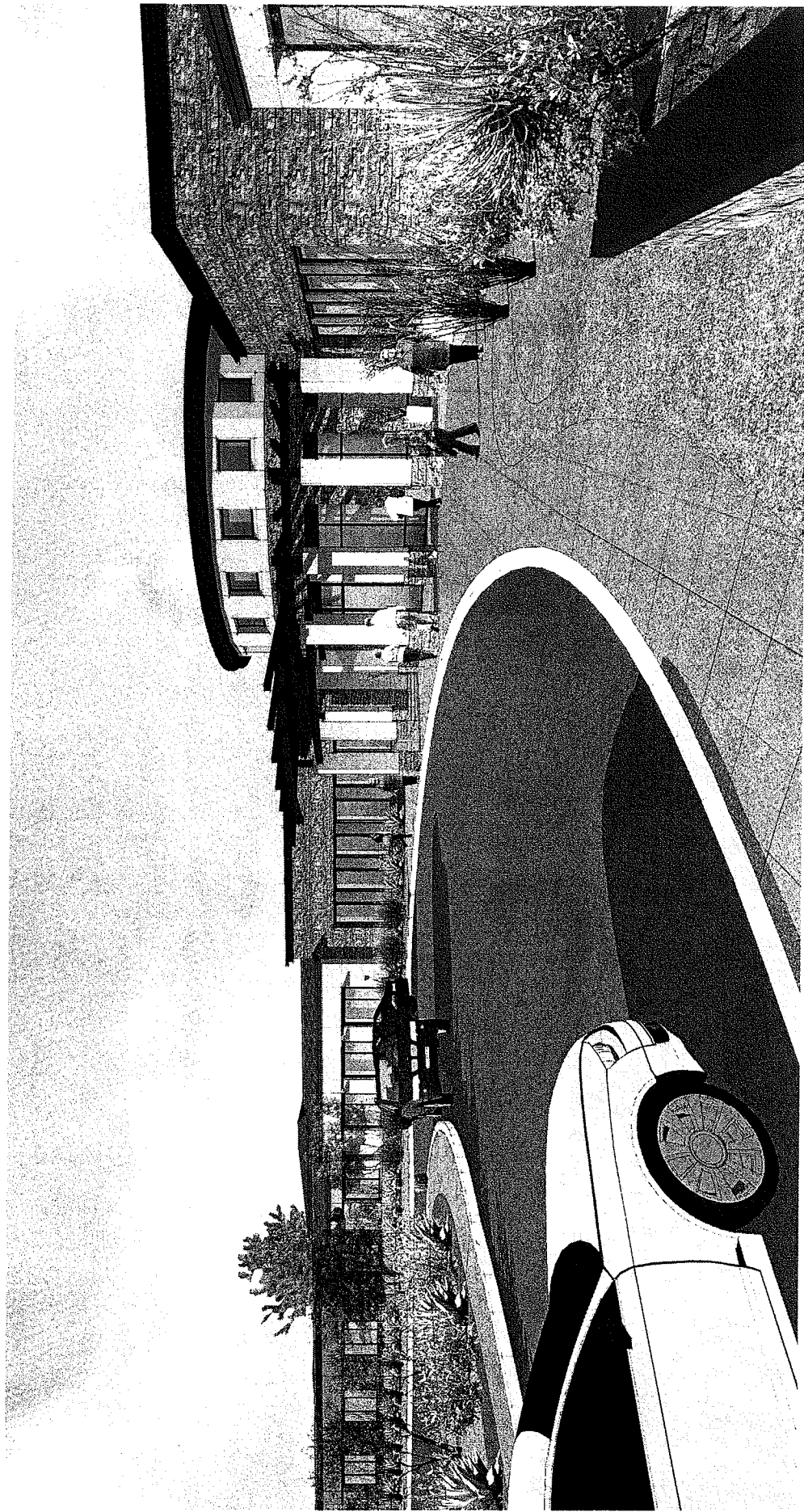
CRG-65728



EV008



KTGY Group, Inc.
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Los Angeles, CA 90066
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CROSSINGS CARE CAMPUS / BUILDING A - SPECIAL CARE FACILITY

