

Application



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 14, 2006

Wells Fargo Bank
Attn: Jeff McAllister
3511 Boulder Highway
Las Vegas, Nevada 89121

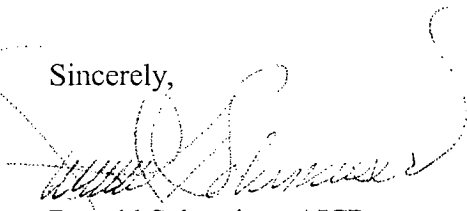
Re: CRG-18739 - CITY REFERRAL GROUP

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for a 1,820 square-foot addition to a BANK/FINANCIAL INSTITUTION on 1.99 acres located at 9410 West Lake Mead Boulevard (APN 138-18-812-002), PC (Planned Community) Zone, Ward 4 (Brown). will be considered by the City Referral Group on **Wednesday, January 03, 2007** at 1:00 p.m. at the Development Services Center, 731 South Fourth Street, Conference Room 2C.

Please plan to attend. If you have any questions or cannot attend the meeting please call me at (702) 229-5915.

Sincerely,


Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:jj

cc:

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

WESTAR Architects
Attn: Dee Frandsen
701 Bridger Avenue, Suite 400
Las Vegas, Nevada 89101



Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 3, 2007

Wells Fargo Bank
Attn: Jeff McAllister
3511 Boulder Highway
Las Vegas, Nevada 89121

Re: CRG-18739 – Wells Fargo Bank Addition

Dear Applicant:

Your request for a Summerlin Site Development Plan Review for a 1,820 square-foot addition to a BANK/FINANCIAL INSTITUTION on 1.99 acres located at 9410 West Lake Mead Boulevard (APN 138-18-812-002), PC (Planned Community) Zone, Ward 4 (Brown) was considered by the City Referral Group at a meeting held on January 3, 2007.

The City Referral Group has approved your request subject to the following:

1. All City code requirements applicable to Summerlin and Summerlin Development standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous CRG Site Development Plan Reviews, including SV-0002-90(1) [SV5-2-90], except as amended by other conditions herein.
3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 12/13/06), except as amended by other conditions herein and those addressed as follows:
 - a. An air conditioning unit and its enclosure proposed to be installed on the west side of the building shall be approved by the Sun City Summerlin Architectural Review Committee.
 - b. A "post indicator valve" shall be installed on the east side of the new addition with access to the drive (which functions as the fire lane). The Sun City Summerlin Architectural Review Committee shall determine if and what type of screening may be appropriate.
4. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the owner's expense.
5. All landscaping and private improvements installed with this project shall be situated and maintained as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. The applicant shall meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Drainage ways shall be provided and improved as recommended.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



7. The site development shall comply with all applicable Summerlin Development and Improvement Standards.

If you have any questions concerning this matter, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald Schmeiser", written in dark ink.

Donald Schmeiser, AICP
Senior Planner

cc:

WESTAR Architects
Attn: Dee Frandsen
701 Bridger Avenue, Suite 400
Las Vegas, Nevada 89101

DS/jj

CITY REFERRAL GROUP MEETING
MINUTES
January 3, 2007

The City Referral Group (CRG) held a meeting on January 3, 2007, to review a Summerlin Site Development Plan Review (SDR-18739) for a 1,820 square-foot addition to a bank/financial institution on 1.99 acres located at 9410 West Lake Mead Boulevard. Dee Frandsen with Westar Architects and Ed Walker with Wells Fargo Bank were present at the meeting to meet with CRG members to review the request. Persons in attendance are listed on the attached roster.

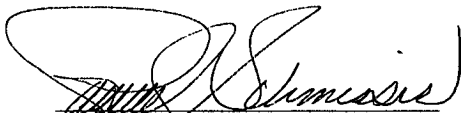
The CRG members and representatives discussed the conditions of approval in a staff report of recommendations concerning the proposal. The representatives indicated their acceptance of the conditions.

It was noted that a ground-mounted air conditioning unit is to be placed west of the new addition. Its enclosure was discussed, and it was decided that the method of its enclosure should be determined by the Sun City Summerlin Architectural Review Committee. This matter was addressed as an additional condition of approval. Robert Bell with the Fire Department asked whether a "post indicator valve" would be placed somewhere on the premises. It was indicated that if one were to be used, it should be located near the entrance drive, as the drive serves as the fire lane. Group members resolved to require that its placement east of the building and any necessary screening should also be approved by the Sun City Summerlin Architectural Review Committee.

The City Referral Group approved the application subject to the following conditions of approval:

1. All City code requirements applicable to Summerlin and Summerlin Development standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous CRG Site Development Plan Reviews, including SV-0002-90(1) [SV5-2-90], except as amended by other conditions herein.
3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 12/13/06), except as amended by other conditions herein and those addressed as follows:
 - a. An air conditioning unit and its enclosure proposed to be installed on the west side of the building shall be approved by the Sun City Summerlin Architectural Review Committee.
 - b. A "post indicator valve" shall be installed on the east side of the new addition with access to the drive (which functions as the fire lane). The Sun City Summerlin Architectural Review Committee shall determine if and what type of screening may be appropriate.
4. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the owner's expense.

