



LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

January 28, 2016

Mr. Charles Moore
1925 Village Center Circle
Las Vegas, Nevada 89134

Re: CRG-62885 [PRJ-62870] - CITY REFERRAL GROUP

Dear Mr. Moore:

Your request for an Amendment of an approved Site Development Plan Review (CRG-1521) FOR A 5,951 SQUARE-FOOT BUILDING on 0.59 acres at 1735 Village Center Circle (APN 138-19-818-017), PC (Planned Community) Zone, Ward 2 (Beers) [PRJ-62870] was considered by the City Referral Group on Wednesday, January 27, 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. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 01/05/16, and except as amended by conditions herein.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Charles Moore
CRG-62885 [PRJ-62870] - Page Two
January 28, 2016

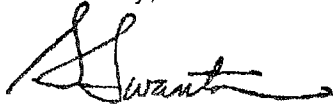
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.
9. 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 January 27, 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. George Rogers
6325 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118

City of Las Vegas

AGENDA MEMO - PLANNING

CITY REFERRAL GROUP MEETING DATE: JANUARY 27, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CHARLES J. MOORE AND FRANCES ELLEN MOORE

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
CRG-62885	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

CRG-62885 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. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 01/05/16, and except as amended by conditions herein.
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MR

Conditions Page One
January 27, 2016 - City Referral Group

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Public Works

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9. Site development to comply with all applicable conditions of approval for Summerlin Village I South and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICANT:	Francis and Charles Moore
LOCATION:	1735 Village Center Circle

PROJECT DESCRIPTION

The applicant is requesting a Summerlin Site Development Plan Review for 5,906 square-foot building on a 0.59-acre commercial pad located at 1735 Village Center Circle. The building is part of a larger 119,470 square-foot commercial development. The subject site is accessed from one of six driveways 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 building 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, the existing site circulation is confusing.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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.

Staff Report Page Two
January 27, 2016 - City Referral Group

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
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 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.

<i>Most Recent Change of Ownership</i>	
08/22/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business license associated with this application.	

<i>Pre-Application Meeting</i>	
01/04/16	Submittal requirements for a Summerlin Site Development Plan Review were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.59

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	VC (Village Commercial)	P-C (Planned Community)
North	Office, General Business & Professional	VC (Village Commercial)	P-C (Planned Community)
South	Parking Lots/Structures (Non-Residential)	VC (Village Commercial)	P-C (Planned Community)

Staff Report Page Three
January 27, 2016 - City Referral Group

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Office, General Business & Professional	VC (Village Commercial)	P-C (Planned Community)
West	Library	COS (Community Open Space)	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Compliance</i>
Master Plan Area	
Summerlin	Y
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, setbacks, building heights and general development criteria are determined during the Site Plan Review process. The following criteria are proposed for the subject property:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	25,700 SF
Min. Setbacks	
• Front	18 Feet
• Side	12 Feet
• Rear	26 Feet
Min. Distance Between Buildings	25 Feet
Max. Lot Coverage	23 %
Max. Building Height	25 Feet
Trash Enclosure	Screened, Gated, w/ a Trellis
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	5,906 SF	1/300 SF	20				
TOTAL SPACES REQUIRED			20		20		Y
Regular and Handicap Spaces Required			19	1	19	1	Y

ANALYSIS

The site is located within an existing office complex within 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, 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.

This project is one of 34-buildings in a larger office development. Previous land use entitlements identify this pad as Building 25. The undeveloped pad is in the center of an 119,470 square-foot commercial development. The Summerlin bulk plane slope requirement does not apply, as the pad is surrounded by commercial properties.

Proposed landscaping is limited to the interior of the site with the perimeter of the commercial development unchanged. The foundation and parking lot landscape around Building 25 will be a mix of existing and proposed vegetation. The existing trees are Mexican Fan Palms, Olive Trees, and African Sumacs, with proposed trees being a Pink Dawn Chitalpa, and several Mediterranean Fan Plams, and African Sumacs. The existing shrubs are Chaparral Sage, Deer Grass, and Red Yucca with proposed shrubs being Dwarf Texas Ranger, Regal Mist Autumn Sage, and Deer Grass. The existing ground cover of Prostrate Rosemary will be a nice contrast with the proposed New Gold Lantana. The pad will provide 20 parking spaces, which is the required number parking spaces for a 5,906 square-foot office building.

Staff Report Page Five
January 27, 2016 - City Referral Group

Access will be provided from one of six entry ways from 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 and are minor, as this is one of three remaining pads to be developed in the 119,470 square-foot commercial complex.

This proposed commercial building meets the Summerlin Development Standards. The 5,906 square-foot commercial building utilizes modern building material. The exterior walls are saw-tooth or staggered creating visual wall variation. The exterior walls are finished with stucco or tile. The stucco walls are painted earthy-tone light and dark browns with and tile veneer walls covered in Travertine Torreon stone tiles. The main entrance identified by an artistic pipe screen that visually draws individuals to the front of the building and creates a formal entrance. The elevations are not unsightly and are compatible with existing and future development.