The Calida Group
10777 W. Twain Ave, Suite 115
Las Vegas, NV 89135
702.947.2000

PERSPECTIVE VIEW

LAS VEGAS, NV - SUMMERLIN VILLAGE 8
DATE: 04.13.2014

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Suite 100
Los Angeles, CA 90066
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PRJ-65551
07/19/16

CRG-65728

EV009



**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

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



/city of las vegas

August 24, 2016

Mr. Douglas Eisner
ALF Land Company, LLC
Crossings Care Campus Land Company, LLC
10777 West Twain Avenue, Suite #115
Las Vegas, Nevada 89135

Re: CRG-65728 [PRJ-65551] - CITY REFERRAL GROUP

Dear Mr. Eisner:

Your request for a Summerlin Site Development Plan Review FOR A PROPOSED 110,725 SQUARE-FOOT SPECIAL CARE FACILITY AND A 130,530 SQUARE-FOOT ASSISTED LIVING & MEMORY CARE APARTMENT COMPLEX on 11.1 acres at the north corner of Desert Crossing Court and Center Crossing Road (APNs 138-19-419-006 and a portion of 138-30-113-011), P-C (Planned Community) Zone [EC (Employment Center) Summerlin North Special Land Use Designation], Ward 2 (Beers) [PRJ-65551] was considered by the City Referral Group on Wednesday, August 24, 2016.

The City Referral Group **APPROVED** your request subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Summerlin Major Deviation (SCD-64471) 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 07/19/16, 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.

Mr. Douglas Eisner
ALF Land Company, LLC
Crossings Care Campus Land Company, LLC
CRG-65728 [PRJ-65551] - Page Two
August 24, 2016

Public Works

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. No structures, trees or landscaping over 3 feet high shall be allowed within the Public Sewer Easement. The landscape plan shall be revised to remove landscaping that will ultimately be over 3 feet high and replace with landscaping that meets the City's sewer easement requirements.

Mr. Douglas Eisner
ALF Land Company, LLC
Crossings Care Campus Land Company, LLC
CRG-65728 [PRJ-65551] - Page Three
August 24, 2016

12. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Summerlin Parkway Cable Barrier Safety Project" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the City Referral Group on August 24, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Steven Swanton, AICP
Senior Planner
Department of Planning
Case Planning Division

SS:clb

cc: Mr. Thomas Jurbala
The Calida Group
10777 West Twain Avenue, Suite #115
Las Vegas, Nevada 89135

City of Las Vegas

AGENDA MEMO

CITY REFERRAL GROUP MEETING DATE: AUGUST 24, 2016

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: THE CALIDA GROUP - OWNER: CROSSING
BUSINESS CENTER 8, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
CRG-65728	Staff APPROVES, subject to conditions:	

**** NOTIFICATION ****

APPROVALS 0

PROTESTS 0

**** CONDITIONS ****

CRG-65728 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Summerlin Major Deviation (SCD-64471) 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 07/19/16, 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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

Conditions Page Two
August 24, 2016 - City Referral Group

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. No structures, trees or landscaping over 3 feet high shall be allowed within the Public Sewer Easement. The landscape plan shall be revised to remove landscaping that will ultimately be over 3 feet high and replace with landscaping that meets the City's sewer easement requirements.
12. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Summerlin Parkway Cable Barrier Safety Project" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Staff Report Page One
August 24, 2016 - City Referral Group

**** STAFF REPORT ****

APPLICANT:	The Calida Group
LOCATION:	North and west of the intersection of Center Crossing Road and Desert Crossing Court
VILLAGE:	8

PROJECT DESCRIPTION

The applicant is proposing to construct two separate but related buildings on a portion of an undeveloped parcel within an existing commercial business park located south of Summerlin Parkway east of Crestdale Lane. The first building (Building "A") is proposed to be a single-story, 103,767 square-foot Special Care Facility located on the western part of the site. The adjacent building (Building "B") will house a three-story, 130,530 square-foot Special Care Facility that includes 97 Assisted Living Apartments with studio, one-bedroom and two-bedroom units.

ISSUES

- The applicant filed and obtained approval of a Major Deviation (SCD-64471) to allow 218 parking spaces on this site to accommodate the proposed uses. The Major Deviation approval is valid for one year unless an Extension of Time is filed; the approval for site development is administrative and two years is typically given to exercise this approval.