5. All landscaping and private improvements installed with this project shall be situated and maintained as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. The applicant shall meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Drainage ways shall be provided and improved as recommended.
7. The site development shall comply with all applicable Summerlin Development and Improvement Standards.

A handwritten signature in black ink, appearing to read 'Donald Schmeiser', is written over a horizontal line.

Donald Schmeiser
Recording Secretary

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations		
☐	☒	Full size, rolled, color copy of all plans and elevations		
☒	☐	Correct fee(s): \$ <u>300</u> \$ _____ \$ _____ Total = \$ <u>300</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>12</u> Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>/</u> Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All required perimeter landscape planters shown		
☒	☐	All required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>/</u> Rolled/Colored Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of all buildings		
☒	☐	All building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>/</u> Rolled Plans:				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	All building entrances/exits shown		
☒	☐	Use of all rooms noted/labeled		

THIS FORM **MUST** ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Wells Fargo Application Type: CRG - Application
 APN: 138-18-812-002 Location: NWC Del Webb Blvd. & Lake Mead Blvd.
 Planner: [Signature] Pre-App Meeting Date: 11/30/06 Earliest ^{CRG} Date: 12/13/06

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: CRG-18739 APN: 138-18-812-002

Name of Property Owner: WELLS FARGO BANK

Name of Applicant: WELLS FARGO BANK

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: _____

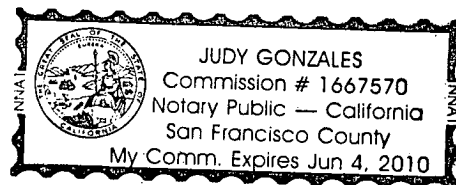
Signature of Property Owner: *Arthur Barbour* Wells Fargo Bank N.A.

Print Name: Arthur Barbour V.P.

Subscribed and sworn before me

This 19 day of October, 2006

Judy Gonzales
Notary Public in and for said County and State



APN Map



Separator Sheet

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

NOTES

MAP LEGEND

AVERAGE
DA VALUE
22

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
ROAD ID NUMBER

001
1.00
202
PB 25-45
5
5
GL5

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

T20S R60E
18
S 2 SE 4
138-18-8

Scale: 1"=200' Rev: 06/11/04

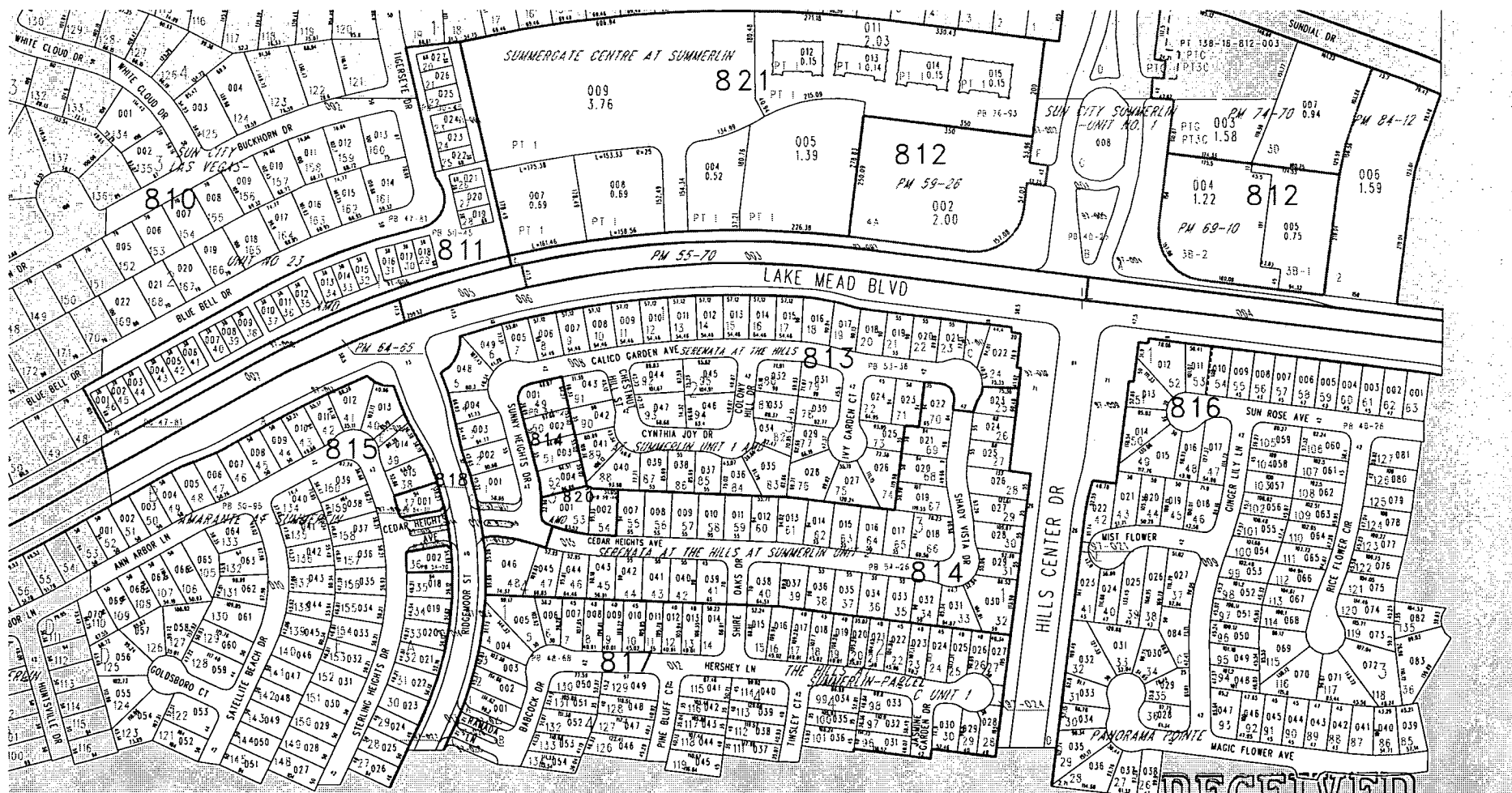
119S
R59E R60E R61E
126 125 124
120S 120S 120S
137 138 139
121S 121S 121S
164 163 162