FINDINGS (CRG-62885)

The development is compatible with the existing and future uses in the 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

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CITY REFERRAL GROUP MEETING MINUTES
January 27, 2016

Page 1 of 2

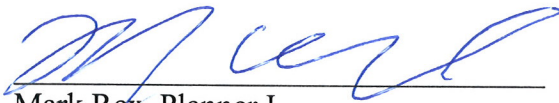
The City Referral Group (CRG) held a meeting on January 27, 2016, to review a Summerlin Site Development Plan Review (CRG-62885) for a proposed 5,906 square-foot office building at 1735 Village Center Circle (on APN 138-19-818-017), P-C (Planned Community) Zone, Ward 2 (Beers).

Attendance is shown on the attached roster.

The meeting started at 2:00 and ended at 2:10.

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

City of Las Vegas

AGENDA MEMO - PLANNING

CITY REFERRAL GROUP MEETING DATE: JANUARY 27, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CHARLES J. MOORE AND FRANCES ELLEN MOORE

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
CRG-62885	Staff recommends APPROVAL, subject to conditions:	

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CRG-62885 CONDITIONS

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Related Building Permits/Business Licenses

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Pre-Application Meeting

01/04/16	Submittal requirements for a Summerlin Site Development Plan Review were discussed.
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Details of Application Request

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<i>Master Plan Area</i>	
Summerlin	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
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FINDINGS (CRG-62885)

The development is compatible with the existing and future uses in the 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



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
www.gmrarchitect.com

January 5, 2016

City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

re: 1735 Village Center Circle

To Whom It May Concern,

REQUEST

Please accept this Justification Letter for Site Development Plan Review at the above mentioned address in the Summerlin master planned community. The requested applications are submitted for the new building and associated landscaping.

DESCRIPTION

The 5,906 square foot single-story office building with associated landscape is one of the last few parcels to complete the office development in Summerlin. The building meets the Summerlin Non-Residential Design Review Criteria and the Hills Center North Business Park Design Criteria Guidelines and the project was given approval by the Summerlin Non-Residential Design Review Committee.

JUSTIFICATION

The project complies with the guidelines and criteria established by Summerlin. The owner will utilize the building for their own business that will be relocated from another parcel in the same business park. The local business owners have community-based interests.

The project will enhance the Hills Center North Business Park by completing one of the last undeveloped parcels with an aesthetically pleasing, responsible and well thought out building that enhances the other buildings in the business park.

PRJ-62870 01/05/16

CRG-62885

We respectfully request approval for this application in accordance with all City requirements.

Don't hesitate to call if you have any questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read 'George Rogers', with a stylized, flowing script.

George Rogers, AIA

PRJ-62870 01/05/16

CRG-62885



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **CRG-62885** APN: 138-19-818-017

Name of Property Owner: Frances & Charles Moore

Name of Applicant: Charles Moore

Name of Representative: George M. Rogers

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: *C. Moore*

STATE OF NEVADA

County of CLARK

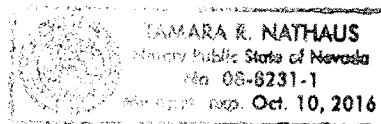
Print Name: Charles Moore

Subscribed and sworn before me

This 31 day of Dec., 20 15

Tamara R. Nathaus

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: City Referral Group (CRG) - Summerlin Development
 Project Address (Location) 1735 Village Center Circle
 Project Name 14-738 1735 Village Center Circle Proposed Use Business Office
 Assessor's Parcel #(s) 138-19-818-017 Ward # 2 - Bob Beers
 General Plan: existing SUM proposed n/c Zoning: existing P-C proposed n/c
 Commercial Square Footage 5,874 Floor Area Ratio 0.23
 Gross Acres 0.59 Lots/Units _____ Density 23%
 Additional Information _____

PROPERTY OWNER Francis & Charles Moore Contact Charles J. Moore
 Address 1925 Village Center Circle Phone: (702) 873-4500 Fax: (702) 873-0199
 City Las Vegas State NV Zip 89134
 E-mail Address jeffmoorelv@gmail.com

APPLICANT Charles Moore Contact Charles J. Moore
 Address 1925 Village Center Circle Phone: (702) 873-4500 Fax: (702) 873-0199
 City Las Vegas State NV Zip 89134
 E-mail Address jeffmoorelv@gmail.com

REPRESENTATIVE George M. Rogers Contact George M. Rogers
 Address 6325 S Jones Blvd, Ste 100 Phone: (702) 894-5027 Fax: (702) 894-5028
 City Las Vegas State NV Zip 89118
 E-mail Address george@gmrarchitect.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 Charles J. Moore

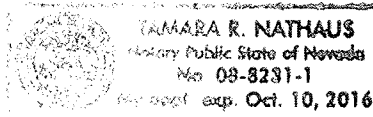
Subscribed and sworn before me

STATE OF NEVADA
County of CLARK

This 31 day of December, 20 15.

Tamara R. Nathaus

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # **CRG-62885**

Meeting Date: **01/27/16 CRG**

Total Fee:

Date Received:*

Received By:

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



December 23, 2015

Jerry Miceli
3020 Phoenix Street
Las Vegas, NV 89121

Re: SNRDRC A3K Schematic Architecture Approval– A3K Office Building, The Hills Business Park
North, Parcel 21, Summerlin Village 1 (The Hills)

Dear Mr. Miceli,

The Summerlin Non-Residential Design Review Committee (SNRDRC) has reviewed the revised architectural submittal for A3K in The Hills. The plans have been approved as submitted.

