

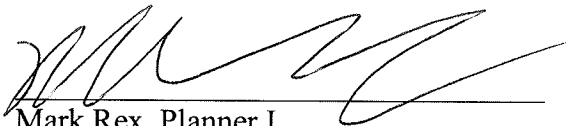
The City Referral Group (CRG) held a meeting on December 23, 2015, to review a Summerlin Site Development Plan Review (CRG-62323) for a proposed 2,048 square-foot expansion of an existing 3,392 square-foot fueling station at 801 Pavilion Center Drive on (portion of APN 137-35-714-001), P-C (Planned Community) Zone, Ward 2 (Beers).

Attendance is shown on the attached roster.

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

In the discussion the revised circulation pattern with the four-way stop was noted. It was also noted the proposed fuel tanks were removed from the site plan, however they remained on the landscape plan. The tanks will not be installed. A note was added to CRG-62323 that proposed fuel tanks will not be installed.

There were no other comments from city staff and the meeting ended at 2:20.


Mark Rex, Planner I
Recording Secretary

Meeting Attendance Sheet

Project Name _____

Page _____ of _____
Date ____/____/____
Time ____:____ am pm

Name	Company/Department	Address	Phone	Fax
1. Steve Swanton	CLV Planning	sswanton@lasvegasnevada.gov	702-229-4714	
2. DAVID GUERRA	B & S	dguerra@LVNV.gov	229-1287	
3. Luis Morales	B & S	lmorales@lasvegasnevada.gov	229-2097	
4. Mark Rely	CLV Planning	mrrel@lasvegasnevada.gov		
5. Angelo Bologna	Barghausen Consulting	abologna@barghausen	909-262-8102	
6.			Phone	Fax
7.			Phone	Fax
8.			Phone	Fax
9.			Phone	Fax
10.			Phone	Fax
11.			Phone	Fax
12.			Phone	Fax
13.			Phone	Fax
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15.			Phone	Fax
16.			Phone	Fax
17.			Phone	Fax



28 October, 2015

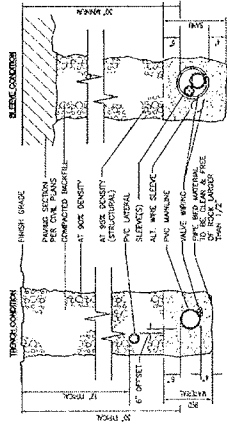
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IRRIGATION NOTES AND DETAILS
COSTCO GASOLINE DIESEL ADDITION AND EXPANSION
801 SOUTH PAVILION CENTER DRIVE, LAS VEGAS (SUMMERLIN) NV 89144
COSTCO FACILITY #685

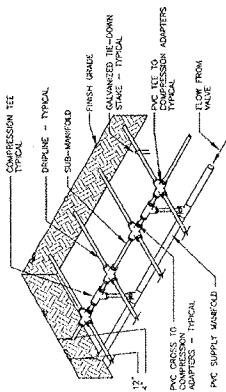
LANDSCAPE IRRIGATION NOTES

1. PROVIDE A COMPLETE, OPERABLE AND AUTOMATIC MODIFICATION TO THE EXISTING IRRIGATION SYSTEM FOR ALL NEW LANDSCAPE AREAS IDENTIFIED ON THIS PLAN.
2. VISIT SITE AND VERIFY LOCATIONS OF ALL EXISTING IRRIGATION COMPONENTS AND COVERAGE PRIOR TO COMMENCEMENT OF WORK. PROMPTLY NOTIFY THE GENERAL CONTRACTOR OF ANY CONFLICTS OR OBSTRUCTIONS.
3. PROVIDE PROTECTION OF ALL PROPERTY, WORK IN PROGRESS, EXISTING LANDSCAPE AND EXISTING IRRIGATION SYSTEM. ALL DAMAGE CAUSED BY THE CONTRACTOR TO BE REPAIRED TO MATCH EXISTING CONDITIONS, BEFORE CONSTRUCTION, AT NO ADDITIONAL EXPENSE TO OWNER.
4. AT ALL TIMES MAINTAIN IN PROPER WORKING ORDER ALL EXISTING IRRIGATION SYSTEM THROUGHOUT CONSTRUCTION. UTILIZE TEMPORARY WATER CONNECTIONS TO MAINTAIN IF NECESSARY.
5. CONNECT NEW IRRIGATION COMPONENTS TO EXISTING IRRIGATION SYSTEM AS REQUIRED. USE EXISTING BACKFLOW ASSEMBLY, IRRIGATION WATER METER, MANLINE, ETC. AS REQUIRED. SEE NOTE 20 BELOW.
6. REMOVE EXISTING IRRIGATION SYSTEM AND COMPONENTS, AS REQUIRED, PRIOR TO NEW CONSTRUCTION. CAP (WATER TIGHT) ALL MANLINE, LATERALS, CONTROL WIRES, ETC., FOR MODIFICATION AND/OR RECONNECTION.
7. OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK. ALL WORK TO BE INSTALLED PER LOCAL CODE REQUIREMENTS AND MANUFACTURERS WRITTEN SPECIFICATIONS.
8. IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF LAS VEGAS, NV, AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATED OF THESE PLANS.
9. CONTRACTOR TO BE RESPONSIBLE FOR ANY AND ALL COORDINATION WITH GENERAL AND SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THEIR WORK.
10. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE AND VERIFY:
 - A. EXISTING 1-1/2" IRRIGATION SERVICE. SEE SHEET 18001.
 - B. STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR TO NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
 - C. INSTALLATION OF SLEEVING AS INDICATED ON PLANS.
11. HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR ADEQUATE COVERAGE. VALVES TO BE POSITIONED ADJACENT TO CURBS, IN SHOULDER BEDS WHERE POSSIBLE.
12. PROVIDE OWNER WITH TWO (2) SETS "AS-BUILT" DRAWINGS AND OPERATOR'S MANUAL UPON COMPLETION.
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19. EXISTING IRRIGATION SYSTEM AND LOCATION OF IRRIGATION COMPONENTS ARE BASED ON RECORD DRAWINGS BY WRG, INC. HENDERSON, NV, SIGNED 03/09/01.
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21. EXISTING IRRIGATION CONTROLLER IS LOCATED IN THE WAREHOUSE. COORDINATE W/ OWNER'S REPRESENTATIVE.
22. VERIFY EXISTING WATER PRESSURE PRIOR TO CONSTRUCTION.
23. ALL IRRIGATION SLEEVES SHALL BE TWICE THE DIAMETER OF THE INSERT PIPE(S). SLEEVES SHALL NOT EXCEED 6" DIAMETER.

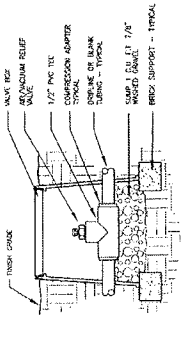
PIPE SIZING TABLE	
PIPE SIZE	MAX. G.P.M.
3/4" PC Schedule 40	Up to 8 G.P.M.
1" PC Schedule 40	Up to 12 G.P.M.
1-1/4" PC Schedule 40	Up to 18 G.P.M.
2" PC Schedule 40	Up to 28 G.P.M.
2-1/2" PC Schedule 40	Up to 38 G.P.M.



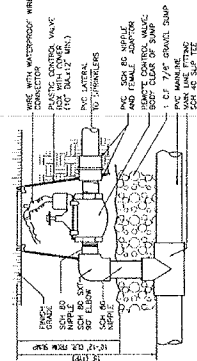
SLEEVE/TRENCHING DETAIL
NOT TO SCALE



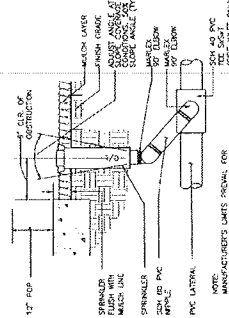
CENTER-FEED SUPPLY SUB-MANIFOLD DETAIL
NOT TO SCALE



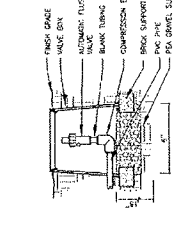
AIR/VACUUM RELIEF VALVE DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE ASSEMBLY
NOT TO SCALE



POP-UP RISER ASSEMBLY
NOT TO SCALE



AUTOMATIC FLUSH VALVE DETAIL
NOT TO SCALE

18215 72ND AVENUE SOUTH
KENN, WA 98022
(425) 251-8722
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

Checked: J.E.
Designed: J.E.
Reviewed: J.E.
Scale: N/A

Date: 2/24/15

16465
Sheet
R03 3

BARGHAUSEN
CONSULTING ENGINEERS, INC.

801 SOUTH PAVILION DRIVE
LAS VEGAS (SUMMERLIN), NV 89144
COSTCO GASOLINE FACILITY #685

For
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

REVISION NOTES AND DETAILS	
1	2/2/15
2	2/2/15
3	2/2/15
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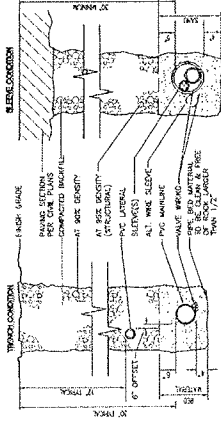
IRRIGATION NOTES AND DETAILS

COSTCO GASOLINE DIESEL ADDITION AND EXPANSION
801 SOUTH PAVILION CENTER DRIVE, LAS VEGAS (SUMMERLIN) NV 89144
COSTCO FACILITY #685

LANDSCAPE IRRIGATION NOTES

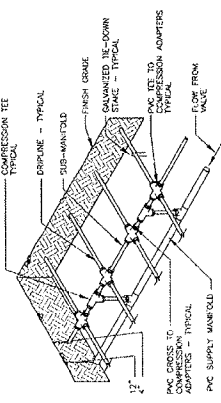
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2" PC Schedule 40	Up to 36 G.P.M.
2 1/2" PC Schedule 40	Up to 48 G.P.M.



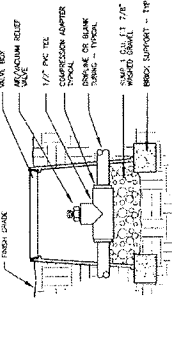
SLEEVE/TRENCHING DETAIL

NOT TO SCALE



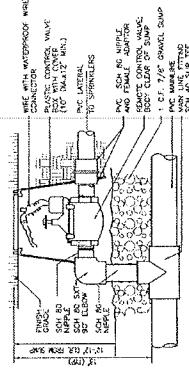
CENTER-FEED SUPPLY SUB-MANIFOLD DETAIL

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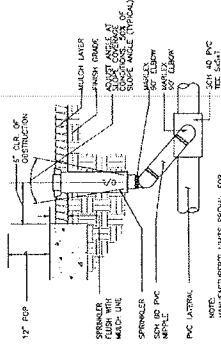
AIR/VACUUM RELIEF VALVE DETAIL

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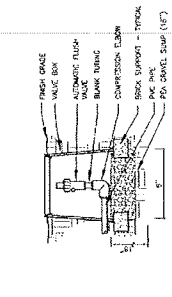
REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE



POP-UP RISER ASSEMBLY

NOT TO SCALE



AUTOMATIC FLUSH VALVE DETAIL

NOT TO SCALE

1645

Sheet

PROJ 3

18215 72ND AVENUE SOUTH

KENT, WA 98032

(425) 351-8782 FAX

BARHAUSEN CONSULTING ENGINEERS, INC.

DATE: 7/27/15

DESIGNED: J.L.

CHECKED: M.

APPROVED: J.L.

DATE: 7/27/15

801 SOUTH PAVILION DRIVE

LAS VEGAS (SUMMERLIN), NV 89144

COSTCO GASOLINE FACILITY #685

999 LAKE DRIVE

ISBAGUAH, WA 98027

COSTCO WHOLESALE

12/16/15

PRJ-61472

PROJECT DATA

CLIENT: COSTCO WHOLESale
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 801 S. PAVILION CENTER DR.
LAS VEGAS, NV

ZONING: PC

SITE AREA: 16.91 ACRES (736,826 S.F.)

JURISDICTION: LAS VEGAS, NEVADA

SETBACKS: PER CANYON POINT DESIGN GUIDELINES

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING THE ELECTRONIC FILE FROM WRG DESIGN INC. DATED: 11/30/00

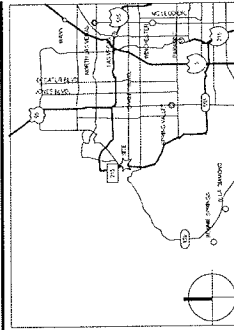
EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	143,534 S.F.
EXIST. TIRE CENTER	5,200 S.F.
EXIST. PRODUCE COOLER	2,460 S.F.
TOTAL EXIST. BUILDING	151,194 S.F.

EXIST. PARKING DATA:	
PARKING PROVIDED:	601 STALLS
③ 10' WIDE STALLS	203 STALLS
③ 9' WIDE STALLS	20 STALLS
③ 8' HANDICAP STALLS	20 STALLS
TOTAL EXIST. PARKING	824 STALLS

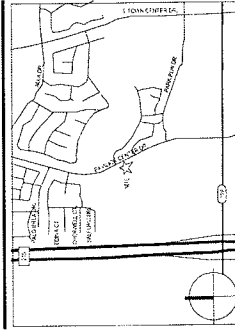
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA (151,194 S.F.)	5.45 STALLS
PROPOSED PARKING PROVIDED:	
③ 10' WIDE STALLS	566 STALLS
③ 9' WIDE STALLS	203 STALLS
③ 8' HANDICAP STALLS	20 STALLS
TOTAL PROPOSED PARKING	789 STALLS
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA (151,194 S.F.)	5.22 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

REGIONAL MAP



VICINITY MAP



COSTCO WHOLESale

LAS VEGAS (SUMMERLIN), NEVADA

PROPOSED SITE PLAN

CRG-62323 - REVISED

DECEMBER 15, 2015

00-3420-20
DECEMBER 15, 2015

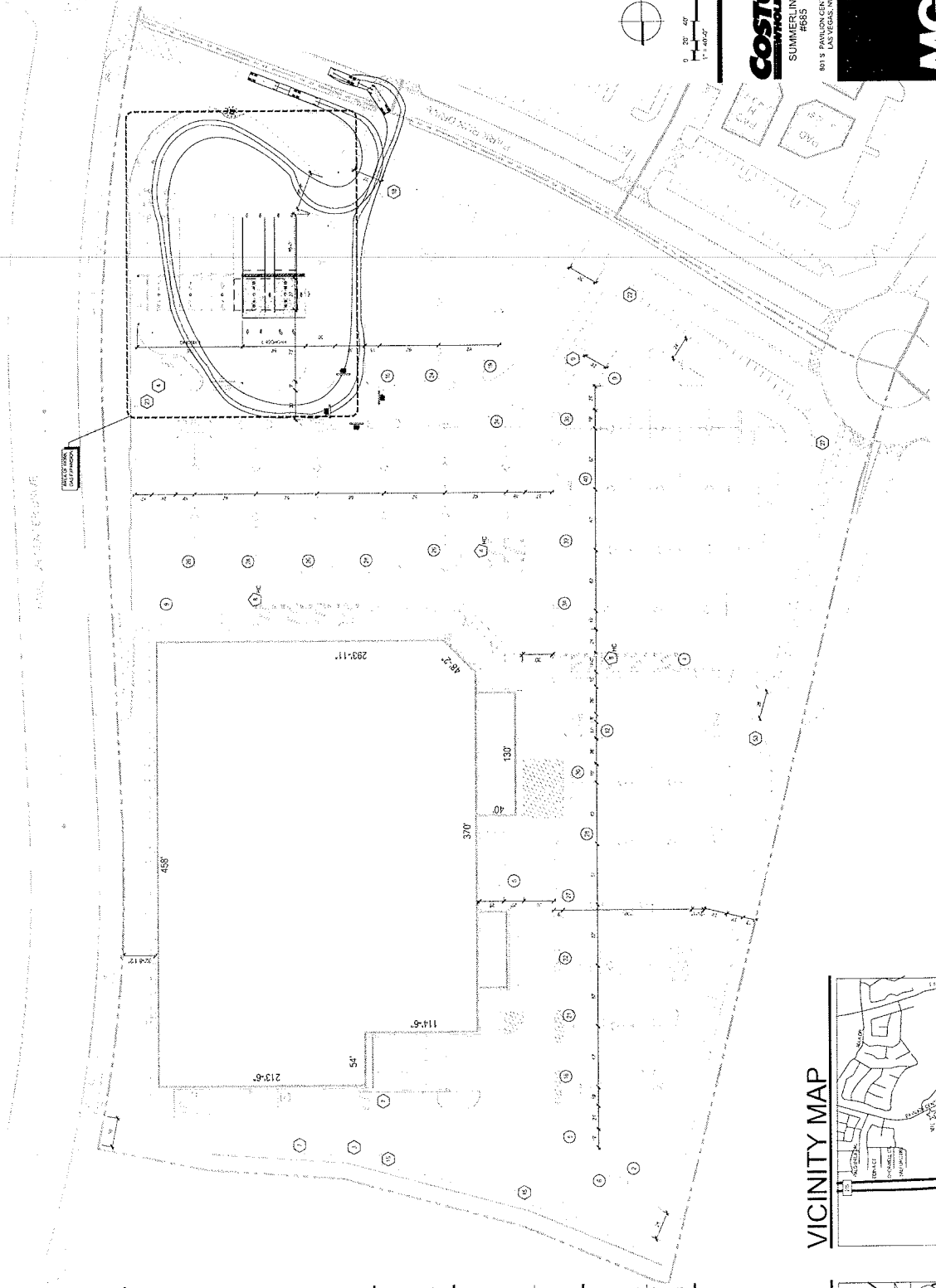
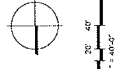
PROPOSED
SITE PLAN