ANALYSIS

The Summerlin Development Standards define "Assisted Living Apartment" as "an apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms and medication or assistance with bathing. The term does not include a convalescent care facility, nursing home, or special care facility." The proposal includes 97 apartment units with provided ancillary services to include housekeeping and laundry, transportation services, meals, bathing assistance, administration of medication and programmed activities. The use is permitted in the EC (Employment Center) Summerlin Land Use Designation.

Staff Report Page Two
August 24, 2016 - City Referral Group

The Summerlin Development Standards do not contain a parking requirement specifically for Assisted Living Apartments. Per Section III, General Standards, parking requirements shall be determined by the Director of Planning based upon the requirements for comparable uses and upon the particular characteristics of the use proposed. In this case, the parking standard for Assisted Living Apartments in Title 19.12 (one space per three residents) has been deemed to be appropriate and hereby applied.

The Summerlin Development Standards define "Special Care Facility" as "a facility used exclusively for one or more of the following: (a) the treatment of alcohol or drug dependency; (b) the housing and care of persons with physical or mental illness that requires them to be confined in an institutional facility. The term "Memory Care" is similar to and an approximation of the Special Care Facility use. According to the applicant, this facility will provide rehabilitation services through physical therapy, occupational therapy and speech therapy, as well as day-to-day care of infirm persons. The facility in Building "A" will contain 127 units and 156 beds. Building "B" will provide 24 beds for this use in 20 units separate from the Assisted Living Apartments. Special Care Facility is a permitted use in the EC (Employment Center) Summerlin Land Use Designation.

Prior to review of this project, the applicant was required to obtain approval for a Summerlin Major Deviation to allow a reduced number of parking spaces on the subject site. The applicant hired a local engineering firm to conduct a parking study to determine the amount of parking that could be reasonably expected to accommodate the development. This study dated April 4, 2016 observed four similar facilities in the vicinity of the proposed development. The study determined that 218 parking spaces would be required; therefore, the applicant is proposing 218 parking spaces. The Master Developer and staff supported these findings, and the Planning Commission ultimately approved the Major Deviation. Staff notes that handicapped parking spaces within Summerlin need only one five-foot access aisle on either side of the parking space. Handicapped parking spaces have been striped to comply with this standard.

The Department of Public Works notes that a sewer easement exists parallel to a majority of the north property line. This easement is located approximately 40 feet south of the property line and primarily within the proposed parking area. Any landscaping within the easement area must remain three feet or less in height.

Landscaping consists of a variety of tree and shrub species and sizes. Perimeter trees are a minimum of 24-inch box size in three different varieties, including Honey Mesquite, Desert Willow and Red Push Pistache. Tree spacing does not exceed 30' on center. Interior trees consist of 36-inch box size Willow Acacia and African Sumac within parking lot landscape islands and other planter areas. A large variety of shrubs of a minimum 5-gallon size have been provided to compliment the trees. The types, numbers and planter locations have all been reviewed and approved by the Summerlin Non-Residential Design Review Committee.

Staff Report Page Three
August 24, 2016 - City Referral Group

Elevations for the proposed project incorporate a variety of patterns and materials that provide visual interest throughout the development. Arcades, windows and architectural features have been used extensively so that there are no extensive stretches of flat, plain walls. The floor plans indicate that the individual units have ready access to services and amenities, including dining, communal activities, and outdoor spaces, including assorted courtyards and a therapy pool. The development is compatible with the surrounding development.

FINDINGS (CRG-65728)

The proposed Special Care and Assisted Living Facility and Memory Care Apartment complex has been reviewed and approved by the Summerlin Non-Residential Design Review Committee as being in conformance with the Summerlin Design Standards. The proposed project is compatible with the surrounding uses and will provide a needed amenity for the aging community in this area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/03/87	The City Council approved a Rezoning (Z-0044-87) from N-U (Non-Urban) to P-C (Planned Community) on this site as part of a larger request. The Planning Commission and staff recommended approval.
10/21/87	The City Council approved the Development Plan for Sun City/Husite on property location on the south side of Cheyenne Avenue, west of Durango Drive. The Planning Commission and staff recommended approval.
06/03/93	The City Council approved a Development Agreement for Summerlin Village 8, which includes the subject site. The Planning Commission and staff recommended approval. The agreement became effective 07/29/93.
10/14/93	The Planning Commission approved a Tentative Map (TM-0072-93) for a two-lot commercial subdivision (Summerlin Business Center Village 8 Unit 1) on 89.4 acres on the west side of Town Center Drive, south of Summerlin Parkway. Staff recommended approval.
12/16/93	The Planning Commission approved a name change of a Tentative Map (TM-0072-93) for a two-lot commercial subdivision from Summerlin Business Center Village 8 – Unit 1 to The Crossing Business Center on 89.4 acres on the west side of Town Center Drive, south of Summerlin Parkway. Staff recommended approval.
	The Planning Commission approved a Final Map (FM-0149-93) for a two-lot commercial subdivision (The Crossing Business Center) on 89.4 acres on the west side of Town Center Drive, south of Summerlin Parkway. Staff recommended approval.