All signage will be reviewed as a separate submittal.

For the next submittal please review the requirements in the Non-Residential Criteria for Step II: Preliminary Design Review.

Please contact me if you have any questions.

Regards,

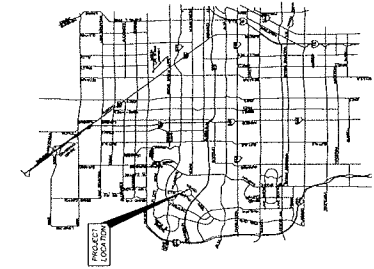
A handwritten signature in dark ink, appearing to be "BS" or a stylized version of the name Betty Shevorski.

Betty Shevorski
Senior Design Manager
SNDRRC

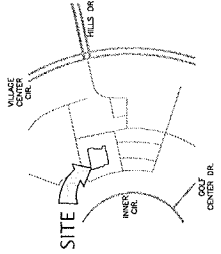
CRG-62825

PRJ-62820 12/29/15

PROJECT DATA (CITY OF LAS VEGAS)			
PROJECT ADDRESS	1735 VILLAGE CENTER CIRCLE LAS VEGAS, NEVADA 89134		
CURRENT ZONING	P-C (PLANNED COMMUNITY DISTRICT)		
DESIGNED ZONING	P-C (PLANNED COMMUNITY DISTRICT)		
JURISDICTION	CITY OF LAS VEGAS		
BUILDING FOOTPRINT		SHED / GARAGE	
FRONT	17'-0"	17'-0"	(E)
SIDE NORTH	17'-0"	17'-0"	(S)
SIDE SOUTH	17'-0"	17'-0"	(W)
REAR	7'-0"	6'-5"	(N)
ACCESSOR'S PARCEL NO.		128-13-816-017	
NET SITE AREA	25,616 S.F. (0.59 ACRES)		
DENSITY	MAX 50% ACTUAL 23%		
BUILDING HEIGHT	ALLOWABLE 45'-0" PROVIDED 25'-0"		
LANDSCAPE SITE PERCENT	21,100 S.F. 21 PER		
BUILDING AREAS		SHED / GARAGE	
TOTAL BUILDING	5,906 S.F. 1,300 S.F.		20 PKG
20 SITE EXISTENCE			
REAR	20 SPACES		
FRONT	1 SPACES		
LANDSCAPE	23 SPACES		
LANDSCAPE	1		



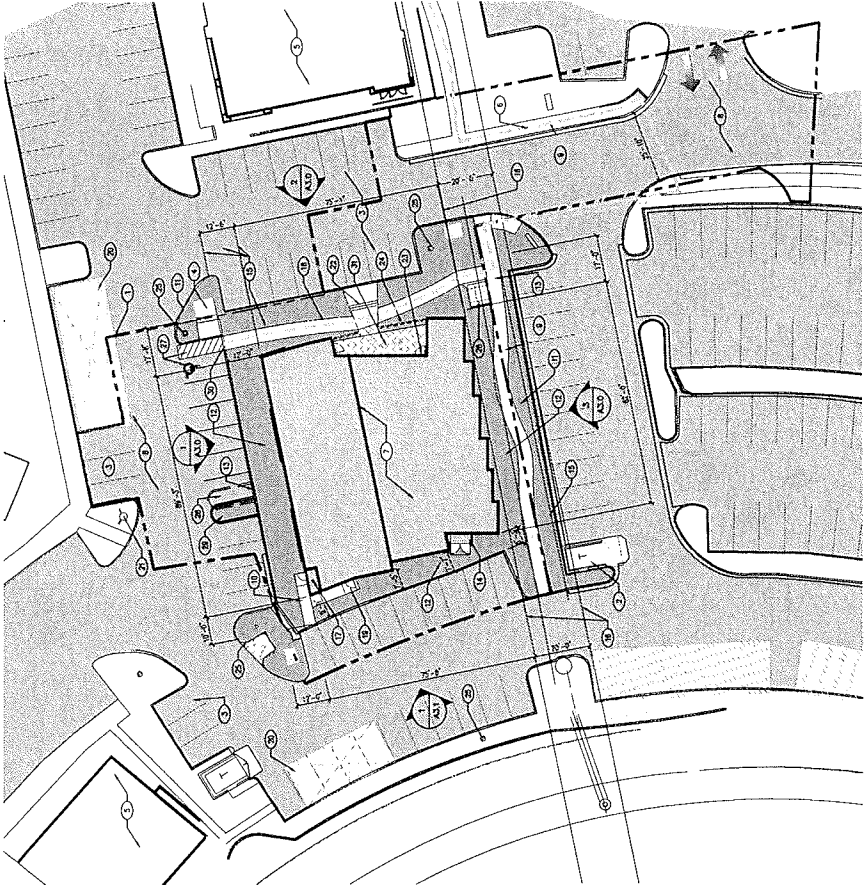
CITY MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