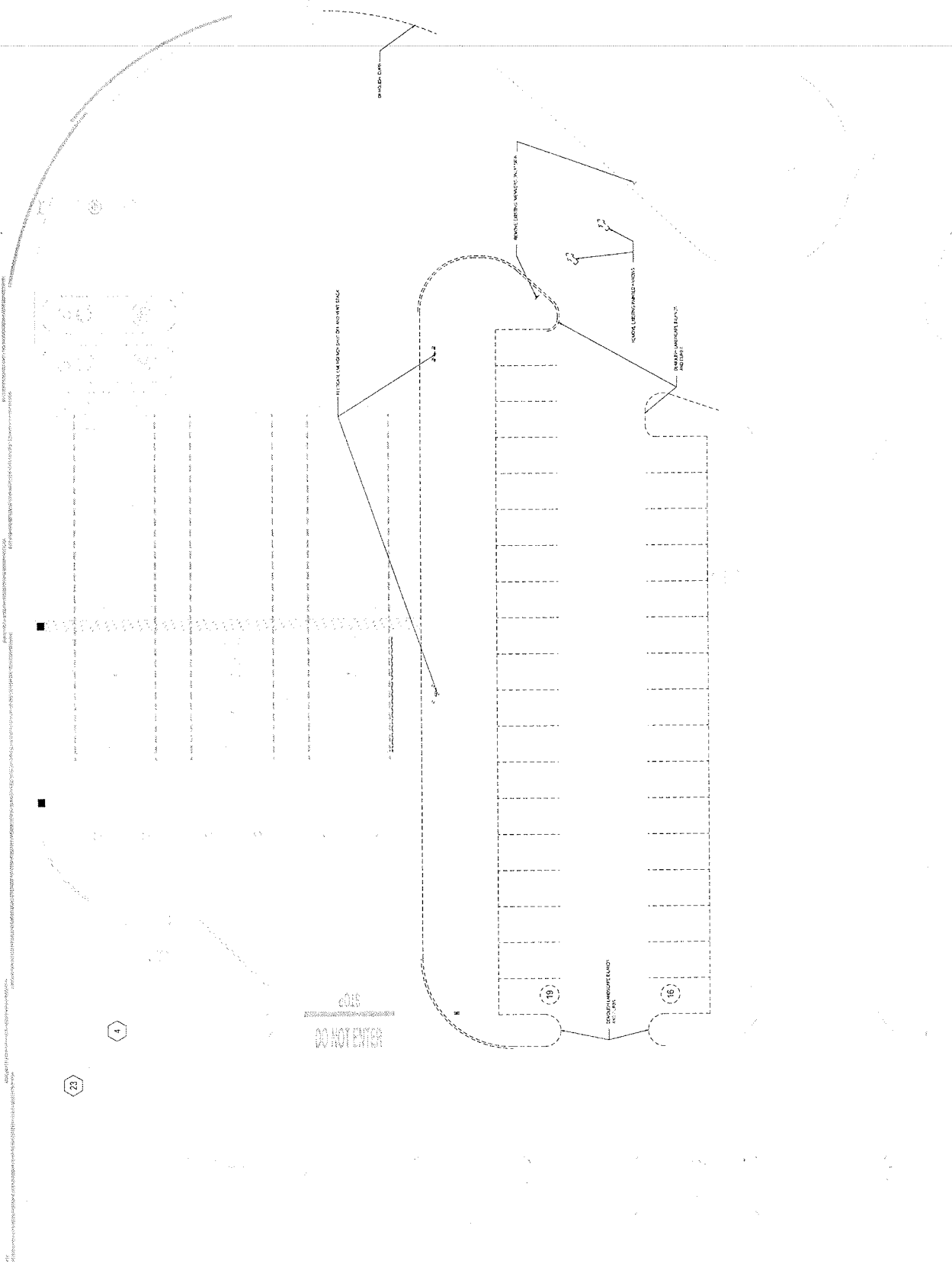
PRJ-61472
12/16/15
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COSTCO
WHOLESALE

SUMMERLIN, NV
#685

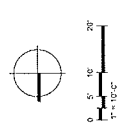
801 S. PAVILION CENTER DR.
LAS VEGAS, NV





COSTCO WHOLESALE DEMOLITION ENLARGED SITE PLAN

LAS VEGAS (SUMMERLIN), NEVADA **CRG-62323 - REVISED** DECEMBER 15, 2015

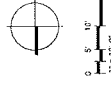
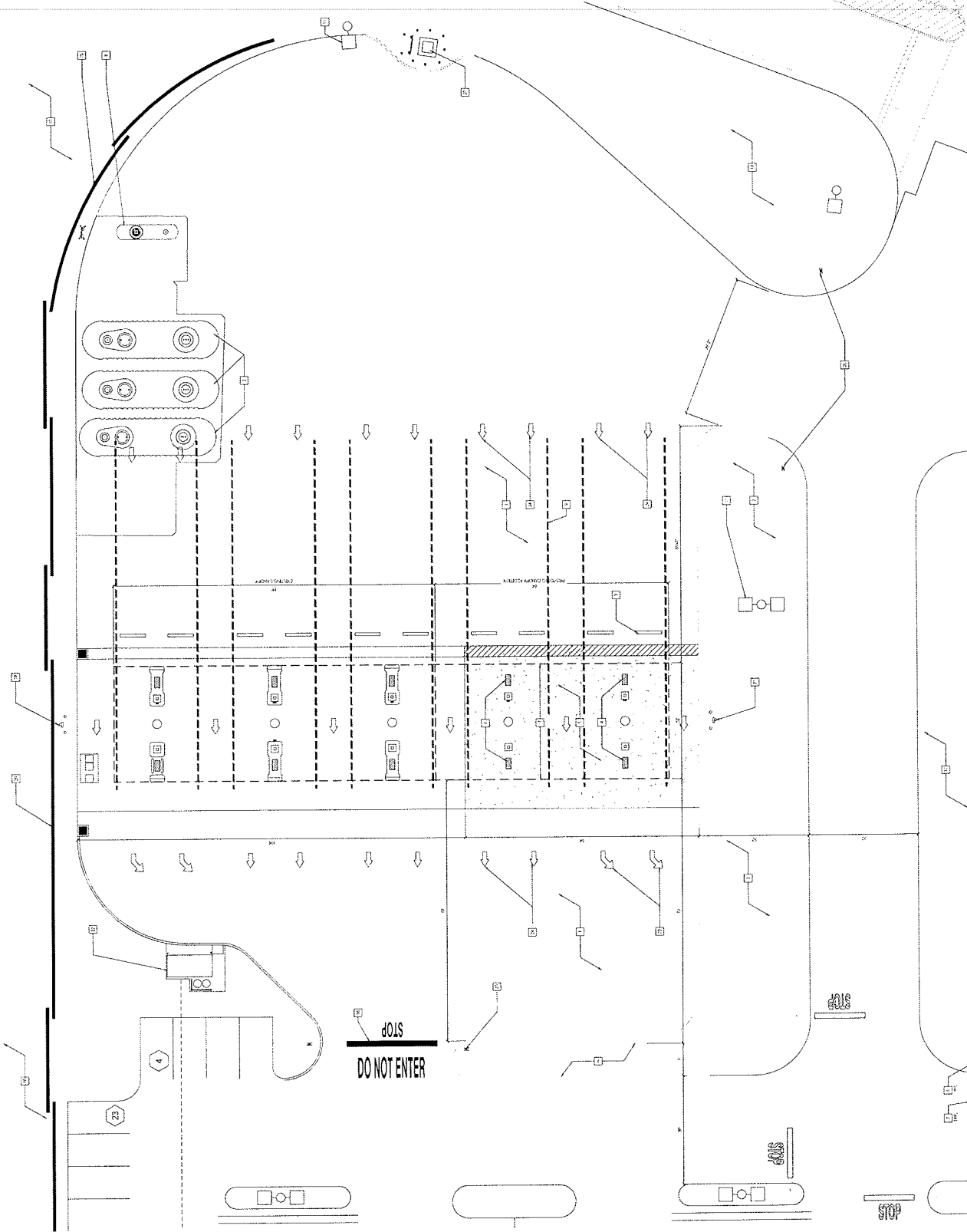


COSTCO
WHOLESALE
SUMMERLIN, NV
#695
815 SUMMER CENTER DR.
LAS VEGAS, NV



00-3420-20
DECEMBER 15, 2015
DEMOLITION
ENLARGED SITE
PLAN
12/16/15
DD10.02

KEY NOTES	
1	EXISTING DRIVEWAY
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99	EXISTING DRIVEWAY
100	EXISTING DRIVEWAY



COSTCO WHOLESALE
SUMMERLIN, NV
#685
801 S PAULSON CENTER DR
LAS VEGAS, NV



00-3420-20
DECEMBER 15, 2015
ENLARGED SITE
PLAN
PRJ-61472
12/16/15
DD12.02

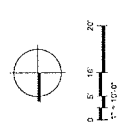
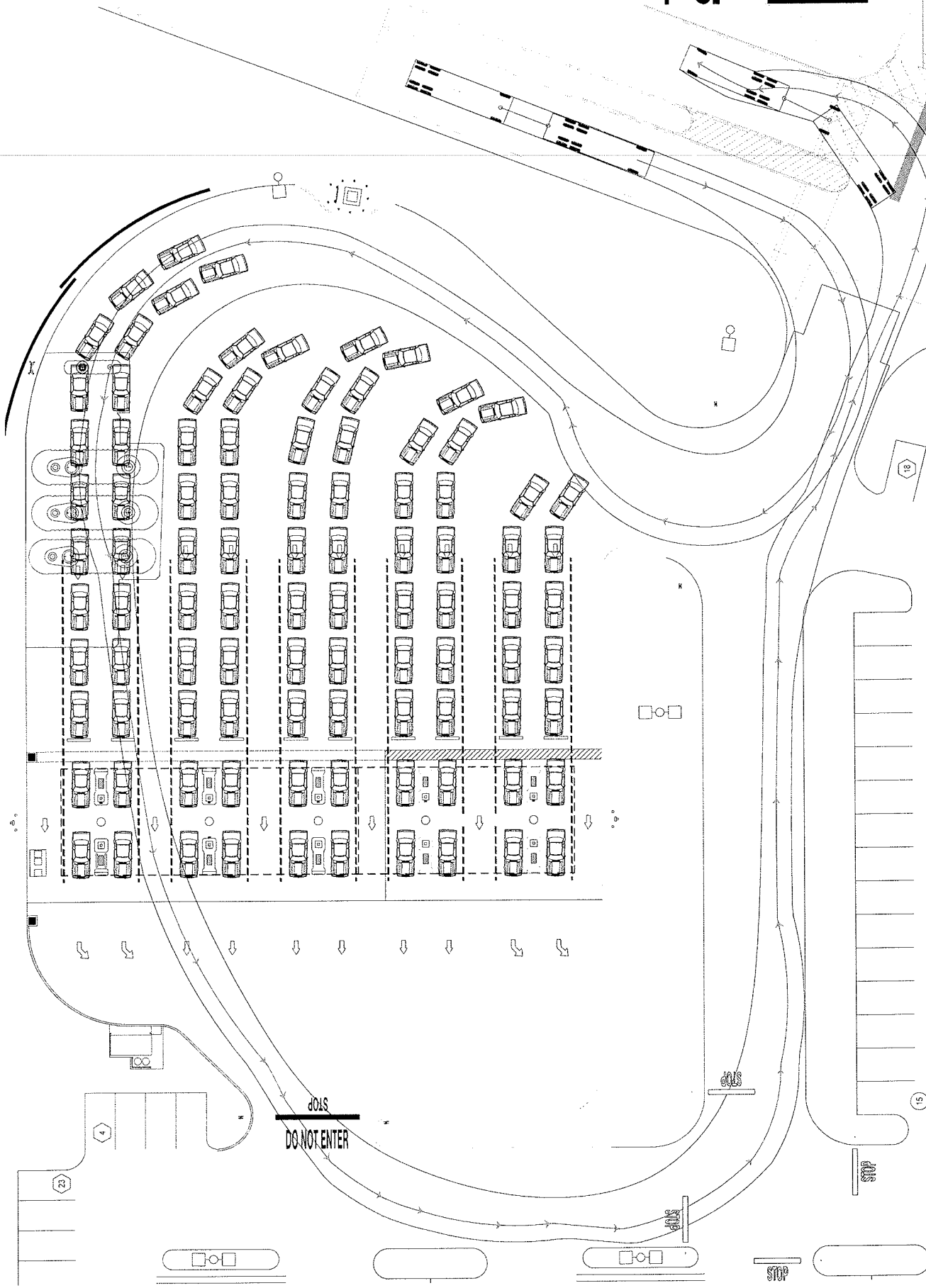
ENLARGED SITE PLAN

COSTCO WHOLESALE

DECEMBER 15, 2015

CRG-62323 - REVISED

LAS VEGAS (SUMMERLIN), NEVADA



COSTCO WHOLESALE
 SUMMERLIN, NV
 #685
 801 S. PAULSON CENTER DR.
 LAS VEGAS, NV



00-3420-20
 DECEMBER 15, 2015

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 12/16/15

STACKING PLAN
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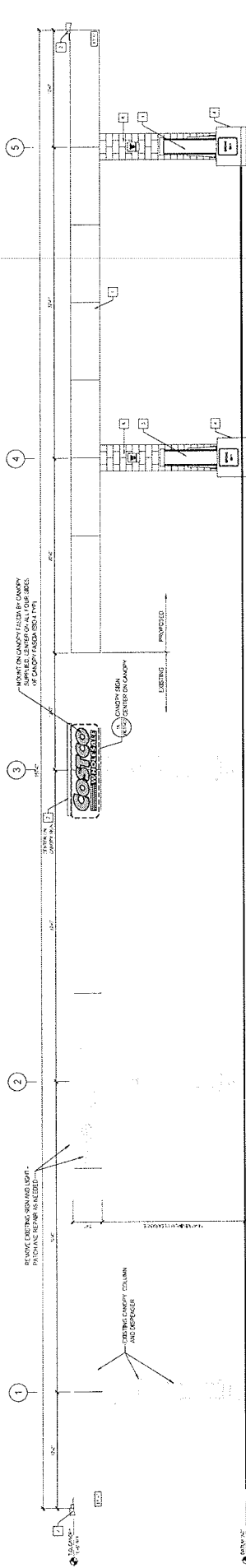
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DECEMBER 15, 2015

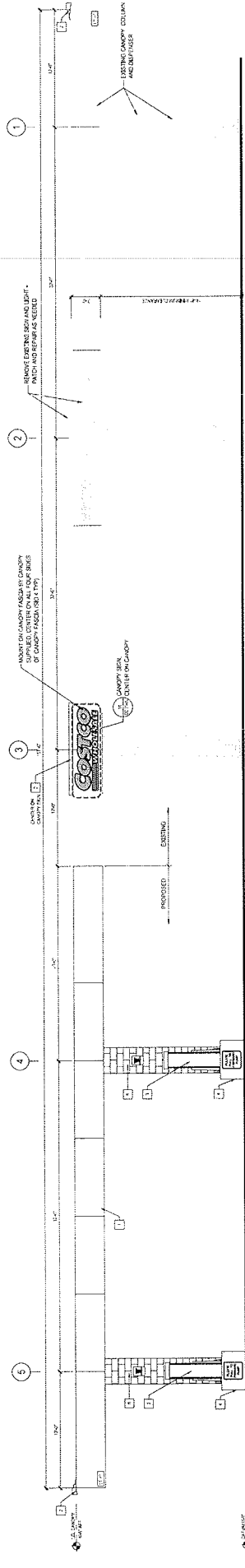
CRG-62323 - REVISED

COSTCO WHOLESALE

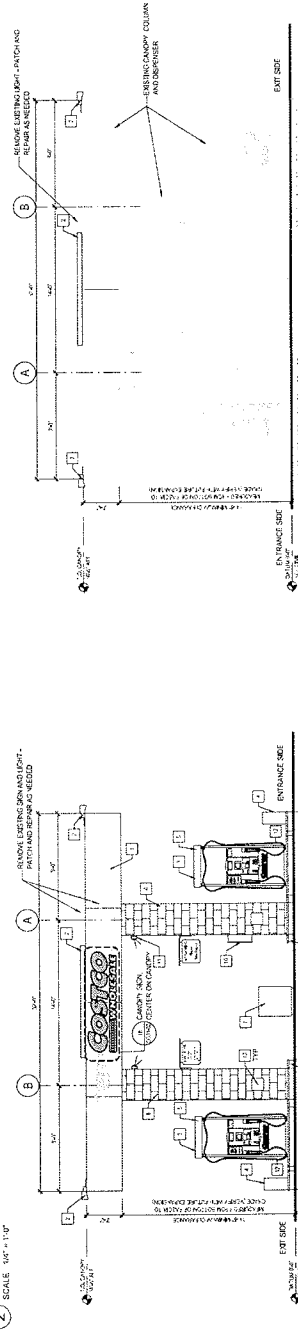
LAS VEGAS (SUMMERLIN), NEVADA



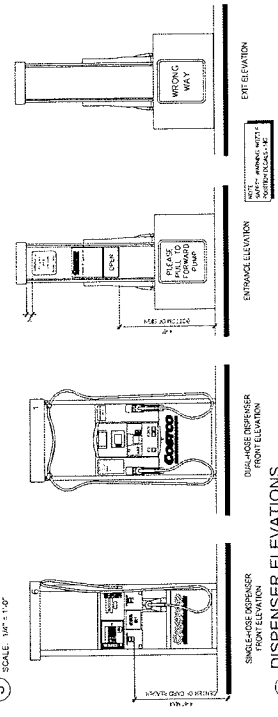
1 CANOPY & DISPENSER ISLANDS - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