Staff Report Page Four
August 24, 2016 - City Referral Group

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/04/95	The City Referral Group approved a Summerlin Site Development Plan Review (SV-0019-95) for a proposed four-building, 57,458 square-foot multitenant commercial development on 5.32 acres in The Crossing Business Center on the north side of Covington Cross Road, between Crestdale Lane and Desert Crossing Road. This development was not built out.
11/09/95	A Final Map for a one-lot commercial subdivision (Crossing Business Center II) on 68.34 acres at the northeast corner of Covington Cross Drive and Town Center Drive was recorded.
09/05/01	The City Referral Group approved a Summerlin Site Development Plan Review (SV-0016-01) for two office buildings, an internal drive and a pad for future development on 33.84 acres on the north side of Covington Cross Drive, east of Crestdale Lane (Crossing Business Center). Staff recommended approval.
06/14/16	The Planning Commission approved a Summerlin Major Deviation (SCD-64471) to allow 218 parking spaces where 261 parking spaces are required for a proposed Special Care Facility and Assisted Living Apartments on the north corner of Desert Crossing Court and Center Crossing Road. Staff recommended denial.

<i>Most Recent Change of Ownership</i>	
08/13/15	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No related permits are on file for this location.	

<i>Pre-Application Meeting</i>	
07/05/16	A pre-application meeting was held with the applicant to discuss submittal requirements for a Summerlin Site Development Plan Review. The Summerlin Design Review Committee has approved this development. The Department of Public Works noted that a sewer easement exists along a majority of the north property line; landscape material within this area must be restricted to no more than three feet in height.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	9.75 (portion of 11.19 acres)

Staff Report Page Five
August 24, 2016 - City Referral Group

<i>Surrounding Property</i>	<i>Existing Land Use Per SDS</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	EC (Employment Center)	P-C (Planned Community)
North	Summerlin Parkway	Right-of-Way	Right-of-Way
South	Office, General Business & Professional	EC (Employment Center)	P-C (Planned Community)
	Vocational/Trade School		
East	Undeveloped	EC (Employment Center)	P-C (Planned Community)
West	Office, General Business & Professional	EC (Employment Center)	P-C (Planned Community)
	Mini-Storage Facility		

<i>Master Plan Areas</i>	<i>Compliance</i>
Summerlin	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Six
August 24, 2016 - City Referral Group

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, setbacks, building heights and general development criteria are determined during the Site Plan Review process. The following criteria are proposed for the subject property:

Standard	Provided
Min. Lot Size	424,605 SF
Min. Lot Width	706 Feet
Min. Setbacks • Front • Side • Corner • Rear	84 Feet (min. 25 Feet proposed) 52 Feet (min. 10 Feet proposed) N/A 64 Feet (min. 25 Feet proposed)
Min. Distance Between Buildings	129 Feet
Max. Lot Coverage	34 %
Max. Building Height	50 Feet
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis
Mech. Equipment	Screened
Wall Height	9 Feet existing along west PL 10 Feet (stepped) along south PL 8 Feet (stepped) along east PL 10 Feet (stepped) along north PL

Pursuant to Section II of the Summerlin Development Standards, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
1:1.5 bulk plane slope (Building "A") setback	29 Feet	414 Feet	Y
1:1.5 bulk plane slope (Building "B") setback	49 Feet	424 Feet	Y

The adjacent single-family residential development is located to the north of Summerlin Parkway. The development conforms to the Summerlin Development Standards with respect to the bulk plane slope requirement.