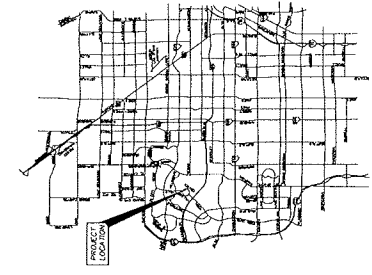


- KEYNOTES:
1. PROPERTY LINE
 2. EXISTING TRAIL ENCLOSURE COMPARED WITH SUMMERLIN
 3. EXISTING PARKING
 4. EXISTING TRAMPOLINE
 5. EXISTING BUILDING SHOWN FOR REFERENCE ONLY - NOT A PART OF THIS SUBMITTAL
 6. EXISTING ACCESSIBLE ROUTE CONSTRUCTION TO FIELD KITCHEN
 7. PROPOSED BUILDING
 8. EXISTING ASPHALT PAVING
 9. EXISTING CONCRETE SIDEWALK
 10. PROPOSED 4'-0" SIDEWALK
 11. EXISTING LANDSCAPING
 12. PROPOSED LANDSCAPING
 13. NEW CONCRETE CURB
 14. PROPOSED ENCLOSED SWIMMING POOL
 15. SUMMERLIN BUILDING SETBACKS
 16. EXISTING FIRE RISER ROOM
 17. PROPOSED 5'-0" SIDEWALK
 18. PROPOSED BIKE LOT
 19. EXISTING COVERED PARKING
 20. EXISTING FIRE HYDRANT
 21. PROPOSED FRONT ENTRY STAIR
 22. PROPOSED BUILDING ENTRY
 23. EXISTING FIRE ENTRY SCREEN
 24. EXISTING LIGHT POLE
 25. PROPOSED BIKE RACK "BUSHY" 12'-0" x 5'-0"
 26. PROPOSED RELOCATED ACCESSIBLE PARKING AND AISLE
 27. EXISTING TREE ISLAND TO BE RELOCATED
 28. PROPOSED RELOCATED TREE ISLAND
 29. EXISTING CURB TO BE DEMOLISHED
 30. OPEN COURTYARD



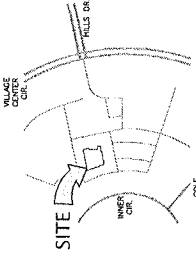
PRJ-62870
01/05/16

PROJECT DATA (CITY OF LAS VEGAS)			
PROPERTY ADDRESS:	1735 VILLAGE CENTER CIRCLE LAS VEGAS, NEVADA 89134		
CURRENT ZONING:	P-C (PLANNED COMMUNITY DISTRICT)		
DESIGED ZONING:	P-C (PLANNED COMMUNITY DISTRICT)		
AUTHORITY:	CITY OF LAS VEGAS		
BUILDING SPACES			
FRONT	17'-0"	17'-0"	(8)
REAR	17'-0"	17'-0"	(8)
SIDE SOUTH	12'-0"	12'-0"	(5)
SIDE NORTH	12'-0"	12'-0"	(5)
REAR	7'-0"	6'-5"	(6)
ACCESSOR'S PARCEL, NO. 138-18-18-017			
NET SITE AREA	25,616 S.F. (0.59 ACRES)		
DENSITY	MAX 50% ACTUAL 23%		
BUILDING HEIGHT	ALLOWABLE 45'-0"		
LANDSCAPE	PROPOSED 25'-0"		
SITE PERCENT	21.00 S.F.		
	27.72%		
BUILDING AREAS			
TOTAL BUILDING	5,900 S.F.	1,300 S.F.	20 PAV.
25% USE PERMITS			
REQUIRED HANDICAP SPACES	20 SPACES		
ESTIMATED HANDICAP SPACES	11 SPACES		
ESTIMATED HANDICAP SPACES	1		



CITY MAP
SCALE: N.T.S.

- KEYNOTES:
- PROPOSED SITE
 - EXISTING TRUCK ENCLOSURE COMPLETED WITH SUMMERLIN
 - EXISTING PARKING
 - EXISTING TRANSFORMER
 - EXISTING BUILDING SPACES FOR RETAIL ONLY - NOT A
 - EXISTING ACCESSIBLE ROUTE CONTRIBUTION TO FIELD VISION
 - PROPOSED BUILDING
 - EXISTING APPOINTMENT TANKING
 - PROPOSED 4'-0" SIDEWALK
 - EXISTING LANDSCAPING
 - PROPOSED LANDSCAPING
 - NEW CONCRETE CURB
 - PROPOSED ENCLOSED SWITCHGEAR
 - SUMMERLIN BUILDING DETAILS
 - EXISTING FIRE RISER ROOM
 - PROPOSED 5'-0" SIDEWALK
 - PROPOSED REAR EBT
 - EXISTING COVERED PARKING
 - EXISTING FIRE HYDRANT
 - PROPOSED FRONT ENTRY STAIR
 - PROPOSED BUILDING ENTRY
 - STEEL PIPE ENTRY SCREEN
 - EXISTING LIGHT POLE
 - PROPOSED BICYCLE RACK "VISION READY" 07-11-15
 - PROPOSED RELOCATED ACCESSIBLE PARKING AND AISLE
 - EXISTING FIRE GUARD TO BE RELOCATED
 - PROPOSED RELOCATED TREE PLANTING
 - EXISTING DRIVE TO BE DEMOLISHED
 - OPEN COURTYARD



VICINITY MAP
SCALE: N.T.S.

