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February 11, 2016

Ms. Katy Barin  
11546 Morning Grove Drive  
Las Vegas, Nevada 89135

**Re: CRG-62825 [PRJ-62820] - CITY REFERRAL GROUP**

Dear Ms. Barin:

Your request for a Site Development Plan Review FOR A PROPOSED 4,434 SQUARE-FOOT OFFICE BUILDING on 0.48 acres at 1765 Village Center Circle (APN 138-19-721-013), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-62820], was considered by the City Referral Group on Wednesday, February 10, 2016.

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

**Department of Planning**

1. Conformance with the Summerlin Development Standards.
2. Conformance to the Conditions of Approval of Summerlin Site Development Plan Review (CRG-1521).
3. Summerlin approval shall be obtained for revised drawings date stamped 02/01/16, prior to issuance of any building permit.
4. All development shall be in conformance with the elevations date stamped 12/29/15, and site plan and landscape plan date stamped 02/01/16, except as amended by conditions herein.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. 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.

Ms. Katy Barin  
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February 11, 2016

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

**Public Works**

9. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. Site development to comply with all applicable conditions of approval for Summerlin Village I South and all other applicable site-related actions.

This action by the City Referral Group on February 10, 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: Ms. Katy Barin  
2085 Village Center Circle, Suite #140  
Las Vegas, Nevada 89135

Mr. George Rogers  
6325 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89118

Mr. Jerry Miceli  
3020 Phoenix Street  
Las Vegas, Nevada 89121

CITY REFERRAL GROUP MEETING MINUTES  
February 10, 2016

Page 1 of 2

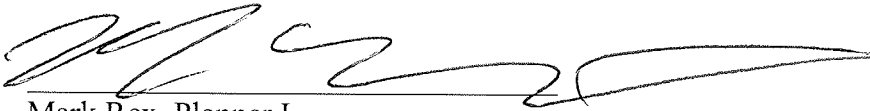
The City Referral Group (CRG) held a meeting on February 10, 2016, to review a Summerlin Site Development Plan Review (CRG-62825) for a proposed 4,343 square-foot office building at 1765 Village Center Circle (on APN 138-19-721-013), P-C (Planned Community) Zone, Ward 2 (Beers).

Attendance is shown on the attached roster.

The meeting started at 2:58 and ended at 3:02.

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.

A handwritten signature in black ink, appearing to read 'Mark Rex', written over a horizontal line.

Mark Rex, Planner I

[illegible]



[illegible]

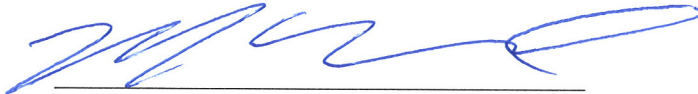
The City Referral Group (CRG) held a meeting on January 27, 2016, to review a Summerlin Site Development Plan Review (CRG-62825) for a proposed 4,585 square-foot office building at 1765 Village Center Circle (on APN 138-19-721-013), P-C (Planned Community) Zone, Ward 2 (Beers).

Attendance is shown on the attached roster.

The meeting started at 2:30 and ended at 2:55.

The proposed structure is in conformance with the Summerlin Development Standards. Planning reviewed the conditions of approval, which were accepted by the applicant. The applicant was not in agreement with side and rear yard setback identified in the staff report. The documents were reviewed and a determination was made that revised plans would be submitted. As revised plans will be submitted an additional City Referral Group meeting would be required.

There were no other comments from city staff.



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Mark Rex, Planner I



**27 January 2016**

[illegible]



*City of Las Vegas*

**AGENDA MEMO - PLANNING**

**CITY REFERRAL GROUP MEETING DATE: JANUARY 27, 2016**

**DEPARTMENT: PLANNING**

**ITEM DESCRIPTION: APPLICANT/OWNER: A3K COMMERCIAL HOLDINGS, LLC**

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

| <b>CASE<br/>NUMBER</b> | <b>RECOMMENDATION</b>                             | <b>REQUIRED FOR<br/>APPROVAL</b> |
|------------------------|---------------------------------------------------|----------------------------------|
| <b>CRG-62825</b>       | Staff recommends APPROVAL, subject to conditions: |                                  |

**\*\* CONDITIONS \*\***

**CRG-62825 CONDITIONS**

**Department of Planning**

1. Conformance with the Summerlin Development Standards.
2. Conformance to the Conditions of Approval of Summerlin Site Development Plan Review (CRG-1521).
3. Summerlin approval shall be obtained for revised drawings date stamped 02/01/16, prior to issuance of any building permit.
4. All development shall be in conformance with the elevations date stamped 12/29/15, and site plan and landscape plan date stamped 02/01/16, except as amended by conditions herein.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. 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.