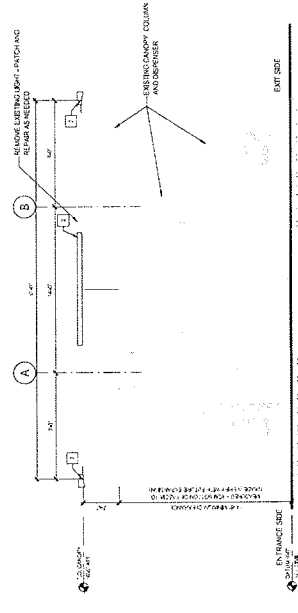
2 CANOPY & DISPENSER ISLANDS - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



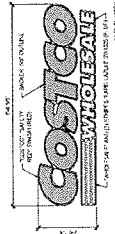
3 CANOPY & DISPENSER ISLANDS - WEST ELEVATION
SCALE: 1/8" = 1'-0"



16 COSTCO WHOLESALE
SCALE: 1/8" = 1'-0"



4 CANOPY & DISPENSER ISLANDS - EAST ELEVATION
SCALE: 1/8" = 1'-0"



18 CANOPY SIGN
SCALE: 1/8" = 1'-0" (SUPPLIED AND INSTALLED BY OTHERS)

KEY NOTES	
1	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
2	EXISTING CANOPY COLUMN AND DISPENSER
3	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
4	CANOPY SIGN - CENTER ON CANOPY
5	EXISTING CANOPY COLUMN AND DISPENSER
6	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
7	EXISTING CANOPY COLUMN AND DISPENSER
8	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
9	CANOPY SIGN - CENTER ON CANOPY
10	EXISTING CANOPY COLUMN AND DISPENSER
11	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
12	EXISTING CANOPY COLUMN AND DISPENSER
13	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
14	CANOPY SIGN - CENTER ON CANOPY
15	EXISTING CANOPY COLUMN AND DISPENSER
16	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
17	EXISTING CANOPY COLUMN AND DISPENSER
18	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
19	CANOPY SIGN - CENTER ON CANOPY
20	EXISTING CANOPY COLUMN AND DISPENSER
21	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
22	EXISTING CANOPY COLUMN AND DISPENSER
23	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
24	CANOPY SIGN - CENTER ON CANOPY
25	EXISTING CANOPY COLUMN AND DISPENSER
26	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
27	EXISTING CANOPY COLUMN AND DISPENSER
28	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
29	CANOPY SIGN - CENTER ON CANOPY
30	EXISTING CANOPY COLUMN AND DISPENSER
31	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
32	EXISTING CANOPY COLUMN AND DISPENSER
33	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
34	CANOPY SIGN - CENTER ON CANOPY
35	EXISTING CANOPY COLUMN AND DISPENSER
36	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
37	EXISTING CANOPY COLUMN AND DISPENSER
38	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
39	CANOPY SIGN - CENTER ON CANOPY
40	EXISTING CANOPY COLUMN AND DISPENSER
41	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
42	EXISTING CANOPY COLUMN AND DISPENSER
43	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
44	CANOPY SIGN - CENTER ON CANOPY
45	EXISTING CANOPY COLUMN AND DISPENSER
46	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
47	EXISTING CANOPY COLUMN AND DISPENSER
48	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
49	CANOPY SIGN - CENTER ON CANOPY
50	EXISTING CANOPY COLUMN AND DISPENSER
51	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
52	EXISTING CANOPY COLUMN AND DISPENSER
53	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
54	CANOPY SIGN - CENTER ON CANOPY
55	EXISTING CANOPY COLUMN AND DISPENSER
56	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
57	EXISTING CANOPY COLUMN AND DISPENSER
58	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
59	CANOPY SIGN - CENTER ON CANOPY
60	EXISTING CANOPY COLUMN AND DISPENSER
61	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
62	EXISTING CANOPY COLUMN AND DISPENSER
63	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
64	CANOPY SIGN - CENTER ON CANOPY
65	EXISTING CANOPY COLUMN AND DISPENSER
66	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
67	EXISTING CANOPY COLUMN AND DISPENSER
68	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
69	CANOPY SIGN - CENTER ON CANOPY
70	EXISTING CANOPY COLUMN AND DISPENSER
71	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
72	EXISTING CANOPY COLUMN AND DISPENSER
73	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
74	CANOPY SIGN - CENTER ON CANOPY
75	EXISTING CANOPY COLUMN AND DISPENSER
76	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
77	EXISTING CANOPY COLUMN AND DISPENSER
78	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
79	CANOPY SIGN - CENTER ON CANOPY
80	EXISTING CANOPY COLUMN AND DISPENSER
81	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
82	EXISTING CANOPY COLUMN AND DISPENSER
83	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
84	CANOPY SIGN - CENTER ON CANOPY
85	EXISTING CANOPY COLUMN AND DISPENSER
86	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
87	EXISTING CANOPY COLUMN AND DISPENSER
88	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
89	CANOPY SIGN - CENTER ON CANOPY
90	EXISTING CANOPY COLUMN AND DISPENSER
91	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
92	EXISTING CANOPY COLUMN AND DISPENSER
93	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
94	CANOPY SIGN - CENTER ON CANOPY
95	EXISTING CANOPY COLUMN AND DISPENSER
96	REMOVE EXISTING SIGN AND LIGHT - PATCH AND REPAIR AS NEEDED
97	EXISTING CANOPY COLUMN AND DISPENSER
98	MOUNT NEW CANOPY ISLAND BY CANOPY - SUPPLIED, CENTER ON CANOPY ISLAND
99	CANOPY SIGN - CENTER ON CANOPY
100	EXISTING CANOPY COLUMN AND DISPENSER



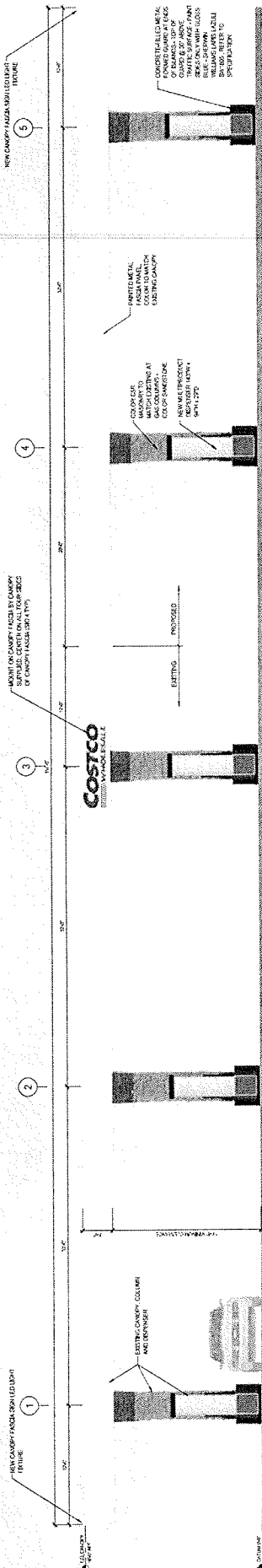
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DECEMBER 15, 2015
CONCEPT
PRJ-61472
ELEVATIONS
12/16/15
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CONCEPT ELEVATIONS

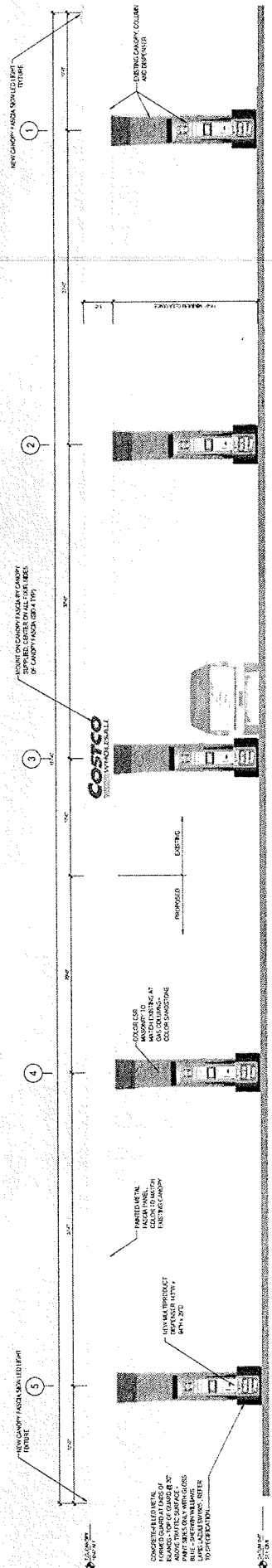
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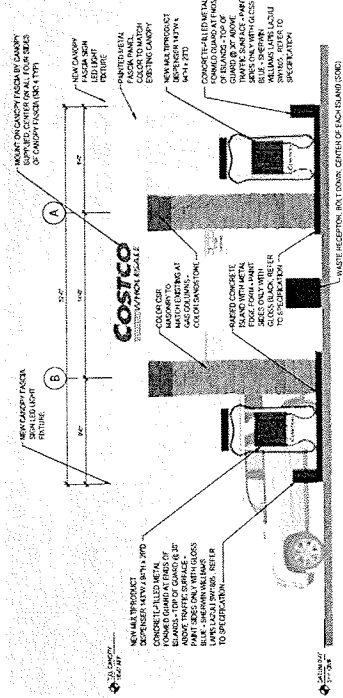
LAS VEGAS (SUMMERLIN), NEVADA



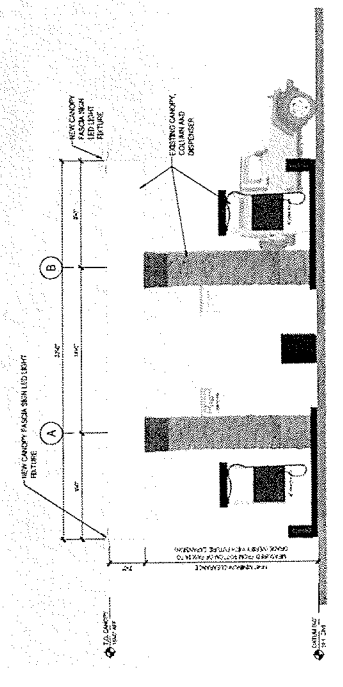
① CANOPY & DISPENSER ISLANDS - NORTH ELEVATION
SCALE: NOT TO SCALE



② CANOPY & DISPENSER ISLANDS - SOUTH ELEVATION
SCALE: NOT TO SCALE



③ CANOPY & DISPENSER ISLANDS - WEST ELEVATION
SCALE: NOT TO SCALE



④ CANOPY & DISPENSER ISLANDS - EAST ELEVATION
SCALE: NOT TO SCALE

COSTCO WHOLESALE
SUMMERLIN, NV
#685
801 S. PARK AVENUE CENTER DR.
LAS VEGAS, NV

MG2

00-3420-20
DECEMBER 15, 2015
CONCEPT COLOR
ELEVATIONS
PRJ-61472
12/16/15
DD31.02

⑤ CANOPY SIGN
SCALE: NOT TO SCALE (SUPPLIED AND INSTALLED BY MG2)

CONCEPT COLOR ELEVATIONS

DECEMBER 15, 2015

COSTCO WHOLESALE

LAS VEGAS (SUMMERLIN), NEVADA

CRG-62323 - REVISED

LANDSCAPE PLAN AND PLANT SCHEDULE
COSTCO GASOLINE DIESEL ADDITION and EXPANSION
801 SOUTH PAVILION CENTER DRIVE, LAS VEGAS (SUMMER)
COSTCO FACILITY #685

No.	Date	By	Chd	Appr.	Revision
2	9/3/15	WJ	WJ	WJ	SACRED HEARTH COUNCILS
1	7/24/15	WJ	WJ	WJ	DESIGN REVIEW BOARD

Journal of Management Inquiry

1. EXISTING TREE SPECIES AND LOCATIONS ARE BASED ON TOPOGRAPHICAL SURVEY AND ORIGINAL COSTED PLANTING DESIGN AS SHOWN ON PLANNING PLAN SHEET 1.1, 1.2, 1.3, 1.4
2. INTENT OF PROPOSED PLANTING DESIGN IS TO MATCH TREE AND SHRUB SPECIES FOUND IN NEARBY EXISTING PARKING LOT PLANTING SPECIES AND OCCURRENCES, BY MEAN PLAN AND FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
3. PLANT MATERIAL TO BE PROTECTED IN PLACE DURING CONSTRUCTION
4. LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESEED, REPLANTED OR REVEGEATED AS NEEDED

3. PLANT MATERIALS TO REMAIN IS TO BE PROTECTED IN PLACE DURING CONSTRUCTION.

**COSTCO GASOLINE**

ISSAQUAH, WA 98027

801 SOUTH PAVILION DRIVE
LAS VEGAS (SUMMERLIN), NV 89144
COSTCO GASOLINE FACILITY #685

Title: LANDSCAPE PLAN AND PLANT SCHEDULE

Seq.	Date	By	Card	Appr.	
1	7/26/15	MB	ME	ME	OS/SON REVIEW BOARD
2	8/3/15	MB	ME	ME	S/ACRC REVIEW COMMENTS

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

10/10/2011 1:20 PM N/A

9.
 8.
 7.
 6.
 5.

1/24/77

Design
Drawn
Checked
Reviewed
Date

1. Introduction 2. Background 3. Methodology 4. Results 5. Conclusion 6. References 7. Appendix 8. Index 9. Table of Contents 10. Summary	1. Introduction 2. Background 3. Methodology 4. Results 5. Conclusion 6. References 7. Appendix 8. Index 9. Table of Contents 10. Summary
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SOUTHERN
JOURNAL

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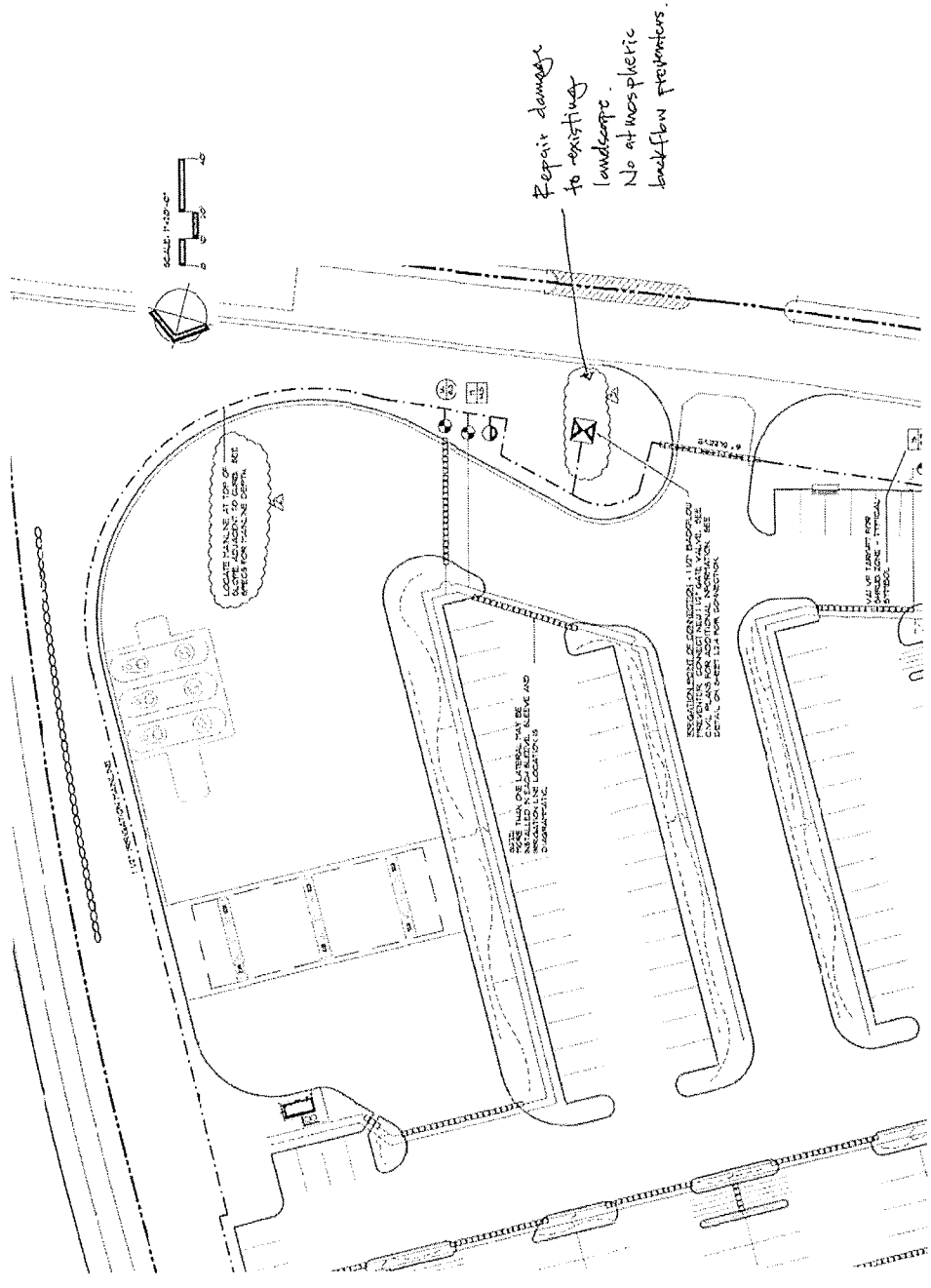
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PRJ-61472
12/16/15

CRG-62323 - REVISED

EXISTING IRRIGATION PLAN (FOR REFERENCE ONLY)
 COSTCO GASOLINE DIESEL ADDITION and EXPANSION
 801 SOUTH PAVILION CENTER DRIVE, LAS VEGAS (SUMMERLIN) NV 89144
 COSTCO FACILITY #685



TRUCK EXISTING IRRIGATION PLAN (FOR REFERENCE ONLY)

NO.	DATE	BY	CHK.	APP.
1	11/17/15	ME	ME	ME
2	12/16/15	ME	ME	ME

DESIGN REVIEW BOARD

COSTCO GASOLINE

COSTCO WHOLESALE

999 LAKE DRIVE

ISSAQUAH, WA 98027



Scale	As Shown
Notes	1. All work to be done in accordance with the plans and specifications.