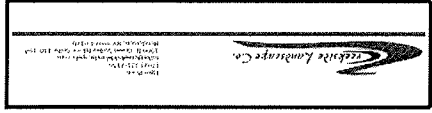
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

PRJ-62870
01/05/16



CRG-62885



1735 VILLAGE
CENTER CIRCLE
SUMMERLIN, NEVADA

JOB NUMBER
14-078

DATE
JANUARY 05, 2016

SHEET NUMBER
L1.0

PRJ-62870
01/05/16



CRG-62885

EXISTING PLANTS TO REMAIN

Plant Name	Quantity
Manzanita	1
Yucca	1
Agave	1
Small shrubs	1
Small trees	1
Small palms	1
Small cacti	1
Small flowers	1
Small grasses	1
Small ferns	1
Small mosses	1
Small lichens	1
Small fungi	1
Small insects	1
Small birds	1
Small mammals	1
Small reptiles	1
Small amphibians	1
Small fish	1
Small invertebrates	1
Small microorganisms	1
Small plants	1
Small animals	1
Small organisms	1
Small life forms	1
Small beings	1
Small entities	1
Small objects	1
Small items	1
Small things	1
Small stuff	1
Small objects	1
Small items	1
Small things	1
Small stuff	1

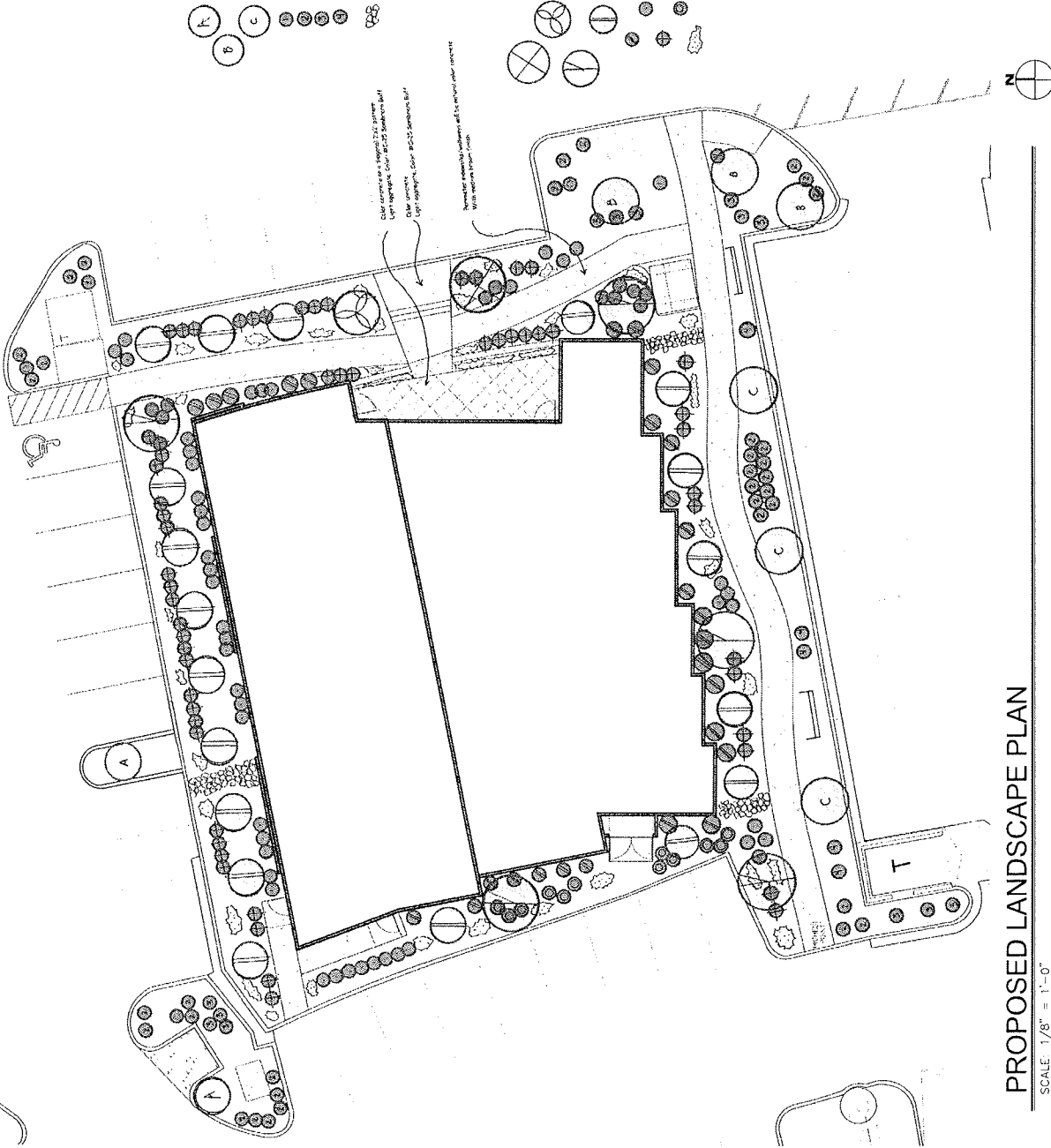
4'-0" Small Shrub 4' and above down plant