MR

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

**Public Works**

9. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. Site development to comply with all applicable conditions of approval for Summerlin Village I South and all other applicable site-related actions.

**Staff Report Page One**  
**January 27, 2016 - City Referral Group**

**\*\* STAFF REPORT \*\***

|                   |                              |
|-------------------|------------------------------|
| <b>APPLICANT:</b> | A3K Commercial Holdings, LLC |
| <b>LOCATION:</b>  | 1765 Village Center Circle   |

**PROJECT DESCRIPTION**

The applicant is requesting a Summerlin Site Development Plan Review for a proposed 4,434 square-foot building on a 0.42-acre commercial pad located at 1765 Village Center Circle. The building is part of a larger 119,470 square-foot commercial development. Access will be provided from one of six entryways along Village Center Circle. The site has cross access easements and shared parking throughout the site. The development is compatible with surrounding commercial and residential uses in the area. The project has received approval from the Summerlin Design Review Committee, and it is in conformance with the Summerlin Development Standards. Staff approves this review with conditions.

**ISSUES**

- The construction of a commercial structure requires an amendment to an existing development plan.
- The subject pad is accessed by one of six ingresses and egresses from Village Center Circle. The site has cross access and shared parking throughout the development; however, on-site circulation is confusing.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10/21/87                                                                  | The City Council approved a Rezoning (Z-0044-87) from N-U (Non-Urban) to P-C (Planned Community) for the property located south of Cheyenne Avenue, west of Buffalo Drive. The Planning Commission and staff recommended approval. The subject site was part of that request.                                                                                     |
| 12/16/99                                                                  | The Planning Commission approved request to Withdraw Without Prejudice of a Major Modification (SV-0029-99) from the Summerlin Development Plan Village 1 from MF3 (High Density Multi-Family) to VC (Village Commercial) on 1.95 acres for the property located on the west side of Village Center Circle, north of Golf Center Drive.                           |
| 12/20/00                                                                  | The City Council approved Major Modification (SV-0017-00) request from the Summerlin Development Plan Village 1 from MF3 (High Density Multi-Family) to VC (Village Commercial) on 11.55 acres for the property located on the southeast corner of Village Center Circle and Trails Center Drive. The Planning Commission did not make a recommendation and staff |

MR

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | recommended approval.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 01/22/03 | The City Referral Group approved a Summerlin Site Development Plan Review (CRG-1521) for 119,470 square feet of commercial space located in the Hills Center Business Park, on Town Center Drive and Hills Center Drive.                                                                                                                                                                                                                                      |
| 01/27/16 | At the City Referral Group meeting, the applicant indicated that the building orientation would slightly change affecting the size and setbacks for Summerlin Site Development Plan Review (CRG-62825) for 4,492 square feet of commercial building located at 1765 Village Center Circle. It was determined that the upcoming changes would have to be reviewed by all departments. The item was rescheduled to the City Referral Group meeting on 02/10/16. |

***Most Recent Change of Ownership***

|          |                                                |
|----------|------------------------------------------------|
| 08/22/06 | A deed was recorded for a change in ownership. |
|----------|------------------------------------------------|

***Related Building Permits/Business Licenses***

|                                                                                             |  |
|---------------------------------------------------------------------------------------------|--|
| There are no related building permits or business license associated with this application. |  |
|---------------------------------------------------------------------------------------------|--|

***Pre-Application Meeting***

|          |                                                                                     |
|----------|-------------------------------------------------------------------------------------|
| 12/29/15 | Submittal requirements for a Summerlin Site Development Plan Review were discussed. |
|----------|-------------------------------------------------------------------------------------|

***Details of Application Request***

|                         |      |
|-------------------------|------|
| <b><i>Site Area</i></b> |      |
| Net Acres               | 0.42 |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Title 19.04</i></b> | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b> |
|------------------------------------|-------------------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property                   | Undeveloped                                     | VC (Village Commercial)                               | P-C (Planned Community)                |
| North                              | Single Family Detached                          | SF2 (Single Family Detached)                          | P-C (Planned Community)                |
| South                              | Office, General Business & Professional         | VC (Village Commercial)                               | P-C (Planned Community)                |
| East                               | Single Family Detached                          | SF2 (Single Family Detached)                          | P-C (Planned Community)                |
| West                               | Office, General Business & Professional         | VC (Village Commercial)                               | P-C (Planned Community)                |