18215 72ND AVENUE SOUTH
 KENT, WA 98022
 (425) 251-8722
 (425) 251-8722 FAX



Job Number	14645
Sheet	3

PRJ-61472
 12/16/15

COSTCO FACILITY #685



1. EXISTING IRRIGATION EQUIPMENT AND CONDITIONS ARE BASED ON TOPOGRAPHICAL SURVEY AND ORIGINAL COSTCO IRRIGATION DESIGN AS SHOWN ON IRRIGATION PLAN SHEET IRI-1 DATED 08/09/01.
2. INTENT OF PROPOSED IRRIGATION DESIGN IS TO MATCH EXISTING IRRIGATION. CONTRACTOR SHALL VERIFY THAT EXISTING IRRIGATION MATCHES ORIGINAL IRRIGATION PLAN AND BRING ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
3. LANDSCAPE IRRIGATION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION AS NEEDED.

[illegible]

Repair damage
to existing
landscape.
No atmospheric
backflow preventers.

CRC-62323 - REVISED

PRJ-61472
12/16/15

Job Number		18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX
Sheet		CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Designed <u>AS</u>	Scale:	
Drawn <u>AS</u>	Horizontal	
Checked <u>ME</u>	N/A	
Approved <u>ME</u>	Vertical	
Date <u>2/24/18</u>	N/A	

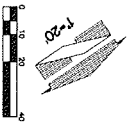
For: **COSTCOGASOLINE**
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

2	8/2/15	WE	ME	WE	WE	SHORE REVIEW COMMENTS
1	7/24/15	JA	WE	WE	WE	DESIGN REVIEW BOARD
No.	Date	By	CHK.	Appr.		Revision

THE EXISTING IRRIGATION PLAN (FOR REFERENCE ONLY)

801 SOUTH PAVILLION DRIVE
 LAS VEGAS (SUMMERLIN), NV 89144
 COSTCO GASOLINE FACILITY #685

COSTCO FACILITY #685



SYMBOL

SYMBOL	MANUFACTURER MODEL DESCRIPTION
	EXISTING IRRIGATION REMOTE CONTROL VALVE
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE ONLY
	IRRIGATION PIPE: PVC SCHEDULE 40 IRRIGATION PIPE
	PIPE SLEEVE: PVC SCHEDULE 40
	EXISTING IRRIGATION TO REMAIN
	EXISTING IRRIGATION TO BE REMOVED
	EXISTING IRRIGATION TO BE REMOVED

1. EXISTING IRRIGATION EQUIPMENT AND LOCATIONS ARE BASED ON TOPOGRAPHICAL SURVEY AND ORIGINAL COSTED IRRIGATION DESIGN AS SHOWN ON IRRIGATION PLAN SHEET NO. DATED 08/09/01.

2. INDEBT OF PROPOSED IRRIGATION DESIGN IS TO MATCH EXISTING IRRIGATION CONTRACTOR SHALL VERIFY THAT EXISTING IRRIGATION MATCHES ORIGINAL IRRIGATION PLAN AND BEARING ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

3. LAUSCARE IRRIGATION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION AS NEEDED.

12/16/75

COSTCO WHOLESALE

LAS VEGAS (SUMMERLIN), NEVADA

DEMOLITION ENLARGED SITE PLAN

CRG-62323 - REVISED

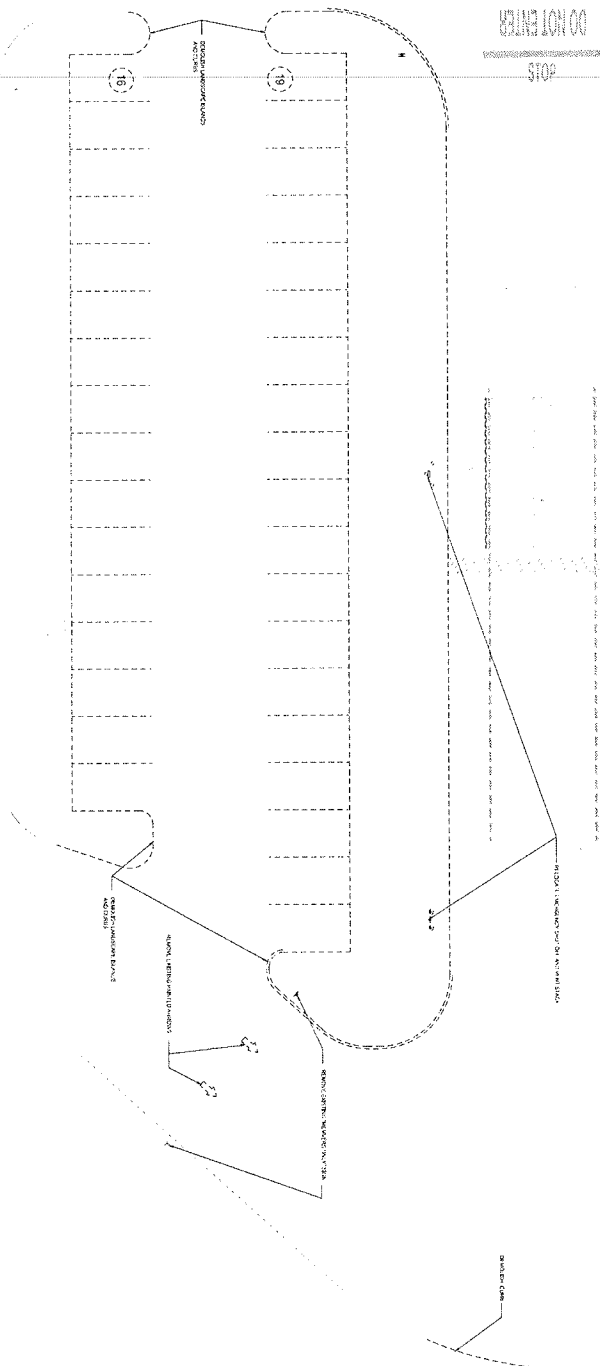
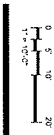
DECEMBER 15, 2015

PRJ-61472
12/16/15
PLAN
DD10.02

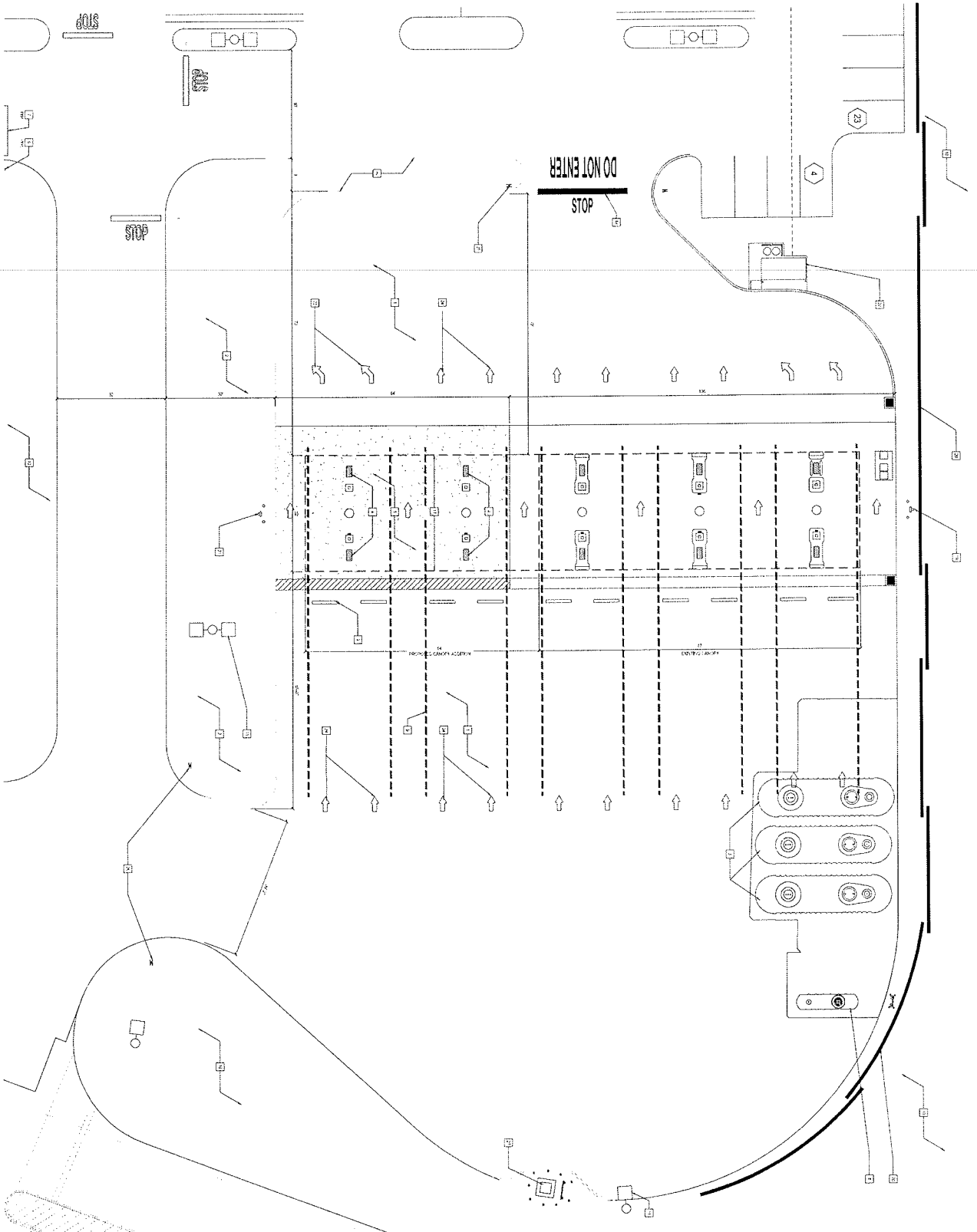
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DECEMBER 15, 2015
DEMOLITION
ENLARGED SITE



Costco
WHOLESALE
SUMMERLIN, NV
46065
AM'S PARKING CENTER ON
LAS VEGAS, NV



23



KEY NOTES	
1	RECONSTRUCT EXISTING DRIVEWAY
2	RECONSTRUCT EXISTING DRIVEWAY
3	RECONSTRUCT EXISTING DRIVEWAY
4	RECONSTRUCT EXISTING DRIVEWAY
5	RECONSTRUCT EXISTING DRIVEWAY
6	RECONSTRUCT EXISTING DRIVEWAY
7	RECONSTRUCT EXISTING DRIVEWAY
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17	RECONSTRUCT EXISTING DRIVEWAY
18	RECONSTRUCT EXISTING DRIVEWAY
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20	RECONSTRUCT EXISTING DRIVEWAY
21	RECONSTRUCT EXISTING DRIVEWAY
22	RECONSTRUCT EXISTING DRIVEWAY
23	RECONSTRUCT EXISTING DRIVEWAY

COSTCO WHOLESALE

LAS VEGAS (SUMMERLIN), NEVADA

ENLARGED SITE PLAN

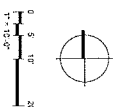
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PRJ-6/472
PLAN
12/16/15
ENLARGED SITE

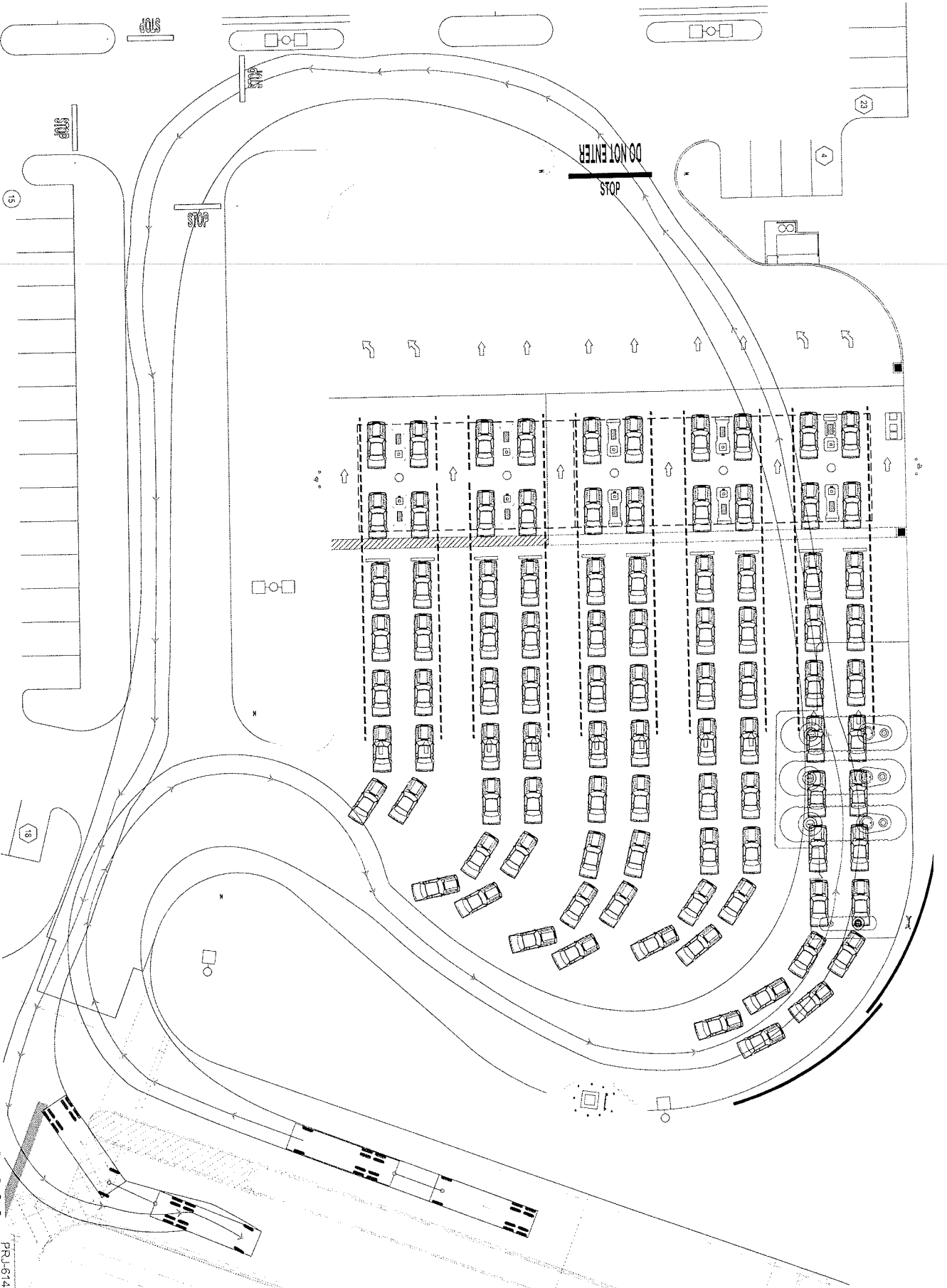
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DECEMBER 15, 2015