4'-0" Small Shrub 4' and above down plant

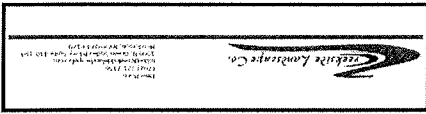
PLANTING LEGEND

Plant Name	Quantity	Notes
Manzanita	1	2' x 2' box
Yucca	1	2' x 2' box
Agave	1	2' x 2' box
Small shrubs	1	2' x 2' box
Small trees	1	2' x 2' box
Small palms	1	2' x 2' box
Small cacti	1	2' x 2' box
Small flowers	1	2' x 2' box
Small grasses	1	2' x 2' box
Small ferns	1	2' x 2' box
Small mosses	1	2' x 2' box
Small lichens	1	2' x 2' box
Small fungi	1	2' x 2' box
Small insects	1	2' x 2' box
Small birds	1	2' x 2' box
Small mammals	1	2' x 2' box
Small reptiles	1	2' x 2' box
Small amphibians	1	2' x 2' box
Small fish	1	2' x 2' box
Small invertebrates	1	2' x 2' box
Small microorganisms	1	2' x 2' box
Small plants	1	2' x 2' box
Small animals	1	2' x 2' box
Small organisms	1	2' x 2' box
Small life forms	1	2' x 2' box
Small beings	1	2' x 2' box
Small entities	1	2' x 2' box
Small objects	1	2' x 2' box
Small items	1	2' x 2' box
Small things	1	2' x 2' box
Small stuff	1	2' x 2' box
Small objects	1	2' x 2' box
Small items	1	2' x 2' box
Small things	1	2' x 2' box
Small stuff	1	2' x 2' box

NOTE: Small shrubs of 4' and above down plant



PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



Common name	Poplar Larva
Host plant	woody trees, shrubs
Other tree	elm, aspen
Where found	thin woods
Original Sample	Woods, Nevada
Summary	normal, typical
Other notes	moderate damage
Lab Notes	hatched as larva

DRAWING

4-10-2002 and 11-10-2002

[illegible]

NOTE Square footage of landscape areas 7' x 10'
Number of trees required 10
Number of trees installed 21

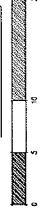
SCALE. $1/8" = 1'-0"$

JOB NUMBER 14-738	DATE JANUARY 05, 2016	SHEET NUMBER
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L1.0