Staff Report Page Seven
August 24, 2016 - City Referral Group

<i>Landscaping and Open Space</i>	
	Provided
Buffer Trees:	
• North	34 Trees
• South	26 Trees
• East	11 Trees
• West	18 Trees
TOTAL PERIMETER TREES	89 Trees
Parking Area Trees	18 Trees
LANDSCAPE BUFFER WIDTHS	
Min. Zone Width:	
• North	9 Feet
• South	15 Feet
• East	10 Feet
• West	18 Feet

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Summerlin Parkway	Freeway	Master Plan of Streets and Highways	350	Y
Desert Crossing Court	Private Street	Subdivision Map	50	Y
Center Crossing Road	Private Street	Subdivision Map	50	Y

Staff Report Page Eight
August 24, 2016 - City Referral Group

Pursuant to the Summerlin Development Standards, the following parking standards apply:

Pursuant to the Summerlin Development Standards, the following parking spaces are required:							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Special Care Facility (includes Bldg A and B)	180 beds 45 employees on largest shift	1 space per patient bed, plus 1 space per employee on largest shift	225				
Assisted Living Apartment	106 residents	1 space per 3 residents	36				
TOTAL SPACES REQUIRED			261		218		Y*
Regular and Handicap Spaces Required			254	7	206	12	Y*
Loading Spaces	234,297 SF	3, plus 1 per each 100,000 SF over 50,000 SF	4		4		Y

*A Summerlin Major Deviation (SCD-64471) was approved to allow 218 parking spaces on this site where 261 spaces were required.

CITY OF LAS VEGAS

CITY REFERRAL GROUP COMMENT FORM

Roger Bailey	Engineering Planning – Public Works
Mary Wulff	Right-of-Way – Public Works
Oh-Sang Kwon	Flood Control – Public Works
Rick Schroder	Traffic Engineering – Public Works
Joe Pena	Sanitary Sewers – Public Works
David Klein	Fire Protection Engineering
David Guerra	Land Development
Rod Clark	Plans Check
Vicky Skilbred	Council Liaison
John Bear	Council Liaison



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 474-7463 fax

CRG-65728 - CITY REFERRAL GROUP - NON-PUBLIC HEARING - APPLICANT:
CALIDA RESIDENTIAL, LLC - OWNER: CROSS BUSINESS CENTER 8, LLC - For possible action on a request for a Summerlin Site Development Plan Review FOR A PROPOSED 110,725 SQUARE-FOOT SPECIAL CARE FACILITY AND A 130,530 SQUARE-FOOT ASSISTED LIVING & MEMORY CARE APARTMENT COMPLEX on 11.1 acres at the north corner of Desert Crossing Court and Center Crossing Road (APNs 138-19-419-006 and a portion of 138-30-113-011), P-C (Planned Community) Zone [EC (Employment Center) Summerlin North Special Land Use Designation], Ward 2 (Beers) [PRJ-65551].

CITY REFERRAL GROUP: **AUGUST 24, 2016**

CASE PLANNER: **STEVE SWANTON**



ADMINISTRATIVE

Comments Due: **AUGUST 12, 2016**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Steve Swanton (sswanton@lasvegasnevadaa.gov), the person responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

CRG-65728

Case Number: PRJ65551 APN: 138-30-113-011

Name of Property Owner: Crossings Care Campus Land Co, LLC

Name of Applicant: Thomas Jurbala, THE CALIDA GROUP

Name of Representative: THE CALIDA GROUP (contact: Thomas Jurbala)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

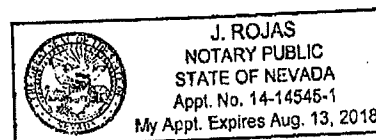
Signature of Property Owner: _____

Print Name: Douglas Eisner

Subscribed and sworn before me

This 13th day of July, 2016

J. Rojas
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

CRG-65728

Case Number: PRJ65551 APN: 138-19-419-006

Name of Property Owner: Special Care Land Co, LLC

Name of Applicant: Thomas Jurbala, THE CALIDA GROUP

Name of Representative: THE CALIDA GROUP (contact: Thomas Jurbala)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

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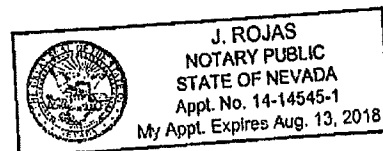
Signature of Property Owner: _____

