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CITY COUNCIL**

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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
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/city of las vegas

January 14, 2016

Mr. Tim McGinnis
1201 North Town Center Drive
Las Vegas, Nevada 89114

RE: CRG-62659 [PRJ-62611] - CITY REFERRAL GROUP

Dear Mr. McGinnis:

Your request for a Minor Amendment of an approved Site Development Plan Review (SV-0019-95) FOR A 489 SQUARE-FOOT ENCLOSURE FOR A BACKUP GENERATOR on 5.57 acres at 9980 Covington Cross Drive (APN 138-30-113-007), PC (Planned Community) Zone, Ward 2 (Beers) [PRJ-62611], was considered by the City Referral Group on **Wednesday, January 13, 2016**.

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

Department of Planning

1. Conformance with the Summerlin Village 8 Development Agreement and the Summerlin Development Standards.
2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 12/17/15, and except as amended by conditions herein.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. Prior to occupancy, 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 Building and Safety Department.

Public Works

5. Site development to comply with all applicable conditions of approval for SV-0019-95 and all other applicable site-related actions.

Mr. Tim McGinnis

CRG-62659 [PRJ-62611] - Page Two

January 14, 2016

This action by the City Referral Group on January 13, 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,

A handwritten signature in black ink, appearing to read "Swanton", with a stylized flourish at the end.

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

SS:clb

cc: Mr. Tommy Huggins
8882 Spanish Ridge Avenue
Las Vegas, Nevada 89148

City of Las Vegas

AGENDA MEMO - PLANNING

CITY REFERRAL GROUP MEETING DATE: JANUARY 13, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: G4 PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
CRG-62659	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

CRG-62659 CONDITIONS

Department of Planning

1. Conformance with the Summerlin Village 8 Development Agreement and the Summerlin Development Standards.
2. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 12/17/15, and except as amended by conditions herein.
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MR

Staff Report Page One
January 13, 2016 - City Referral Group

**** STAFF REPORT ****

APPLICANT:	G4 Properties, LLC
LOCATION:	9980 Covington Cross Drive

PROJECT DESCRIPTION

The applicant is requesting a Summerlin Site Development Plan Review to add a backup generator and associated 489 square-foot building. The property is located on the north side of the property behind 9980 Covington Cross Drive within an existing office building complex.

The proposed project will remove a parking lot landscape island and eight parking spaces. Site circulation around generator and accompanying structure will be slightly modified; however, the majority of the site circulation will remain unchanged. The project has received approval from the Summerlin Design Review Committee, and it is in conformance with the Summerlin Development Standards, therefore, staff approves this review with conditions.

ISSUES

- The addition of a backup generator and associated building will requires slight site modifications. The proposed project requires an amendment to an existing development plan.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/93	The Planning Commission approved a Tentative Map (TM-0072-93) request for a two-lot commercial subdivision.
08/04/95	The City Referral Group approved a Site Plan Review (SV-0019-95) for a multi-tenant commercial development with the Crossing Business Center at Summerling Village 8, Lot A3.1
11/09/95	A Final Map (FM-0149-93) request for the two-lot commercial subdivision the Crossing Business Center II was recorded.
12/20/95	The City Referral Group approved a Site Plan Review [SV-0019-95 (1)] for a 6,000 square-foot addition to a previously approved multi-tenant commercial development within the Crossing Business Center at locate on the north side of Covington Cross Drive between Crestdale Land and Center Crossing Road.

<i>Most Recent Change of Ownership</i>	
10/22/14	A deed was recorded for a change in ownership.

MR

Staff Report Page Two
January 13, 2016 - City Referral Group

<i>Related Building Permits/Business Licenses</i>	
12/22/95	A building permit (#95390015) was issued for a shell building at 9980 Covington Cross Drive. The permit was finalized on 09/26/96.
12/09/15	A building permit (#306328) for an on-site generator was applied for at 9980 Covington Cross Drive; however a permit has not been issued as of 01/07/16.