CRG-62885

PRJ-62870
 01/05/16

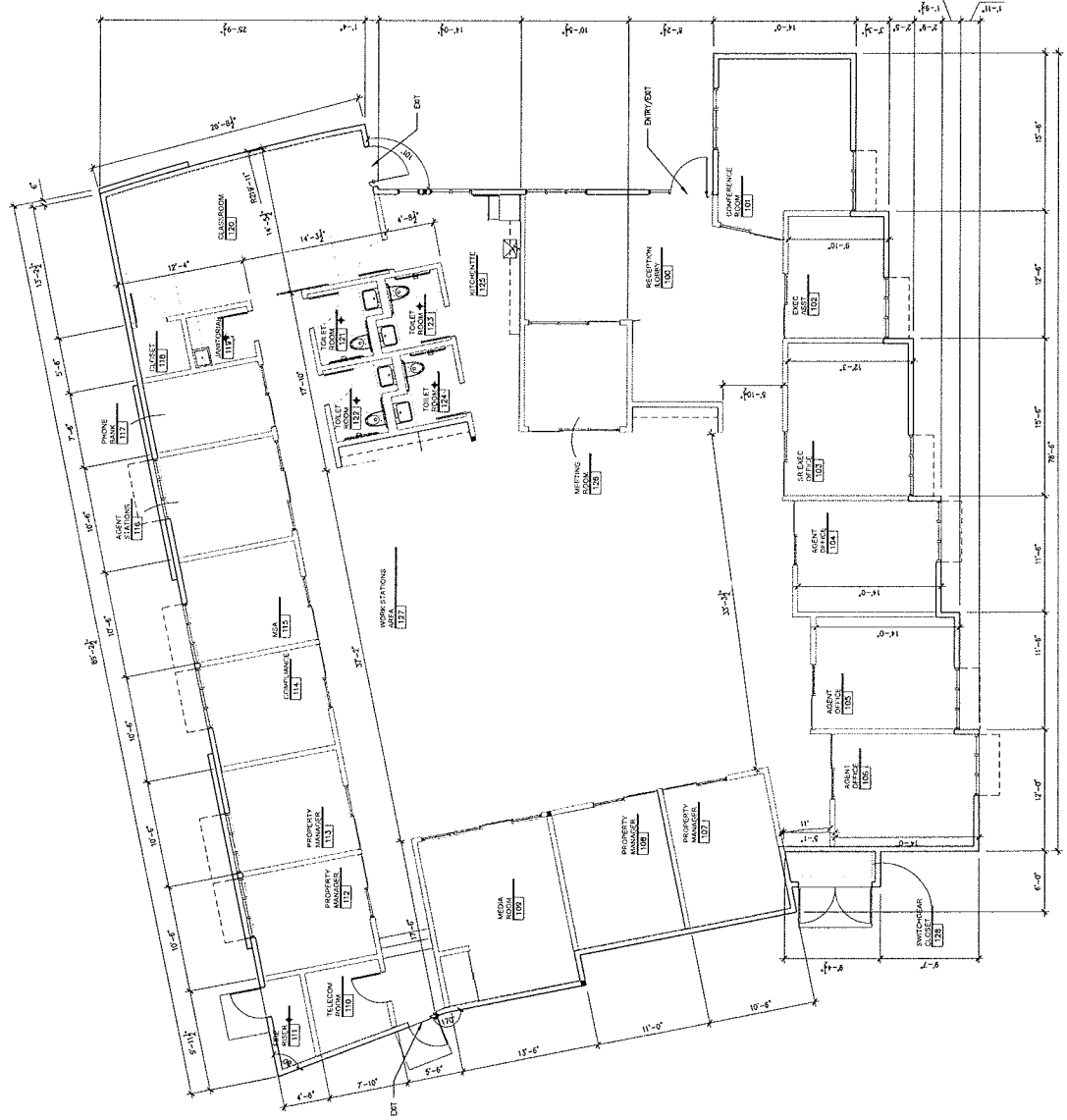


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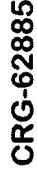
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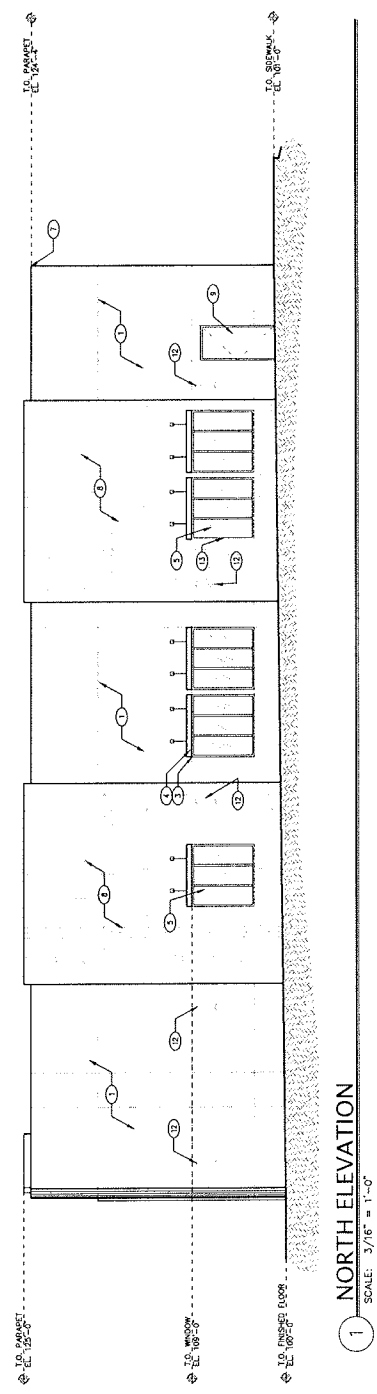
ROOM	AREA	S.F.	1 OF 100
RECEPTION / LOBBY	100	396	100
RECEPTION / LOBBY	101	100	100
RECEPTION / LOBBY	102	132	100
RECEPTION / LOBBY	103	177	100
RECEPTION / LOBBY	104	148	100
RECEPTION / LOBBY	105	148	100
RECEPTION / LOBBY	106	133	100
RECEPTION / LOBBY	107	133	100
RECEPTION / LOBBY	108	133	100
RECEPTION / LOBBY	109	133	100
RECEPTION / LOBBY	110	133	100
RECEPTION / LOBBY	111	133	100
RECEPTION / LOBBY	112	133	100
RECEPTION / LOBBY	113	133	100
RECEPTION / LOBBY	114	133	100
RECEPTION / LOBBY	115	133	100
RECEPTION / LOBBY	116	133	100
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RECEPTION / LOBBY	197	133	100
RECEPTION / LOBBY	198	133	100
RECEPTION / LOBBY	199	133	100
RECEPTION / LOBBY	200	133	100

TOTAL RECEPTION ROOM AREA: 5,728 S.F.