Print Name: Douglas Eisner

Subscribed and sworn before me

This 13th day of July, 2016

J. Rojas
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

CRG-65728

Case Number: PRJ65551 APN: 138-19-419-006

Name of Property Owner: ALF Land Co, LLC

Name of Applicant: Thomas Jurbala, THE CALIDA GROUP

Name of Representative: THE CALIDA GROUP (contact: Thomas Jurbala)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

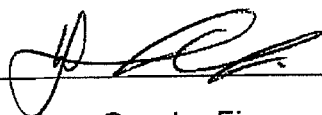
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

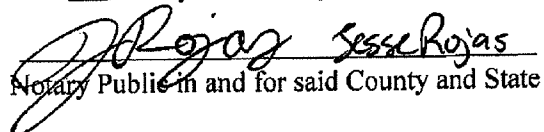
APN: _____

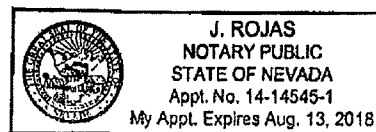
Signature of Property Owner: 

Print Name: Douglas Eisner

Subscribed and sworn before me

This 13th day of July, 2016


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: City Referral Group Review
 Project Address (Location): Desert Crossings Court & Center Crossing Road
 Project Name: Crossings Care Campus Proposed Use: Special Care + Assisted Living Apts
 Assessor's Parcel #(s): 138-19-419-006 (Lots 1 & 3) Ward #: 2
 General Plan: existing PC proposed n/a Zoning: existing EC proposed n/a
 Commercial Square Footage: 242,255 SF Floor Area Ratio: 1:1.75
 Gross Acres: 9.75 acres (424,605 SF) Lots/Units: 244 Units Density: 25.03 Units / acres
 Additional Information: _____

PROPERTY OWNER: ALF Land Co, LLC Contact: Douglas Eisner
 Address: 10777 West Twain Avenue, #115 Phone: 702.947.2000 Fax: 702.925.5506
 City: Las Vegas State: NV Zip: 89135
 E-mail Address: DEisner@thecalidagroup.com

APPLICANT: THE CALIDA GROUP Contact: Thomas Jurbala
 Address: 10777 West Twain Avenue, #115 Phone: 702.947.2000 Fax: 702.925.5506
 City: Las Vegas State: NV Zip: 89135
 E-mail Address: TJurbala@thecalidagroup.com

REPRESENTATIVE: THE CALIDA GROUP Contact: Thomas Jurbala
 Address: 10777 West Twain Avenue, #115 Phone: 702.947.2000 Fax: 702.925.5506
 City: Las Vegas State: NV Zip: 89135
 E-mail Address: TJurbala@thecalidagroup.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: Douglas Eisner

Subscribed and sworn before me

This 13th day of July, 2016

[Signature]

Notary Public in and for said County and State



J. ROJAS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 14-14545-1
 My Appt. Expires Aug. 13, 2018

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **CRG-65728**

Meeting Date: **08/24/16 CRG**

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning to consistency with applicable sections of the Zoning Ordinance.

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: City Referral Group Review

Project Address (Location): Desert Crossings Court & Center Crossing Road

Project Name: Crossings Care Campus Proposed Use: Special Care + Assisted Living Apts

Assessor's Parcel #(s): 138-30-113-011 (Lot 2) Ward #: 2

General Plan: existing PC proposed n/a Zoning: existing EC proposed n/a

Commercial Square Footage: 242,255 SF Floor Area Ratio: 1:1.75

Gross Acres: 9.75 acres (424,605 SF) Lots/Units: 244 Units Density: 25.03 Units / acres

Additional Information: _____

PROPERTY OWNER Crossings Care Campus Land Co, LLC Contact: Douglas Eisner

Address: 10777 West Twain Avenue, #115 Phone: 702.947.2000 Fax: 702.925.5506

City: Las Vegas State: NV Zip: 89135

E-mail Address: DEisner@thecalidagroup.com

APPLICANT THE CALIDA GROUP Contact: Thomas Jurbala

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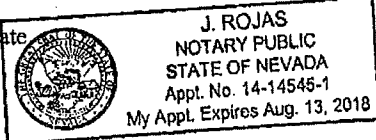
Print Name Douglas Eisner

Subscribed and sworn before me

This 13th day of July, 2016

[Signature] Jess Rojas

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **CRG-65728**

Meeting Date: **08/24/16** **CRG**

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: City Referral Group Review
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 Additional Information _____