MG2

Costco
WHOLESALE
SUMMERLIN, NV
#685
801 S. PAVILION CENTER DR.
LAS VEGAS, NV



CRG-62323 - REVISED



COSTCO WHOLESALE

LAS VEGAS (SUMMERLIN), NEVADA

CRG-62323 - REVISED

STACKING PLAN

DECEMBER 15, 2015

PRJ-61472
12/16/15

DD12.02S

STACKING PLAN

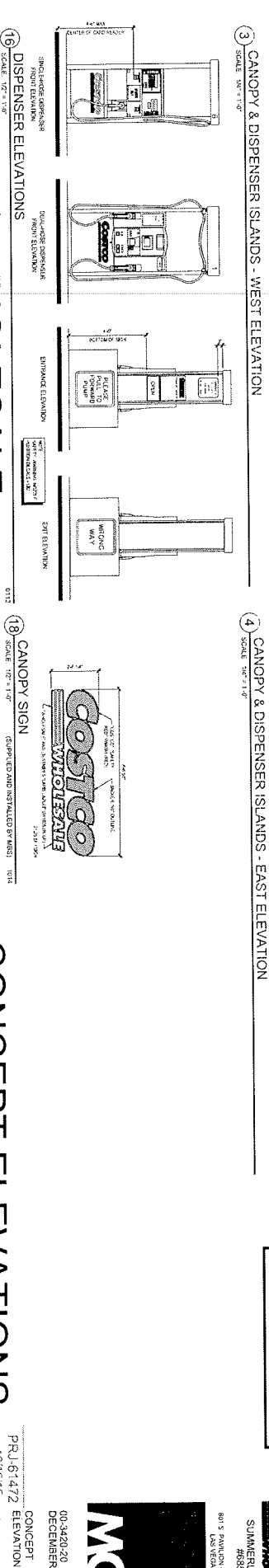
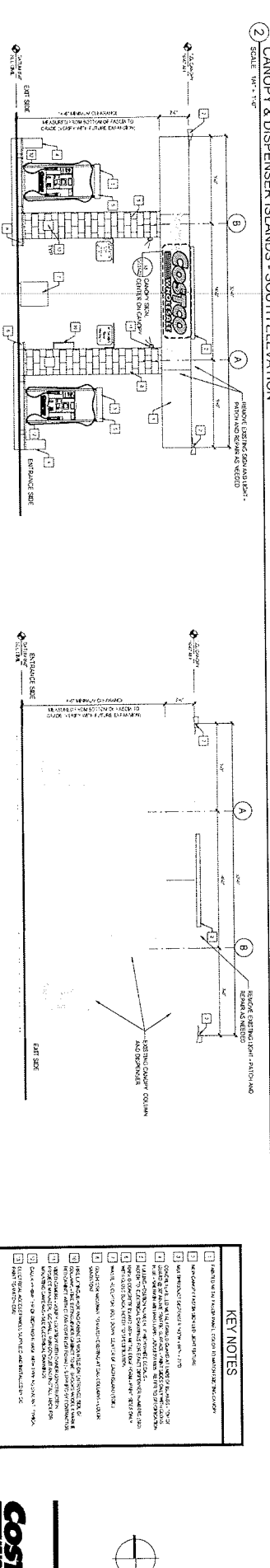
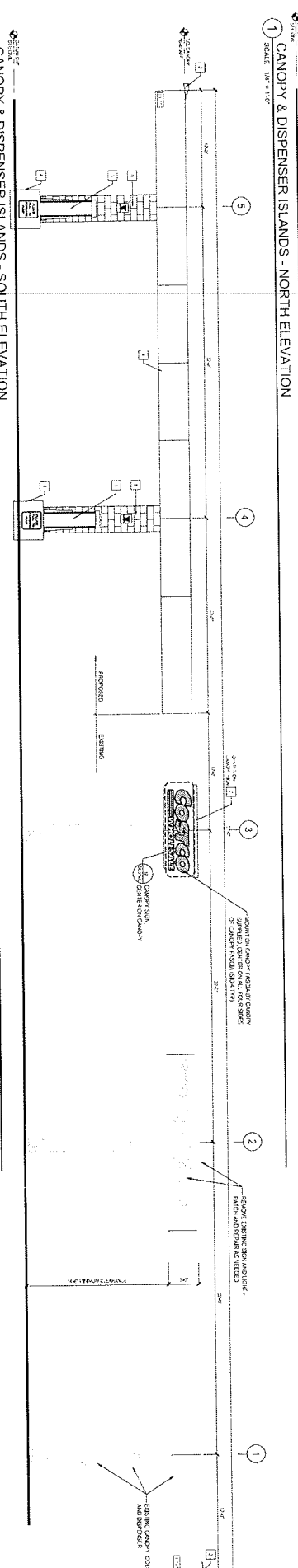
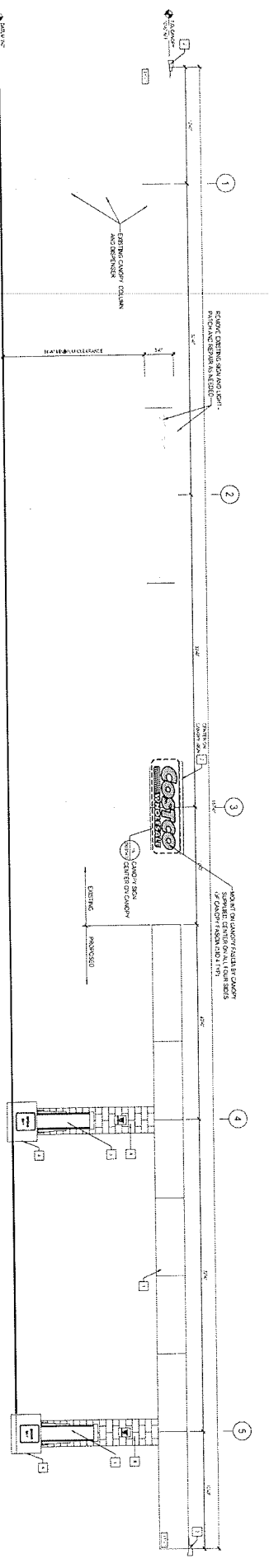
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DECEMBER 15, 2015

MG?

COSTCO
WHOLESALE
SUMMERLIN, NV
4855
801 S PAVILION CENTER DR
LAS VEGAS, NV

0 5 10 20
1"=100'





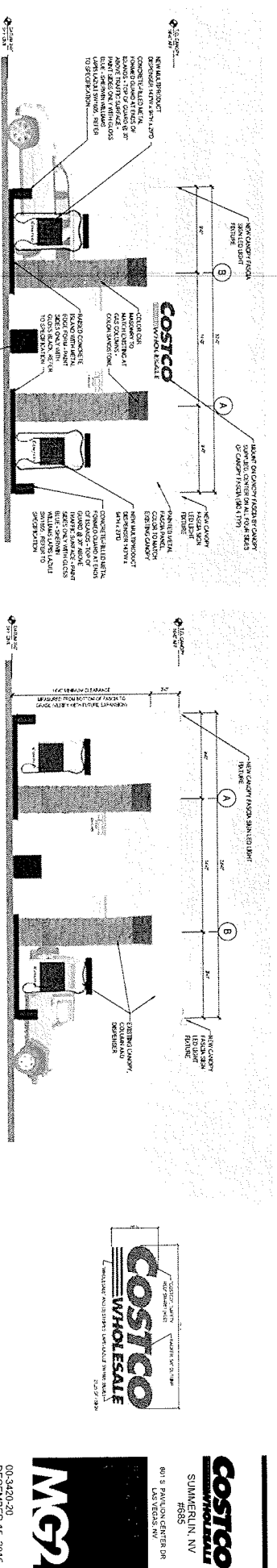
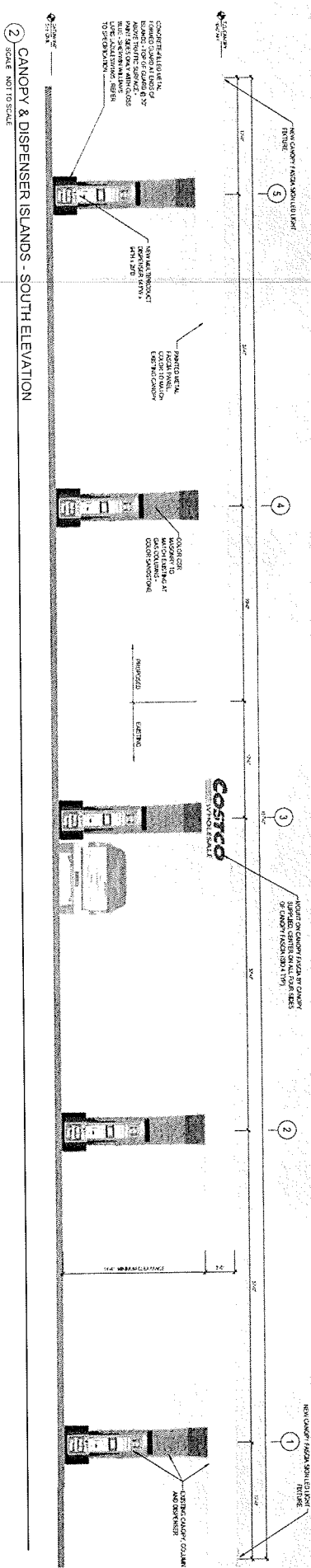
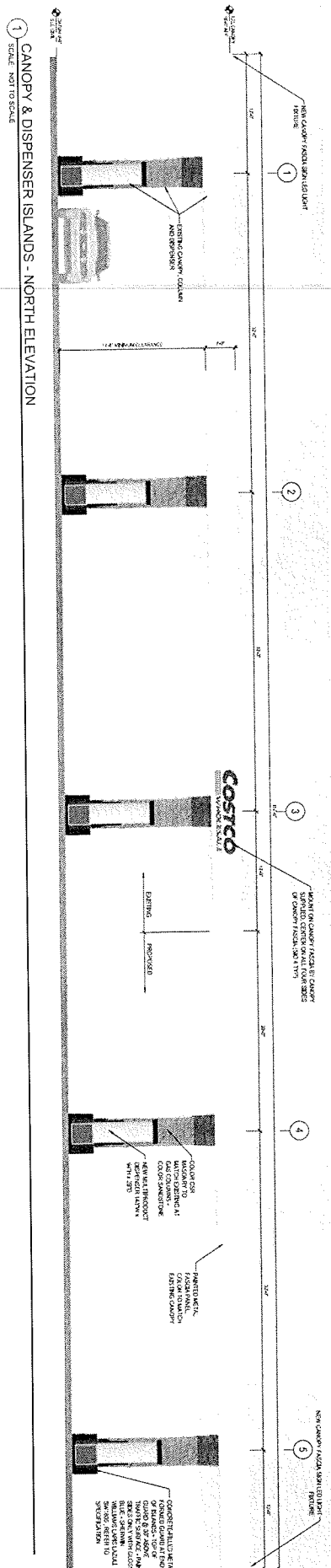
COSTCO WHOLESALE

CONCEPT ELEVATIONS

CRG-62323 - REVISED

DECEMBER 15, 2015

KEY NOTES
1. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.
2. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.
3. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.
4. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.
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17. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.
18. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.
19. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.
20. ELEVATIONS FOR CONCEPT DEVELOPMENT ONLY. NOT FOR CONSTRUCTION.



COSTCO WHOLESALE

CONCEPT COLOR ELEVATIONS

LAS VEGAS (SUMMERLIN), NEVADA

CRG-62323 - REVISED

DECEMBER 15, 2015

DD31.02

CONCEPT COLOR

PRJ-61472

12/16/15

00-3420-20

DECEMBER 15, 2015

MG2

0013 DAYLON CENTER DR

SUMMERLIN, NV

85655

COSTCO WHOLESALE

12/16/15

750- LANDSCAPE PLAN AND PLANT SCHEDULE
801 SOUTH PAVILLION DRIVE
LAS VEGAS (SUNMILLER), NV 89144
COSTCO GASOLINE FACILITY #685

COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

4/4
103/104
GE, 1
103/104
Score

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CMT. ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

14645
21015
J61472
Sweet
L1 2

CRG-62323

[illegible]

CONSTRUCTION NOTES:

1. EXISTING PLAN, SECTIONS AND ELEVATIONS ARE BASED ON TOPOGRAPHICAL SURVEY AND ORIGINAL CIVIL/PLANNING DESIGN AS SHOWN ON EXISTING PLAN SHEET 1/10, 1/11, 1/12, 1/13, 1/14.

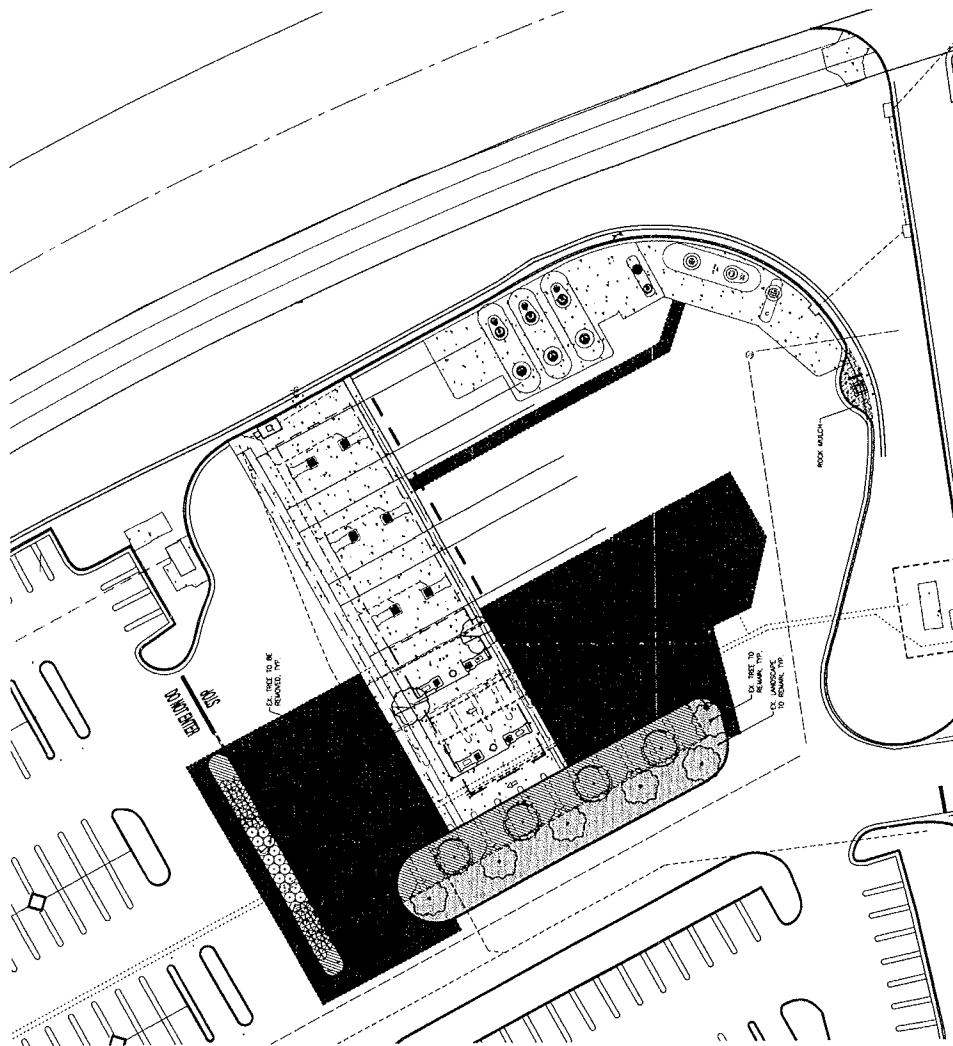
2. INTENT OF UNMODIFIED REMAINING ROADS IS TO MAINTAIN TREE AND SHrub SPECIES FOUND IN VARIOUS FORESTED PARKING (SEE PLANTED SPECIES LIST) AND MAINTAIN EXISTING OPEN SPACE. EXISTING PLANTING TO REMAIN SHALL BE MAINTAINED AND REPLACED AS NECESSARY. EXISTING PLANTING TO BE REMOVED AND REPLACED WITH SPECIES IDENTICAL TO EXISTING PLANTING.