<i>Pre-Application Meeting</i>	
12/15/15	Submittal requirements for a Summerlin Site Development Plan Review were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	5.57

<i>Surrounding Property</i>	<i>Existing Land Use Per Summerlin</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office, General Business & Professional	EC (Employment Center)	P-C (Planned Community)
North	Vocational/Trade School	EC (Employment Center)	P-C (Planned Community)
South	Office, General Business & Professional	EC (Employment Center)	P-C (Planned Community)
	Medium Density Multi-Family	MF2 (Multi-Family Residential)	
East	Office, General Business & Professional	EC (Employment Center)	P-C (Planned Community)
West	Office, General Business & Professional	EC (Employment Center)	P-C (Planned Community)

Staff Report Page Three
January 13, 2016 - City Referral Group

<i>Master Plan Areas</i>	<i>Compliance</i>
Master Plan Area	
Summerlin	Y
Sun City Summerlin	N/A
Special Purpose and Overlay Districts	Compliance
Special Purpose and Overlay Districts	
P-C (Planned Community) District	Y
Trails	N/A
Development Impact Notification Assessment	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

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

<i>Standard</i>	<i>Provided</i>
Min. Setbacks	
• Front • Side • Rear	341 Feet 200 Feet 171 Feet
Mech. Equipment	Screened

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, General Business & Professional	61,289	1/300 SF	205				
TOTAL SPACES REQUIRED			205		307	Y	
Regular and Handicap Spaces Required			198	7	299	8	Y

Staff Report Page Four
January 13, 2016 - City Referral Group

ANALYSIS

The site is located within an existing commercial center in Summerlin Village 8, which is subject to the requirements of the Summerlin Development Standards and an existing development agreement between The Howard Hughes Company, LLC and the City of Las Vegas (Summerlin North). The subject parcel is designated EC (Employment Center) which allows for employment and services at a central location, affording Summerlin residents the option to live in close proximity to their work. Offices, light industry, business and professional services as well as residential can be accommodated.

The removal of the eight parking spaces and a landscape island will allow a backup generator and associated 489 square-foot building to be constructed on site. The structure will be located on the southwest portion of a rear u-shaped parking lot. The backup equipment and structure is shielded by three buildings (one on the south, east and west side) of the structure and a perimeter wall and landscaping to the north.

The landscape proposed around the north, east, and west sides of the new building and adjacent to the parking lot are Desert Museum Palo Verde trees, Mexican Blue Sage and Desert Ruellia shrubs. No perimeter landscaping is proposed and the existing will remain unchanged. This site is required to have 205 parking spaces and 305 parking spaces are provided. Site circulation will be slightly modified.

Site access is from the north side of Covington Cross Drive. Vehicle ingress and egress points are located close to the east and west ends of the front property line. The site modification will affect site access except for the 31 parking spaces that are adjacent to the new building in the rear of the complex.

The new 489 square-foot structure and associated equipment meets Summerlin Development Standards. The rectangular structure will be approximately 13.5 feet tall. The exterior walls are CMU block with a stucco veneer painted to match the surrounding buildings. The window openings along the roof line are in framed in steel and covered with a wire mesh. The wire mesh will be painted to match the existing buildings and with the steel structure and roof will be painted buckskin. The elevations are not unsightly and will remain compatible with the future adjacent development.

FINDINGS (CRG-62659)

The development is compatible with the existing and future uses in the neighborhood. The project has received prior approval from the Summerlin Design Review Committee for the development plans submitted. Staff approves the Site Development Plan Review request, with conditions.

MR

Staff Report Page Five
January 13, 2016 - City Referral Group

APPROVALS 0

PROTESTS 0

City of Las Vegas

AGENDA MEMO - PLANNING

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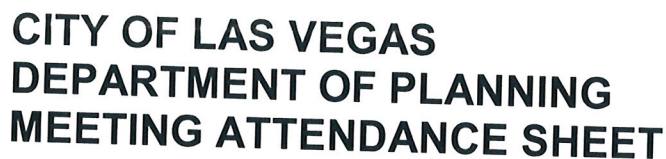
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APPROVALS 0

PROTESTS 0



13 January 2016

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CITY REFERRAL GROUP MEETING MINUTES
January 13, 2016

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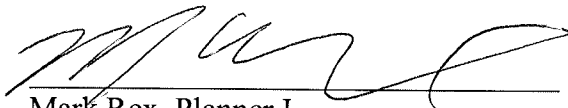
The City Referral Group (CRG) held a meeting on January 13, 2016, to review a Summerlin Site Development Plan Review (CRG-62659) for a proposed 489 square-foot building and associated backup generator at 9980 Covington Cross Drive (on a portion of APN 138-30-113-007), P-C (Planned Community) Zone, Ward 2 (Beers).

Attendance is shown on the attached roster.

The meeting started at 2:08 and ended at 2:208

The proposed structure is in conformance with the Summerlin Development Standards. Planning and Public Works reviewed the conditions of approval, which were accepted by the applicant.

There were no other comments from city staff.


Mark Rex, Planner I