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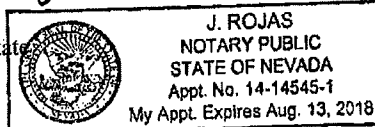
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 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Douglas Eisner

Subscribed and sworn before me
 This 13th day of July, 2016

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # **CRG-65728**
 Meeting Date: **08/24/16 CRG**
 Total Fee: _____
 Date Received: * _____
 Received By: _____

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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July 13, 2016
City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-6301

RE: City of Las Vegas City Referral Group Review (PRJ-65551)
Crossings Care Campus – Village 8, Summerlin

To Whom It May Concern:

On behalf of Special Care Land Co, LLC, ALF Land Co, LLC and Crossings Care Campus Land Co, LLC (affiliates of The Calida Group), I respectfully request consideration of the enclosed site development plan for the proposed mixed use project to be located at the northwestern section of Town Center and Covington Cross at the intersection of Center Crossing Road and Desert Crossing Court (the "Project"). The site is currently zoned Planned Development District (PD).

The Project will consist of two buildings, "A" and "B." Building "A" will be a 110,725 SF single story structure, which will be utilized for a Rehabilitation Center / Special Care Facility (the "Care Facility"). The Care Facility will include 124 beds for rehabilitation and 32 beds for high acuity memory care. More specifically, the Care Facility will offer the following services:

1. Physical Therapy:
 - a. Individual exercise programs
 - b. Range of motion exercise
 - c. Soft tissue mobilization
 - d. Gait and balance training
 - e. Life gait
 - f. Pain management
 - g. Posture and body mechanics
2. Occupational Therapy:
 - a. Home management skills
 - b. Neuro-muscular re-education
 - c. Arthritis management
 - d. Perceptual skills training
 - e. Home safety programs
 - f. Manual therapy comprehension
3. Speech Therapy Services:
 - a. Aphasia management
 - b. Voice treatment programs
 - c. Aural rehabilitation
 - d. Swallowing dysfunction
 - e. Vital stim
 - f. Cognition and perceptual retraining
 - g. Auditory and visual comprehension

Building "B" will be a (3) three story, 130,530 SF structure that will be utilized for Assisted Living and Memory Care (the "AL/MC Facility"). The AL/MC Facility will include approximately 97 assisted living units, a memory care unit with approximately 24 units with a separate entrance, and related amenity spaces including recreational activity spaces, a commercial kitchen, dining facilities, and an administrative suite. It is also contemplated to include a café.

PRJ-65551 07/19/16

CRG-65728

The services contemplated for the AL/MC Facility include, but are not limited to:

1. Assisted daily living (bathing, medication administration, dressing, etc.)
2. Programmed activities
3. Meal service
4. Transportation services
5. Housekeeping and laundry
6. Memory Care

We feel that the Project will be very complimentary to the nearby Summerlin Medical Center and have discussed the services with UHS, who is strongly supportive of the Project.

The proposed setbacks are as follows:

Rear	-	25' where 25' is permitted
Side	-	10' where 10' is required
Front	-	25' where 25' is required

The following parking requirements were approved by The Summerlin Non-Residential Design Review Committee and the City of Las Vegas Department of Planning (Project No. PRJ-64230).

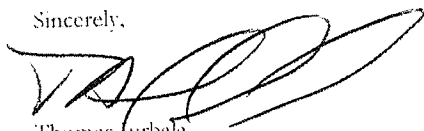
Care Facility:	156 spaces
AL/MC Facility:	<u>61 spaces</u>
Total	217 spaces

The Project will provide the 217 total spaces as approved, including the 12 Accessible Parking stalls as required per Title 19.10.

The timing and scope of the Project is driven by the requirements of Summerlin and the elevations and uses will complement the neighboring properties. The Project meets the requirements of the Summerlin Design Standards and we have received their approval. Additionally, the Project has the full support of UHS and Summerlin Hospital. The addition of the Project along with the other services offered at and around Summerlin Hospital will make this a true medical corridor. The Project will have great visibility to Summerlin Parkway and will be a destination medical resort.

Should you have any questions or need additional information please contact me at (702) 219-4942

Sincerely,



Thomas Jurbala
Director of Senior Housing
The Calida Group, LLC