3. EXISTING AND REMAINING DRIVEWAYS BETWEEN PAVES AND PAVED CONDITIONS TO BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

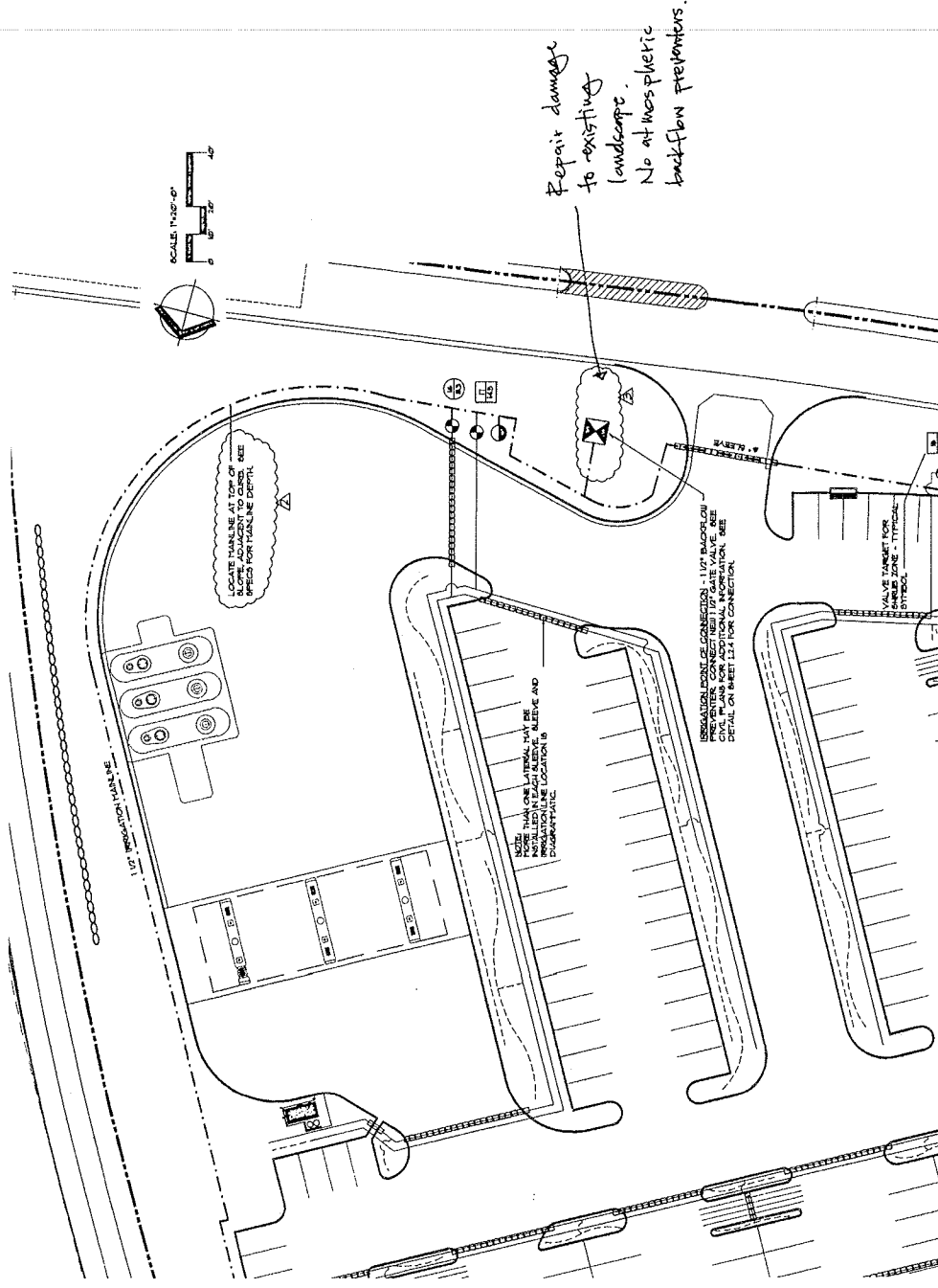
4. ALL PLANT MATERIAL TO REMAIN IS TO BE PROTECTED IN PLACE DURING CONSTRUCTION.

5. EXISTING AND REMAINING DRIVEWAYS TO BE RECONSTRUCTED AND REPAIRED AS NECESSARY.

6. LANDSCAPE AREA DISPOSED DURING CONSTRUCTION SHALL BE REVEGETATED OR RESEEDING AS METHOD.



EXISTING IRRIGATION PLAN (FOR REFERENCE ONLY)
COSTCO GASOLINE DIESEL ADDITION and EXPANSION
801 SOUTH PAVILION CENTER DRIVE, LAS VEGAS (SUMMERLIN) NV 89144
COSTCO FACILITY #685



THIS EXISTING IRRIGATION PLAN (FOR REFERENCE ONLY)

801 SOUTH PAVILION DRIVE
 LAS VEGAS (SUMMERLIN), NV 89144
 COSTCO GASOLINE FACILITY #685

COSTCO GASOLINE
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027



Scale: N/A
 Northward: N/A
 Orientation: N/A
 Date: 12/15/15

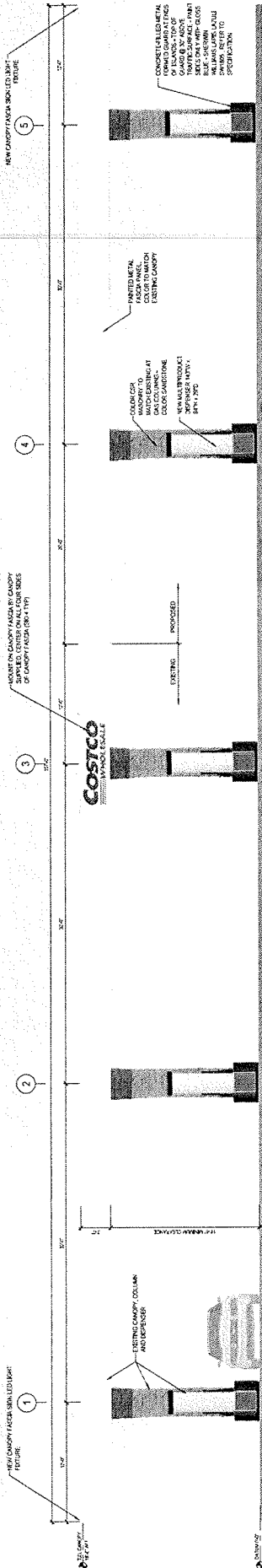
18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425) 251-8782 FAX
 (425) 251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES



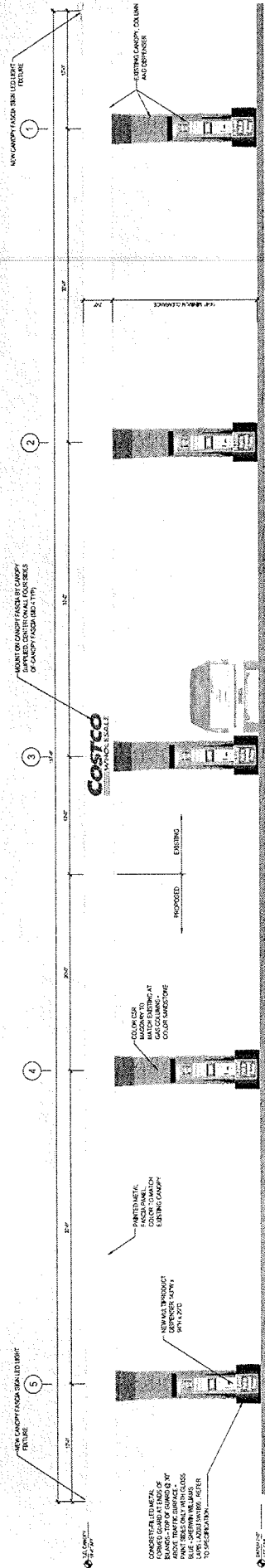
Job Number: 16645
 Sheet: 3 of 3
 Project: 3

PRJ-61472
 12/02/15

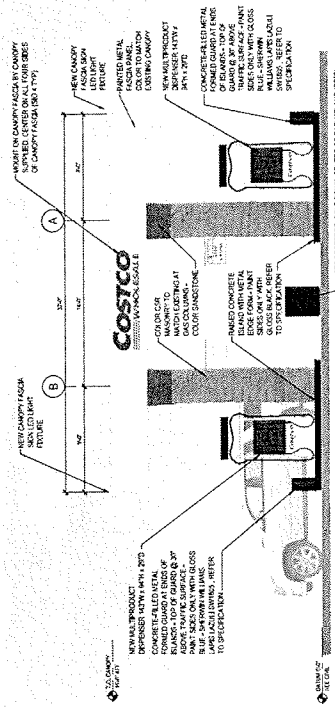
CRG-62323



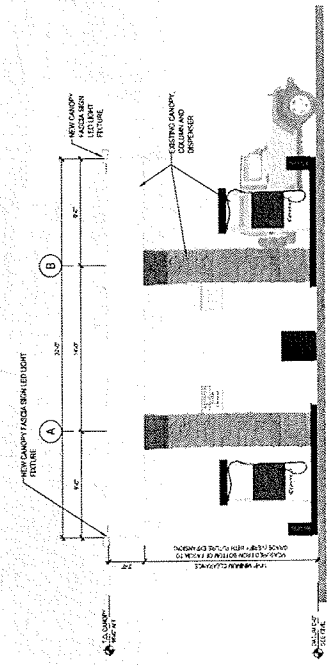
1 CANOPY & DISPENSER ISLANDS - NORTH ELEVATION
SCALE: NOT TO SCALE



2 CANOPY & DISPENSER ISLANDS - SOUTH ELEVATION
SCALE: NOT TO SCALE



3 CANOPY & DISPENSER ISLANDS - WEST ELEVATION
SCALE: NOT TO SCALE



4 CANOPY & DISPENSER ISLANDS - EAST ELEVATION
SCALE: NOT TO SCALE

COSTCO WHOLESALE

LAS VEGAS (SUMMERLIN), NEVADA

CONCEPT COLOR ELEVATIONS

JULY 15, 2015
CRG-62323



00-3420-20
JULY 15, 2015
CONCEPT COLOR ELEVATIONS
PRJ-61472
DD31.02



5 CANOPY SIGN
SCALE: NOT TO SCALE (SUPPLIED AND INSTALLED BY ANS)

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
Ken Miller	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***

REVISED PLANS

CRG-62323 - CITY REFERRAL GROUP - NON-PUBLIC - APPLICANT/OWNER: COSTCO WHOLESALE CORPORATION - For possible action on a request for a Minor Amendment of an approved Site Development Plan Review (SV-0022-00) FOR A 2,048 SQUARE-FOOT EXPANSION TO AN EXISTING COMMERCIAL BUILDING WITH FUEL PUMPS on 16.93 acres at 801 South Pavilion Center Drive (APN 137-35-714-001), PC (Planned Community) Zone, Ward 2 (Beers) [PRJ-61472].

CITY REFERRAL GROUP: **DECEMBER 23, 2015**

CASE PLANNER: **MARK REX**



NON-PUBLIC HEARING

Comments Due: **ASAP**

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@lasvegasnevada.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:

PROJECT DATA

CLIENT: COSTCO WHOLESAL
989 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 801 S. PAVILION CENTER DR.
LAS VEGAS, NV

ZONING: PC

SITE AREA: 16.91 ACRES (736,826 S.F.)

JURISDICTION: LAS VEGAS, NEVADA

SETBACKS: PER CANYON POINT
DESIGN GUIDELINES

BOUNDARIES: THIS PLAN HAS BEEN
PREPARED BY USING THE
ELECTRONIC FILE FROM
WRG DESIGN INC. DATED:
11/30/00

EXIST. BUILDING DATA:

EXIST. BUILDING AREA	143,534 S.F.
EXIST. FIRE CENTER	3,815 S.F.
EXIST. PRODUCE COOLER	2,480 S.F.
TOTAL EXIST. BUILDING	151,194 S.F.

EXIST. PARKING DATA:

PARKING PROVIDED	601 STALLS
① 10' WIDE STALLS	203 STALLS
② 9' WIDE STALLS	20 STALLS
③ 10' HANDICAP STALLS	20 STALLS
TOTAL EXIST. PARKING	224 STALLS

NO. OF STALLS PER 1000 S.F.
OF BUILDING AREA (151,194 S.F.)

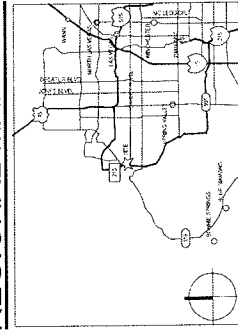
PROPOSED PARKING PROVIDED:

① 10' WIDE STALLS	566 STALLS
② 9' WIDE STALLS	203 STALLS
③ 10' HANDICAP STALLS	20 STALLS
TOTAL PROPOSED PARKING	789 STALLS

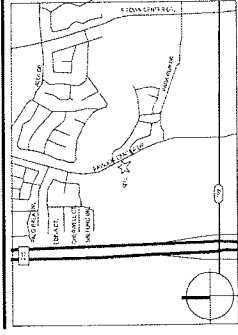
NO. OF STALLS PER 1000 S.F. OF
BUILDING AREA (151,194 S.F.)

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

REGIONAL MAP



VICINITY MAP



COSTCO WHOLESAL

LAS VEGAS (SUMMERLIN), NEVADA

PROPOSED SITE PLAN

CRG-62323 - REVISED

DECEMBER 15, 2015

00-3420-20
DECEMBER 15, 2015

PROPOSED
SITE PLAN
PRJ-61472
12/16/15

DD11.02



0 20' 40' 80'

COSTCO
WHOLESALE

SUMMERLIN, NV
#685

801 S. PAVILION CENTER DR.
LAS VEGAS, NV



APPROX. LOCATION OF EXISTING LATERALS & IRRIGATION SLEEVES FOR ZONES 16 & 17. PROVIDE TEMPORARY WATER CONNECTIONS TO EXISTING. RECONNECT EXISTING LATERALS.

IRRIGATION MAINTENANCE: THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN FULL SERVICE. IRRIGATION SLEEVES SHALL BE MAINTAINED THROUGH PRECIPITATION & ACCEPTANCE OF THE IRRIGATION MODIFICATIONS. IRRIGATION EQUIPMENT SHALL BE REPLACED &/OR CORRECTED.

APPROX. LOCATION OF CONCRETE UTILITY BOX FOR ZONES 16 & 17. EXISTING LATERALS FROM ZONES 16 & 17.

APPROX. LOCATION OF EXISTING IRRIGATION SLEEVES & IRRIGATION SLEEVES FROM ZONES 16 & 17. RECONNECT LATERAL.

FOR LOCATIONS OF EXISTING IRRIGATION EQUIPMENT SEE SHEET 1801.

ADD NEW DRIP IRRIGATION AS REQUIRED BY NEW CONSTRUCTION, TYP.

CONTINUE NEW IRRIGATION LATERALS & IRRIGATION SLEEVES FOR ZONES 16 & 17.

EXTEND LATERALS & IRRIGATION SLEEVES TO RECONNECT EXISTING LATERALS.

ADD NEW DRIP IRRIGATION AS REQUIRED BY NEW CONSTRUCTION, TYP.

PRESERVE & PROTECT EXISTING CONSTRUCTION EQUIPMENT & LATERALS DURING CONSTRUCTION.

IRRIGATION SCHEDULE	
SCHEDULE	MANUFACTURER/MODEL/DESCRIPTION
6	EXISTING IRRIGATION REMOTE CONTROL VALVE
	EXISTING IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	PVC SCHEDULE 40 IRRIGATION PIPE, ONLY
	LATERAL TRANSITION PIPE SIZES 1" AND
	2" AND 3" WITH 1/2" WALL THICKNESS, WITH
	ALL OTHERS BEING 3/4" IN SIZE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PVC SCHEDULE 40 IRRIGATION PIPE
	PIPE SLEEVE: PVC SCHEDULE 40
	EXISTING IRRIGATION TO REMAIN
	EXISTING IRRIGATION TO BE REVISED
	EXISTING IRRIGATION TO BE REMOVED

GENERAL NOTES:

1. EXISTING IRRIGATION EQUIPMENT AND LOCATIONS ARE BASED ON THE 1985-CONSTRUCTION SURVEY AND ORIGINAL COSTCO IRRIGATION DESIGN AS SHOWN ON IRRIGATION PLAN SHEET R01 DATED 08.09.01.
2. INTENT OF PROPOSED IRRIGATION DESIGN IS TO MATCH EXISTING IRRIGATION CONTRACTOR'S DESIGN. IRRIGATION CONTRACTORS SHALL CORRELATE EXISTING ORIGINAL CONTRACTOR'S DESIGN WITH THE 1985-CONSTRUCTION SURVEY AND BRING ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
3. LANDSCAPE IRRIGATION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL 1985-CONSTRUCTION CONDITION AS NEEDED.