***Master Plan Areas******Compliance***

MR

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

## 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:*

| <b><i>Standard</i></b> | <b><i>Provided</i></b>                |
|------------------------|---------------------------------------|
| Min. Lot Size          | 18,295 SF                             |
| Min. Setbacks          |                                       |
| • Front                | 42 Feet                               |
| • Side                 | 10 Feet                               |
| • Rear                 | 20 Feet                               |
| Max. Lot Coverage      | 25 %                                  |
| Max. Building Height   | 18.5 Feet                             |
| Trash Enclosure        | Screened, Gated, w/ a Roof or Trellis |
| Mech. Equipment        | Screened                              |

| <b><i>Residential Adjacency Standards</i></b> | <b><i>Required/Allowed</i></b> | <b><i>Provided</i></b> | <b><i>Compliance</i></b> |
|-----------------------------------------------|--------------------------------|------------------------|--------------------------|
| 1:1.5 bulk plane slope                        | 21 Feet                        | 21 Feet                | Y                        |
| Trash Enclosure                               | 50 Feet                        | 182 Feet               | Y                        |

| <b><i>Landscaping and Open Space Standards</i></b> |          |
|----------------------------------------------------|----------|
|                                                    | Provided |
| Buffer Trees:                                      |          |
| • North                                            | 6        |
| • South                                            | 2        |
| • East                                             | 4        |
| • West                                             | 1        |
| TOTAL PERIMETER TREES                              | 13       |
| Parking Area Trees                                 | 6        |
| LANDSCAPE BUFFER WIDTHS                            |          |
| Min. Zone Width:                                   |          |
| • North                                            | 12 Feet  |
| • South                                            | 4 Feet   |

|                                                                          |                                                  |
|--------------------------------------------------------------------------|--------------------------------------------------|
| <ul style="list-style-type: none"> <li>• East</li> <li>• West</li> </ul> | <b>CRG-62825 [PRJ-62820]</b><br>5 Feet<br>8 Feet |
|--------------------------------------------------------------------------|--------------------------------------------------|

*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 | 4,434 SF                            | 1:300 SF      | 15      |              |         |              |   |
| TOTAL SPACES REQUIRED                   |                                     |               | 15      |              | 18      |              | Y |
| Regular and Handicap Spaces Required    |                                     |               | 14      | 1            | 17      | 1            | Y |

## ANALYSIS

The site is located within an existing office complex in Summerlin Village 1, 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 VC (Village Commercial), which allows for a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages, and affords 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.

At the City Referral Group meeting on 01/27/16, the applicant's representative indicated that revisions would be submitted showing the side yard setback at 10 feet and the rear yard setback at 20 feet. As such, it was determined that an additional meeting would be required to review the proposed changes to this project.

This project is one of 34 buildings in a larger office development. Previous land use entitlements identify this pad as Building 21. The undeveloped pad is on the edge of an 119,470 square-foot commercial development. There are residential properties to the north and east of the subject pad. The Summerlin bulk plane slope setback requirement is 21 feet for the development and 23 feet is provided.

Proposed landscaping adjacent to Building 21 is a mix of drought tolerant vegetation that will complement the existing plant palette in the office development. The perimeter and parking lot landscape will utilize existing trees and install Mediterranean Fan Palms and Honey Mesquites. The existing shrubs will be utilized and Texas Ranger, Deer Grass, and Regal Mist will be installed. The pad is providing 18 parking spaces where 15 parking spaces are required for the 4,434 square-foot office building.

Access will be provided from one of six entryways along Village Center Circle. The site has cross access easements and shared parking throughout the site. The curvilinear drive aisles can

be confusing with drive aisles ending in landscaping, curbing and/or block walls. For clarity, on-site directional signage would be helpful. Overall, the site modifications and new circulation patterns are similar to the existing conditions. Changes are minor, as this is one of three remaining pads to be developed in the commercial complex.

The development of this commercial building meets Summerlin Development Standards. The 4,434 square-foot commercial building utilizes standard building materials. The exterior wall elevations are broken up by windows, window treatment and arcades. The walls are finished with stucco and painted Pueblo as base color accented by Tango with a four-foot tall band of slate around the wall base. The window treatment consists of gray metal awnings. The elevations are not unsightly and are compatible with existing and future development.

### **FINDINGS (CRG-62825)**

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

**APPROVALS**                      0

**PROTESTS**                        0