PROPOSED FLOOR PLAN
 SCALE: 3/16" = 1'-0"



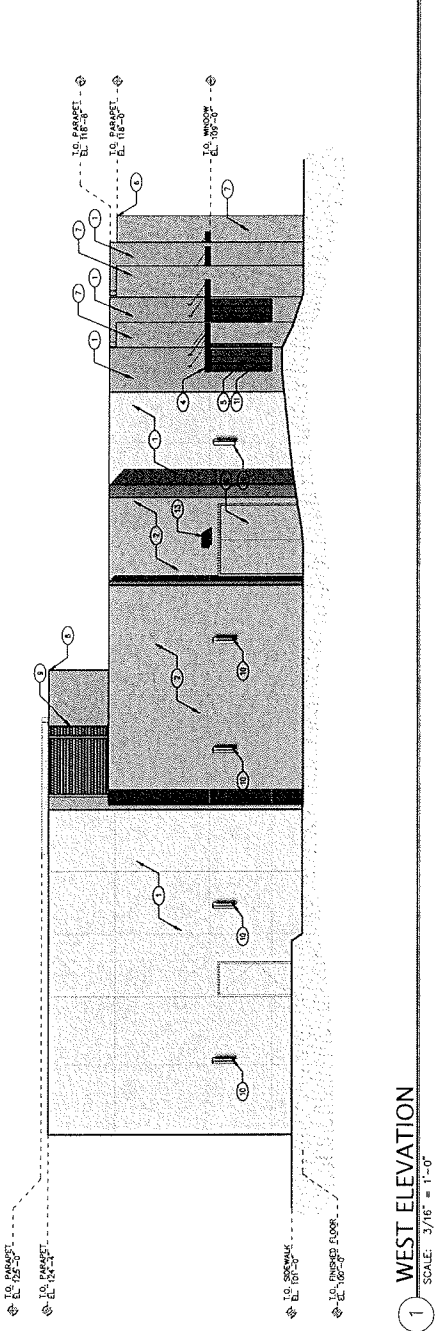


KEYNOTES:	
1	SMOOTH FINISH STUCCO, PRIMARY WALL COLOR
2	SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
3	ACCENT COLOR
4	METAL LAMINATED FINISH
5	GRAY PINTED FLAT GLASS CLADDING
6	FRAMING WALL, STONEWORK MECHANICAL, HIGH WALKS
7	TRANSITION, TONERLESS, STONE TILE CLADDING
8	SMOOTH OCEAN ACCESS
9	METAL ROOF SCREEN, PATTERNED TO MATCH ADJACENT
10	YPSA, DM 1/2" BRONZE LIGHTING FIXTURE, TRIANGULAR
11	APOLLOA STONEWORK CLADDING WALLS, DARK MEDIUM BRONZE 48-5
12	LUNAR KORSIA-CP LED WALL MOUNT

% OF ELEVATION - COLOR & STONE	
AREA	%
PRIMARY-FINISH PAINT 8023M	> 50 = 70
SECONDARY-FINISH PAINT 8023M	< 50 = 30
ACCENT-FINISH PAINT 8023M	> 5 = 5
STONE-BRANDING TONERLESS	> 10 = 10
STONE	100 = 100

PRJ-62870

01/05/16



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

- KEYNOTES:
- 1

SMOOTH FINISH STUCCO, PRIMARY WALL COLOR
- 2

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 3

ACCENT COLOR
- 4

METAL LOUVERED AWNING
- 5

GRAY TINTED FLAT GLASS CLADDING
- 6

PARAMET WALL, SPENDING MECHANICAL, HEIGHT Varies
- 7

THERMAL BREAK, STONE TILE CLADDING
- 8

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 9

METAL LOUVERED AWNING
- 10

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 11

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 89

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 90

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 91

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
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SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 97

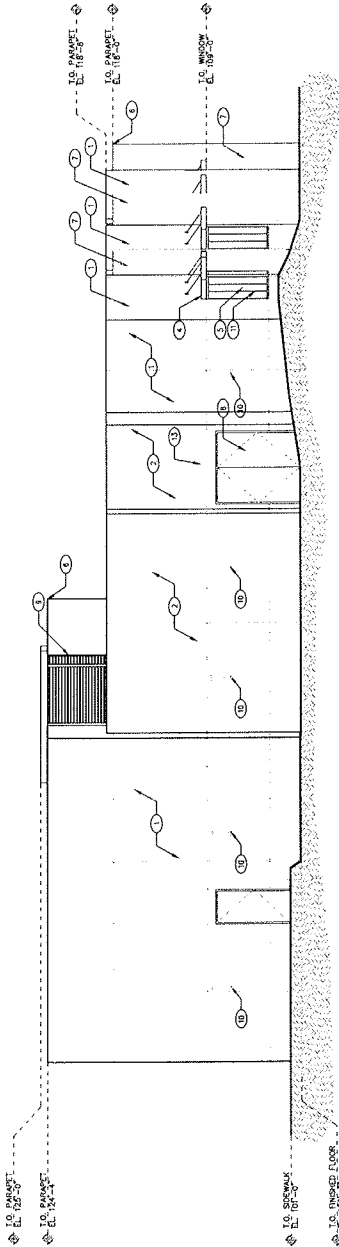
SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 98

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 99

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR
- 100

SMOOTH FINISH STUCCO, SECONDARY WALL COLOR

% OF ELEVATION - COLOR & STONE				
	% AREA	% PROVIDED	SF	
PRIMARY-FRAZE PAINT 6233M	> 50 = 70	49	3,675 SF	
SECONDARY-FRAZE PAINT 6233M	< 50 = 30	14	1,015 SF	
ACCENT-FRAZE PAINT 6233M	> 5 = 5	5	365 SF	
STONE-THERMAL BREAK	> 10 = 10	32	2,420 SF	
TOTALS		100 %	7,475 SF	



1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

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01/05/16