CLIENT	COSTCO WHOLESALE 869 LAKE DRIVE ISSAQUAH WA 98027
PROJECT ADDRESS	801 S. PAULSON CENTER DR LAS VEGAS, NV
ZONING	PC
SITE AREA	16.91 ACRES (736,326 S.F.)
JURISDICTION	LAS VEGAS, NEVADA
SETBACKS	PER CANYON POINT DESIGN GUIDELINES
BOUNDARIES INFORMATION	THIS PLAN HAS BEEN PREPARED BY USING THE ELECTRONIC FILE FROM THE WFG DESIGN INC. DATED 11/25/00

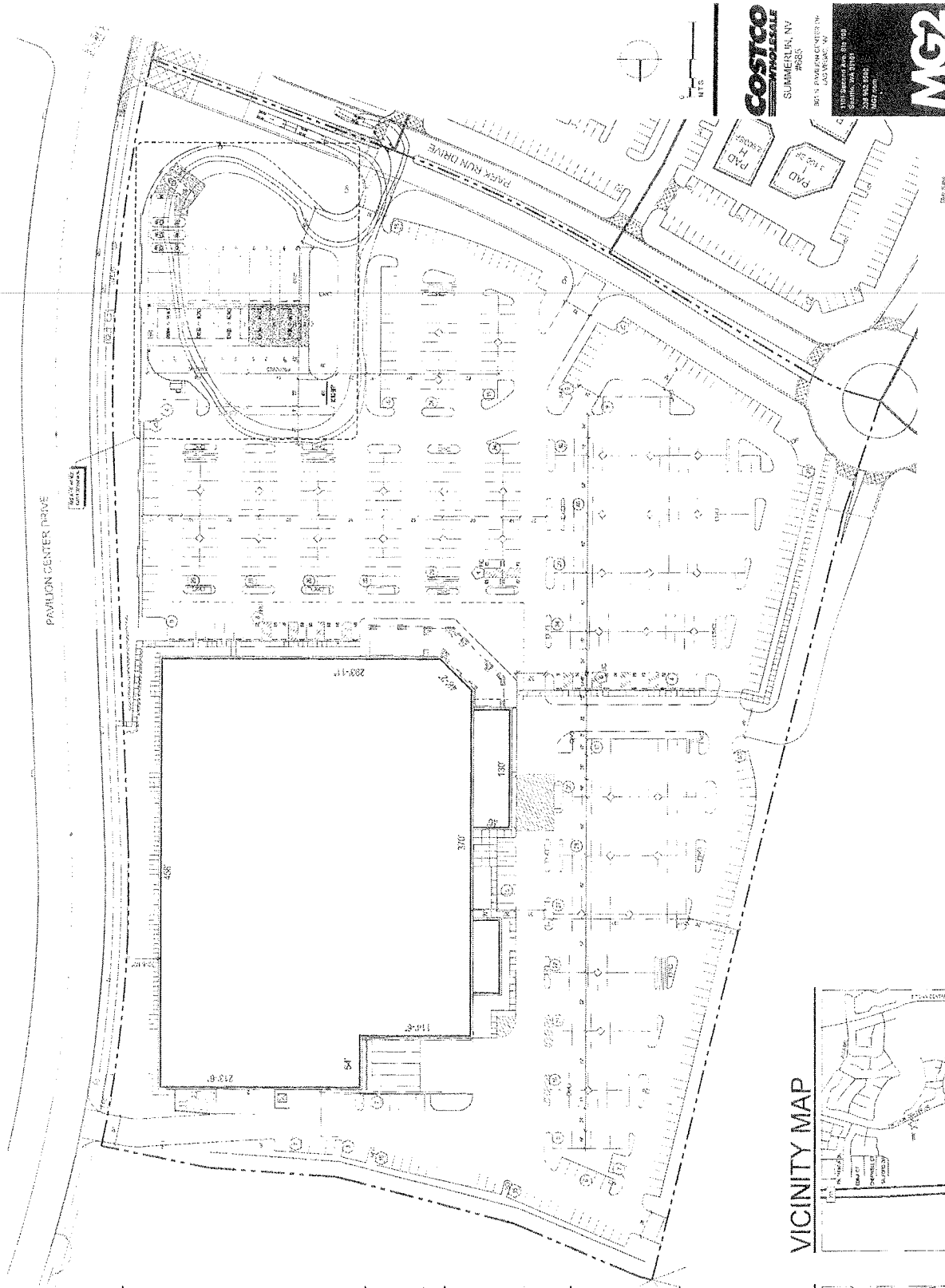
EXIST. BUILDING DATA	143,634 S.F.
EXIST. BUILDING AREA	5,200 S.F.
EXIST. TRIF. CENTER	2,460 S.F.
EXIST. PRODUCE COOLER	151,194 S.F.
TOTAL EXIST. BUILDING	
EXIST. PARKING DATA	
PARKING PROVIDED:	
(1) 10' WIDE STALLS	601 STALLS
(2) 9' WIDE STALLS	20 STALLS
(3) HANDICAP STALLS	20 STALLS
TOTAL EXIST. PARKING	624 STALLS
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA (151,194 S.F.)	5.45 STALLS
PROPOSED PARKING PROVIDED:	
(1) 10' WIDE STALLS	696 STALLS
(2) 9' WIDE STALLS	20 STALLS
(3) HANDICAP STALLS	20 STALLS
TOTAL PROPOSED PARKING	736 STALLS
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA (151,194 S.F.)	5.22 STALLS
NOTES	
EXISTING CONDITIONS TO BE FIELD VERIFIED	

PROPOSED SITE PLAN

LAS VEGAS (SUMMERLIN), NEVADA

JULY 15, 2015

CRG-62323



costco WHOLESALE

SUMMERLIN, NV
#89815

807 N. DAVENPORT CHURCH DR.
LOS ANGELES, CA 90061

1101 Broadway Ave. Ste 100
Seattle, WA 98104
206 942 6566
MG2.com

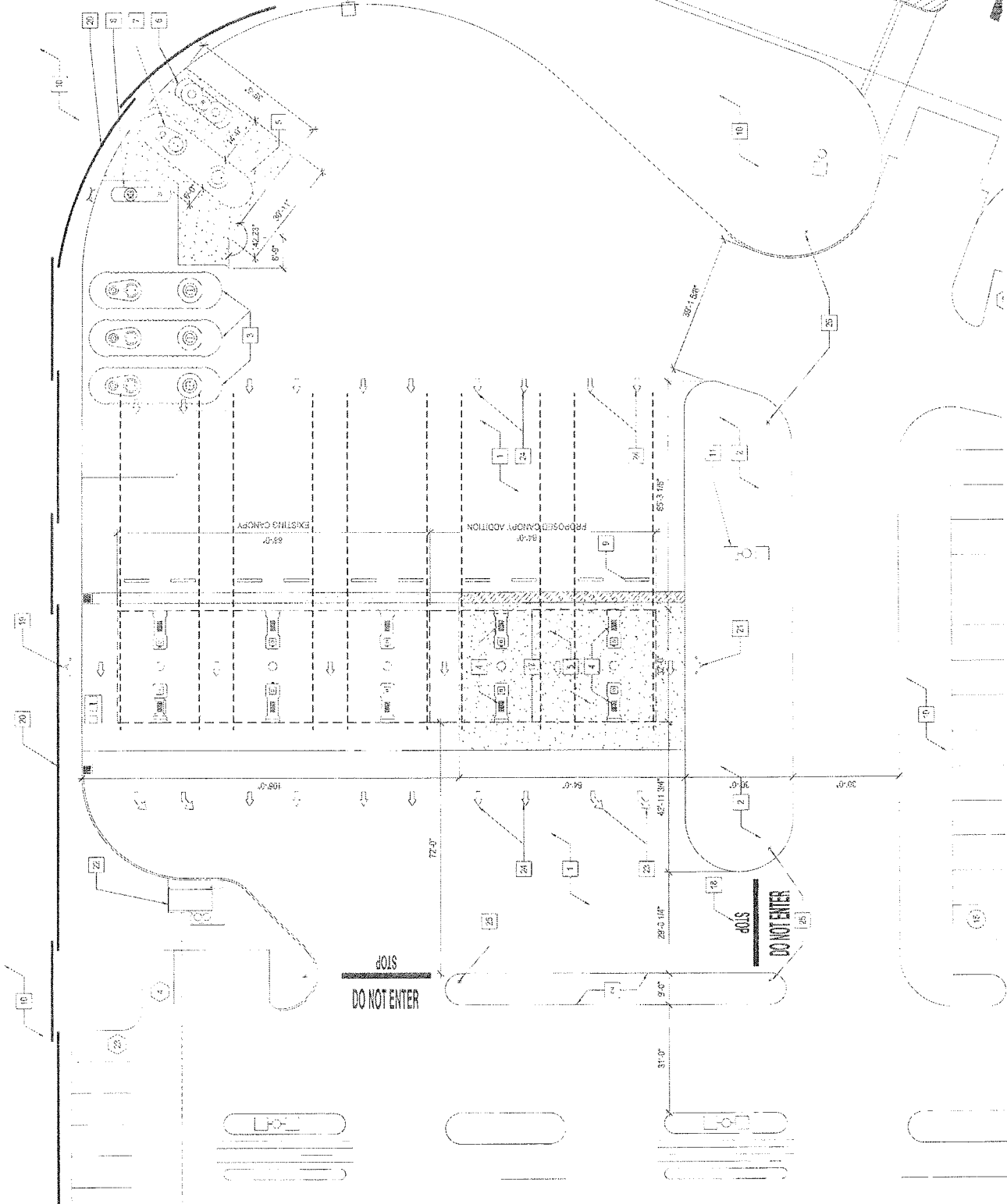
00-3420-20
JUN 14 2015

CONCEPT SITE:

PLAN

DDI.01

- 1 NEW ASPHALT CONCRETE
- 2 NEW CONCRETE CURB AND LANDSCAPE
- 3 EXISTING UNDERGROUND TANKS
- 4 NEW MULTIPRODUCT DISPENSER
- 5 NEW CONCRETE SLAB
- 6 NEW 1,500 GALLON DIESEL ADDITIVE TANK
- 7 NEW 20,000 GALLON UNDERGROUND DIESEL TANK
- 8 EXISTING UNDERGROUND ADDITIVE TANK
- 9 NEW SITE PAINT
- 10 EXISTING LANDSCAPING
- 11 EXISTING SITE AREA LIGHT TO REMAIN
- 12 NEW CANOPY, SEE EXTERIOR ELEVATIONS SHEET 00 31 02
- 13 NEW PAINTED "STOP" "DO NOT ENTER" SIGN
- 14 EXISTING EMERGENCY SHUT OFF
- 15 EXISTING SCREEN WALL
- 16 RELOCATE EMERGENCY SHUT OFF
- 17 EXISTING CONTROLLER ENCLOSURE
- 18 NEW PAINTED TRAFFIC TURN ARROW
- 19 NEW PAINTED TRAFFIC ARROW
- 20 NEW "STOP" "DO NOT ENTER" TRAFFIC CON



1" = 20'-0"

COSTCO WHOLESALE
SUMMERLIN, NV
#685

ENTRANCE CENTER OF
LAS VEGAS, NV



00-1420-20
JULY 15, 2015

ENLARGED SITE
PLAN

PRJ-61472 DD12.02
JULY 15, 2015

ENLARGED SITED PLAN

COSTCO WHOLESALE

LAS VEGAS (SUMMERLIN), NEVADA

CRG-62323

SUMMERLIN, NV
89446

1000
615 PAVILION CENTER
LAS VEGAS, NV

1101 Second Ave. Ste 100
Seattle, WA 98101
206 462 7994



00-3420-29

JULY 15 2015
DEMOLITIONENLARGED SITE
PLAN

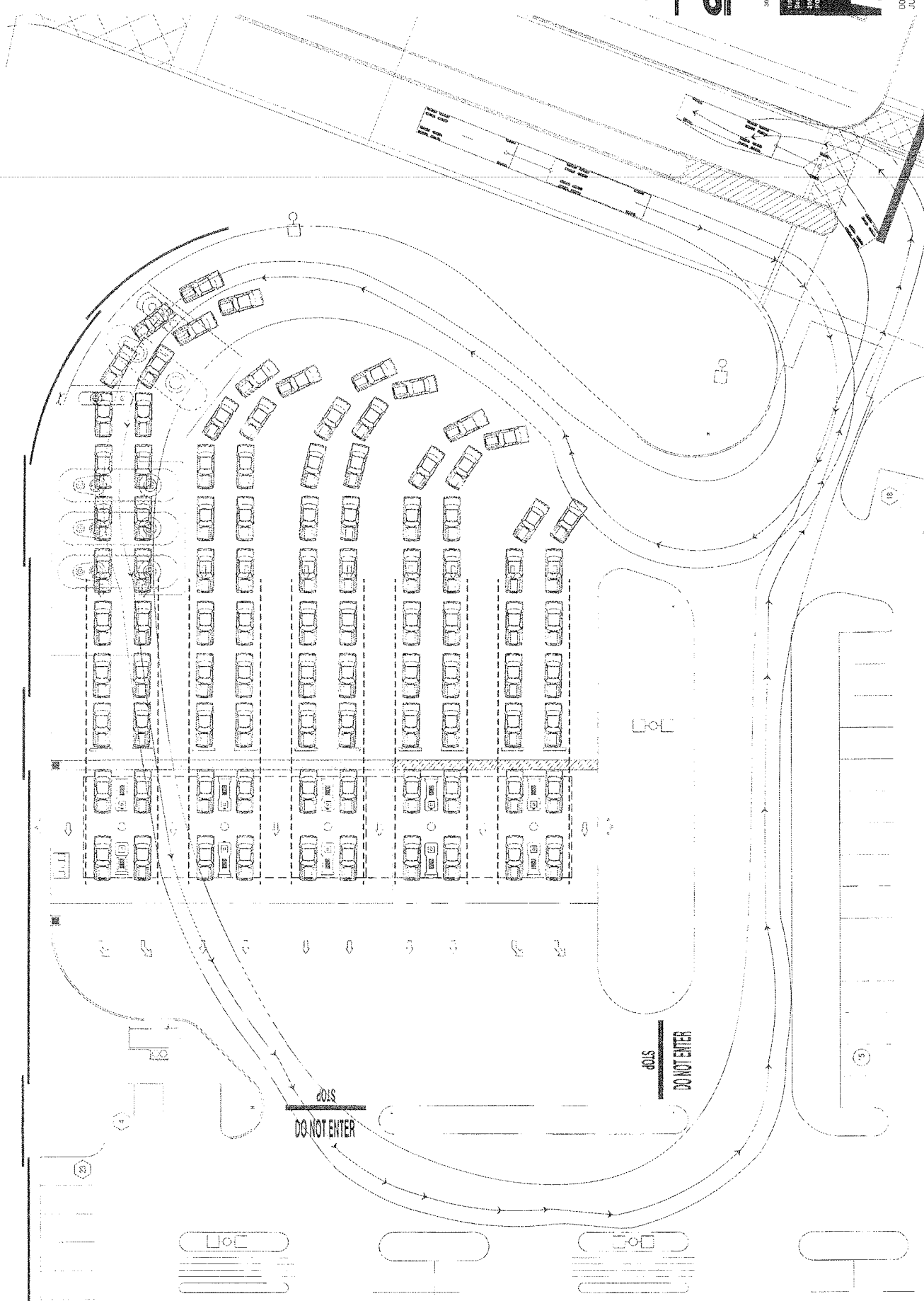
PRJ-61472 DD10.02

1234215

CRG-62323

COSTCO WHOLESALE DEMOLITION ENLARGED SITED PLAN

LAS VEGAS (SUMMERLIN), NEVADA



COSTCO WHOLESALE
 SUMMERLIN, NV
 76685
 307 S. FAYOUM CENTER DR.
 LAS VEGAS, NV

1102 Grand Ave., Ste. 100
 Reno, NV 89501
 775.784.8800
 PCE.com

00-3420-20
 JULY 15, 2015
 STACKING PLAN

PRJ-61472 DD12.02S
 12/02/15

STACKING PLAN

COSTCO WHOLESALE
 LAS VEGAS (SUMMERLIN), NEVADA

JULY 15, 2015

CRG-62323



**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

December 23, 2015

Ms. Jenifer Murillo
Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027

RE: CRG-62323 [PRJ-61472] - CITY REFERRAL GROUP

Dear Mr. Orrock:

Your request for a Minor Amendment of an approved Site Development Plan Review (SV-0022-00) FOR A 2,048 SQUARE-FOOT EXPANSION TO AN EXISTING COMMERCIAL BUILDING WITH FUEL PUMPS on 16.93 acres at 801 South Pavilion Center Drive (APN 137-35-714-001), PC (Planned Community) Zone, Ward 2 (Beers) [PRJ-61472], was considered by the City Referral Group on **Wednesday, December 23, 2015**.

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

Planning

1. Conformance with the Summerlin Village 12 Development Agreement and the Summerlin Development Standards.
2. Prior to issuance of a building permit the applicant must receive Summerlin Design Review Committee approval for the revision submitted on 12/16/15.
3. All development shall be in conformance with the landscape plan and building elevations date stamped 12/02/15, and site plan date stamped 12/16/15, 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
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

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

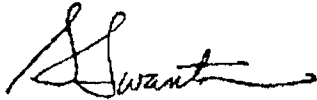
Ms. Jenifer Murillo
CRG-62323 [PRJ-61472] - Page Two
December 23, 2015

Public Works

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
7. 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.
8. Comply with all previous conditions of approval for Site Development Plan Review (SV-0022-00) and all other applicable entitlement actions.

This action by the City Referral Group on December 23, 2015 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,



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

SS:nl

cc:

Ms. Jenifer Murillo
Costco Wholesale Corporation
9 Corporate Park, Ste. 230
Irvine, CA 62606

Mr. Angelo Bologna
Barghausen Consulting Engineers
18215 72nd Avenue South
Kent, WA 98032

City of Las Vegas

AGENDA MEMO - PLANNING

CITY REFERRAL GROUP MEETING DATE: DECEMBER 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: COSTCO WHOLESALE CORPORATION

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
CRG-62323	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

CRG-62323 CONDITIONS

Department of Planning

1. Conformance with the Summerlin Village 12 Development Agreement and the Summerlin Development Standards.
2. Prior to issuance of a building permit the applicant must receive Summerlin Design Review Committee approval for the revision submitted on 12/16/15.
3. All development shall be in conformance with the landscape plan and building elevations date stamped 12/02/15, and site plan date stamped 12/16/15, 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.

Public Works

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

MR

Conditions Page Two
December 2015 - City Referral Group

7. 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.
8. Comply with all previous conditions of approval for Site Development Plan Review (SV-0022-00) and all other applicable entitlement actions.

Staff Report Page One
December 2015 - City Referral Group

**** STAFF REPORT ****

APPLICANT:	Costco Wholesale
LOCATION:	Northwest corner of Charleston Boulevard and Pavilion Center Drive

PROJECT DESCRIPTION

The applicant is requesting a Summerlin Site Development Plan Review for a proposed expansion to the existing fuel pumps and associated 151,150 square-foot retail center. The property is located on the west side of the intersection of Park Run Drive and Pavilion Center Drive within an existing retail center (a Costco) located at 801 South Pavilion Center Drive.

The proposed project will remove a parking lot landscape island and 37 parking spaces. Site circulation around the fueling station 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 expansion of an existing commercial structure and slight site modifications requires an amendment to an existing development plan.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/16/94	The City Council approved a Rezoning (Z-0135-95) from N-U (Non-Urban) to P-C (Planned Community) for the property located west of Hualapai Way, between Cheyenne Avenue and Charleston Boulevard. The Planning Commission and staff recommended approval. The subject site was part of that request.
11/29/00	The City Referral Group approved a Summerlin Site Development Plan Review (SV-0022-00) for a 148,663 square-foot Costco Wholesale Store at the northwest corner of Charleston Boulevard and Pavilion Center Drive.
12/06/00	The City Council approved requests for a Special Use Permit (U-0170-00) to allow gasoline sales, Special Use Permit (U-0171-00) to allow package liquor sales and Special Use Permit (U-0172-00) to allow Minor Automotive Repair (tire center) in conjunction with the Costco Wholesale Store located on the northwest corner of Charleston Boulevard and Pavilion Center Drive.

Staff Report Page Two
December 2015 - City Referral Group

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/02/02	The City Council approved the Required One Year Review [U-0171-00(1)] of the Special Use Permit which allowed package liquor sales in conjunction with retail/wholesale facility (Costco) on this site. No additional reviews shall be required for the package liquor sales per the condition imposed at the time of this approval
10/01/03	The City Council approved a Review of Condition (ROC-2882) of the Special Use Permit (U-0171-00) to allow the delivery of Package Liquor between the hours of 6 am and 6 pm where the delivery hours were originally restricted to 6 am to noon subject to a One Year Review.
11/17/04	The City Council approved a request for a one year Required Review (RQR-5238) of an approved Review of Condition (ROC-2882) of an approved Special Use Permit (U-0171-00) which allowed the delivery of packaged liquor between the hours of 6 am and 6 pm where the original delivery hours were restricted to 6 am to noon by Special Use Permit approved in 2000 at 801 South Pavilion Center Drive.
11/04/09	The City Referral Group approved a Summerlin Site Development Plan Review (CRG-36368) for a 2,487 square-foot addition to an existing Commercial Establishment at 8015 South Pavilion Center Drive.

<i>Most Recent Change of Ownership</i>	
05/07/01	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/28/01	A building permit (#1005214) was issued for a Retail/Whole Sale building at 801 Pavilion Center Drive. The permit was finalized on 07/03/02.
	A building permit (#1005215) was issued for on-site improvements at 801 Pavilion Center Drive. The permit expired on 04/06/02.
07/20/01	A building permit (#1013219) was issued for a gas station at 801 Pavilion Center Drive. The permit was finalized on 10/03/01.
07/27/01	A business license (G60-00091) for a Mega Store at 801 Pavilion Center Drive. The license is active as of 12/21/15.
	A business license (L15-00115) for Alcohol Sales at 801 Pavilion Center Drive. The license is active as of 12/21/15.
	A business license (M14-00089) for Club Membership at 801 Pavilion Center Drive. The license is active as of 12/21/15.
03/30/02	A building permit (#1009126) was issued for on-site improvements at 801 Pavilion Center Drive. The permit was not finalized.
01/23/08	A building permit (#100160) was issued for a tenant improvement at 801 Pavilion Center Drive. The permit was finalized on 04/29/08.

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<i>Related Building Permits/Business Licenses</i>	
03/14/08	A building permit (#110263) was issued for a tenant improvement at 801 Pavilion Center Drive. The permit was finalized on 08/13/08.
07/27/08	A business license (P55-00150) for a Pharmacist at 801 Pavilion Center Drive. The license is active as of 12/21/15.
01/27/09	A building permit (#132883) was issued for a tenant improvement at 801 Pavilion Center Drive. The permit was finalized on 03/25/09.

<i>Pre-Application Meeting</i>	
09/25/15	Submittal requirements for a Summerlin Site Development Plan Review were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	16.93

<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	Retail Stores	EC (Employment Center)	P-C (Planned Community)
North	Park	COS (Community Open Space)	P-C (Planned Community)
South	Retail Stores	EC (Employment Center)	P-C (Planned Community)
East	Multi-Family Residential	MF1(Low Density Multi-Family)	P-C (Planned Community)
West	Retail Stores	EC (Employment Center)	P-C (Planned Community)

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

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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. Setbacks	
• Front	34 Feet
• Side (south corner of the intersection of Park Run Drive and Pavilion Center Drive)	196 Feet
• Side north	854 Feet
• Rear	478 Feet

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

Residential Adjacency Standards*	Required/Allowed	Provided	Compliance
1:1.5 bulk plane slope (Pavilion Center)	53 Feet	34 Feet	Y*
1:1.5 bulk plane slope (west property)	53 Feet	478 Feet	Y
1:1.5 bulk plane slope (south property line)	53 Feet	196 Feet	Y

*Location approved in by Site Development Review (SV-0022-00).

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	
General Retail	151,194 SF	1:250	605				
TOTAL SPACES REQUIRED			605		798		Y
Regular and Handicap Spaces Required			592	13	778	20	Y

ANALYSIS

The site is located within an existing commercial center in Summerlin Village 12, 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

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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 37 parking spaces and one large landscape island will allow the 2,048 square-foot expansion of an existing 3,392 square-foot fueling station. The expansion is to the west. The existing building does not meet the Summerlin bulk plane slope requirement along Pavilion Center Drive; however, the building massing was approved in 2000. The gas station is a part of a 151,194 square-foot retail center (Costco).

The landscape proposed in the parking lot landscape island is Olive Trees, Mock Orange and Texas Ranch shrubs with Rosemary as a ground cover along the west and north sides of the fueling station. No perimeter landscaping is proposed and will remain unchanged. This site is required to have 605 parking spaces and 798 parking spaces are provided. Site circulation will be slightly modified.

Primary site access is from the west side of the intersection of Park Run Drive and Pavilion Center Drive. The site can also be accessed from Charleston Boulevard. Vehicles circulate around the site and exit onto Charleston Boulevard. The site modification will affect the access from Park Run Drive and Pavilion Center Drive. The first (or primary) west parking lot drive aisle will receive additional traffic and congestion. Vehicles can proceed north to the retail center or turn east to the fueling station. Traffic will converge approximately 200 feet to the north. The potential conflict has been mitigated by providing a single fuel exit point 93 feet east of the primary drive aisle and adding a four way-stop where the drive aisles converge.

The expansion of the existing fuel canopy meets Summerlin Development Standards. The 2,048 square-foot box-like canopy will expand south. The size of fuel canopy will be a single 5,040 square feet rectangular canopy with brick veneer columns. The revised elevations are not unsightly and will remain compatible with the future adjacent residential development. Additionally, the remodel of the parking lot will not result in fewer parking spaces than required on site.

FINDINGS (CRG-62323)

The development is compatible with the existing and future uses on neighborhood. The project has received prior approval from the Summerlin Design Review Committee for the development plans submitted prior to 12/16/15. The revised development plans submitted on 12/16/15 are in conformance with the Summerlin Development Standards; however, Summerlin Design Review Committee approval is required. A condition of approval has been added to ensure this occurs. Staff approves the Site Development Plan Review request, with conditions.

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December 2015 - City Referral Group

APPROVALS 0

PROTESTS 0



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

December 2, 2015

Ms. Jenifer Murillo
Costco Wholesale Corporation
999 Lake Drive
Issaquah, Washington 98027

Re: CRG-62323 [PRJ-61472] - CITY REFERRAL GROUP

Dear Ms. Murillo:

Your request for a request for a Minor Amendment of an approved Site Development Plan Review (SV-0022-00) FOR A 2,048 SQUARE-FOOT EXPANSION TO AN EXISTING COMMERCIAL BUILDING WITH FUEL PUMPS on 16.93 acres at 801 South Pavilion Center Drive (APN 137-35-714-001), PC (Planned Community) Zone, Ward 2 (Beers) [PRJ-61472], will be considered by the City Referral Group on **Wednesday, December 23, 2015** at 2:00 p.m. at the Development Services Center, 333 North Rancho Drive, 3rd Floor, Eclipse Conference Room (3E).

Please plan to attend. If you have any questions or cannot attend the meeting please call me at 702.229.6196.

Sincerely,

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

SS:clb

cc: Ms. Jenifer Murillo
Costco Wholesale Corporation
9 Corporate Park, Suite #230
Irvine, California 92606

Mr. Angelo Bologna
Barghausen Consulting Engineers
18215 72nd Avenue South
Kent, Washington 98032

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



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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

CRG-62323

Case Number: PRJ-61472 APN: 13735714001

Name of Property Owner: Costco Wholesale

Name of Applicant: Kim Katz, Costco Wholesale

Name of Representative: Angelo Bologna, Barghausen Consulting Engineering, Inc.

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: _____

Gail E. Tsutomi

Assistant Secretary

Subscribed and sworn before me

This 23rd day of Nov, 2015

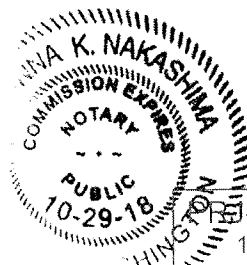
Diana K. Nakashima

Notary Public in and for said County and State

Diana K. Nakashima

Residing at Willow

My commission expires 10/24/18



PRJ-61472
12/02/15

COSTCO WHOLESALE CORPORATION

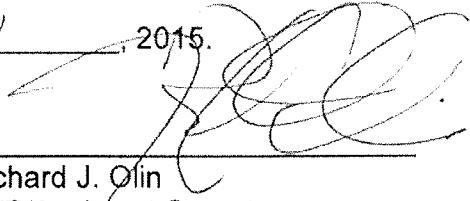
SENIOR VP/ASSISTANT SECRETARY'S CERTIFICATE

I, Richard J. Olin, Senior VP/Assistant Secretary of Costco Wholesale Corporation, a Washington corporation (the "Corporation"), hereby certify that the following resolution was adopted by the Board of Directors of the Corporation on January 27, 2011:

RESOLVED, that any one of the Chairman, the Chief Executive Officer, the President, the Chief Financial Officer, any Executive or Senior Vice President, the Secretary, the Treasurer, or any Assistant Secretary of the Corporation is hereby authorized to execute any and all documents regarding the acquisition, leasing, sale or development of real property, including, without limitation, the execution of purchase agreements, deeds, escrow instructions, leases, closing statements, easements, deeds of dedication, restrictive covenants and construction agreements.

I further certify that said Resolution remain in full force and effect as of the date hereof.

Dated this 23RD day of Nov, 2015.



Richard J. Olin
SVP/Assistant Secretary

[SEAL]

PRJ-61472
12/02/15

CRG-62323



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Costco Wholesale Corporation
 Project Address (Location) 801 South Pavilion Center Drive
 Project Name Costco Gasoline (Loc. No. 685) Proposed Use No change proposed
 Assessor's Parcel #(s) 137-35-714-001 Ward # 2-Beers
 General Plan: existing General Retail proposed N/A Zoning: existing P-C proposed N/A
 Commercial Square Footage 148,663 Floor Area Ratio _____
 Gross Acres 16.93 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Costco Wholesale Corporation Contact Jenifer Murillo
 Address 999 Lake Drive Phone: (425) 313-8100 Fax: (425) 313-8105
 City Issaquah State WA Zip 98027
 E-mail Address jmurillo@costco.com

APPLICANT Costco Wholesale Corporation Contact Jenifer Murillo
 Address 9 Corporate Park, Suite 230 Phone: (714) 978-5027 Fax: _____
 City Irvine State CA Zip 92606
 E-mail Address jmurillo@costco.com

REPRESENTATIVE Barghausen Consulting Engineers Contact Angelo Bologna
 Address 18215 72nd Avenue South Phone: (425) 251-6222 Fax: (425) 251-8782
 City Kent State WA Zip 98032
 E-mail Address abologna@barghausen.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] FOR COSTCO WHOLESALE **FOR DEPARTMENT USE ONLY**

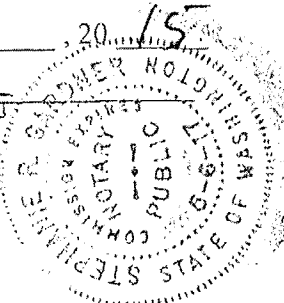
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name ILIM KATZ

Subscribed and sworn before me

This 6th day of November, 2015

[Signature]
Stephanie R Gardner
 Notary Public in and for said County and State



Case # **CRG-62323**

Meeting Date: **12/23/15 CRG**

Total Fee:

Date Received:*

Received By:

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

Justification Letter

Costco Gasoline Expansion
801 South Pavilion Center Drive
Las Vegas, NV 89144
Parcel No. 13735714001

PROJECT DISCRITION

Costco Wholesale requests the City of Las Vegas approval of the Site Development Review for the expansion of the existing Costco fueling facility. The existing facility is comprised of a 3,392-square-foot fuel canopy over six (6) multi-product dispensers, three (3) 30,000-gallon gasoline underground storage tanks, and one (1) 1,500-gallon fuel additive underground storage tank. Below is a summary of the proposed expansion:

- Construct a 2,048 square foot expansion of the canopy. The expanded canopy will measure 5,440 square feet in size.
- Add four (4) new multi-product dispensers with eight (8) fueling positions. The expanded facility will provide a total of twenty (20) vehicle fueling positions.
- Install one (1) 20,000-gallon diesel underground storage tank and one (1) 1,500-gallon diesel fuel additive underground storage tank.

The expansion will increase the facility's service rate and will reduce queuing. The expansion will not generate a significant number of new trips since the facility is limited to Costco members only. No changes are proposed to the number of employees or hours of operation. Circulation will remain one way, and fuel trucks delivering diesel to the new underground storage tanks will offload outside of the queuing area to minimize disruption to the operation.

A total of 35 parking spaces will be removed for the fueling facility expansion, which will result in a total of 789 parking spaces provided on site. This exceeds the 605 parking spaces required by code.

The project will remove two (2) existing interior parking lot landscape planters located to the east of the fueling facility. These landscape planters will be replaced with a new landscape planter that will provide separation between the fueling facility and the drive aisle. The site will continue to exceed the 20 percent landscape standard.

APPROVAL CRITERIA

The expansion of the fueling facility satisfies the following findings for the Site Development Plan Review pursuant to Chapter 19.16.100(E) of the City of Las Vegas Unified Development Code:

1. *The proposed development is compatible with adjacent development and development in the area;*

Response: The fueling facility is an existing commercial use on a commercially zoned property. The use is an accessory to the Costco warehouse operation. The canopy expansion will match the design and shape of the existing canopy.

2. *The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;*

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Response: The fueling facility expansion is consistent with the goals, objectives, and policies of the General Plan, Zoning Ordinance, and the Design Standards Manual. Specifically, the project is consistent with the General Plan policies to promote economic development and support the growth of existing businesses. The project is an allowed use within the underlying zoning classification. The project will meet Development Code standards for height, landscaping, parking, and architectural design. The canopy expansion will match the design and shape of the existing canopy.

3. *Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;*

Response: The circulation will remain one-way and fuel trucks delivering diesel to the new underground storage tanks will offload outside of the queuing area to minimize disruption to the operation. The expansion will increase the facility's service rate and will reduce queuing. The expansion will not generate a significant number of new trips since the facility is limited to Costco members only.

4. *Building and landscape material are appropriate for the area and for the City;*

Response: The canopy expansion will match the design and shape of the existing canopy. The proposed landscaping material will match the existing landscaping.

5. *Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;*

Response: The fueling facility canopy expansion will match the design and shape of the existing canopy.

6. *Appropriate measures are taken to secure and protect the public health, safety and general welfare.*

Response: The operation of the facility will remain unchanged after the expansion is constructed. The project will not significantly increase traffic or noise beyond the existing ambient level. Lighting for the canopy will be focused within the footprint of the fuel pad. The expansion of the facility will not generate a significant increase in traffic because the facility is restricted to members only.

CONCLUSION

Based on the foregoing information the City of Las Vegas is justified in approving the fueling facility expansion. The expansion of the fueling facility will benefit Costco's Las Vegas - Summerlin membership by providing diesel fuel, and the expansion to the fueling facility will reduce queuing during peak fueling hours.

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October 30, 2015

Angelo Bologna
Project Planner
Barghausen Consulting Engineers
18215 72nd Ave. South
Kent, WA 98032

RE: **SNDRC Final Architecture Approval**– Costco, Canyon Pointe, Summerlin Village 12, The Arbors

Dear Mr. Bologna,

The Summerlin Non-Residential Design Review Committee (SNDRC) has reviewed the gas station expansion submittal. The final plan has been approved.

Please contact us if you need clarification or have questions.

Regards,

Arthur Elliott
SDRC Consulting Architect

The Howard Hughes Corporation
10801 West Charleston Boulevard, Suite 300
Las Vegas, Nevada 89135
(702) 791-4000

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