6 5 4 3 2 1
7 8 9 10 11 12
13 14 15 16 17 18
19 20 21 22 23 24
25 26 27 28 29 30
31 32 33 34 35 36

8 4 8 4
5 1 5 1
6 2 6 2
7 3 7 3
8 4 8 4
5 1 5 1

138-18-8

CLARK COUNTY, NEVADA



CRG-18739
01/03/07

RECEIVED
DEC 13 2006
TAX DIST 200

Deed



Separator Sheet

GENERAL INFORMATION	
PARCEL NO.	138-18-812-002
OWNER AND MAILING ADDRESS	BANK FIRST INTERSTATE NEVADA N A %WELLS FARGO BANK %DELOITTE TAX LLP P O BOX 2609 CARLSBAD CA 92018-2609
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	9410 W LAKE MEAD BLVD LAS VEGAS
ASSESSOR DESCRIPTION	SUN CITY SUMMERLIN-UNIT #1 PLAT BOOK 40 PAGE 25 PT LOT 4 (PARCEL MAP 59-26 LOT 4A)
RECORDED DOCUMENT NO.	* 890303:00179
RECORDED DATE	03/03/1989
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2006
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2006-07	2007-08
LAND	1143450	1295910
IMPROVEMENTS	268509	271621
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	1411959	1567531
TAXABLE VALUE LAND+IMP	4034169	4478660
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	2.00 Acres	
ORIGINAL CONST. YEAR	1993	
LAST SALE PRICE MONTH/YEAR	695000 03/89	
LAND USE	COMMERCIAL FINANCIAL	
DWELLING UNITS	0	

**Comptroller of the Currency
Administrator of National Banks**

**Multinational Banking
250 E Street, S.W.
Washington, D.C. 20219
(202) 874-4810**

March 29, 1996

OCC Control Nr. 96-ML-02-007

Mr. Mitchell S. Eitel
Sullivan & Cromwell
125 Broad Street
New York, New York 10177-0021

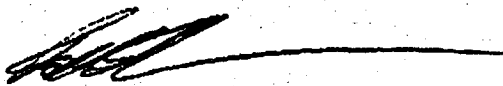
Dear Mr. Eitel:

This letter is the official certification of the Office of the Comptroller of the Currency of the merger of First Interstate Bank of California, Los Angeles, California, FDIC Certificate Nr. 1226, into and under the charter and title of Wells Fargo Bank, National Association, San Francisco, California, Charter Nr. 1741, effective April 1, 1996.

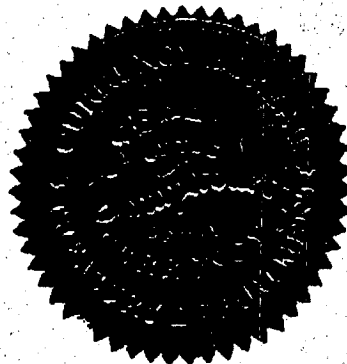
This letter also serves as the official authorization of the Comptroller of the Currency for Wells Fargo Bank, National Association, Charter Nr. 1741, to operate the former head office, branches, and ATM branches of First Interstate Bank of California as branches and ATM branches at the sites indicated in the appendices to this certificate. Personnel at Wells Fargo Bank, N.A. responsible for branch administration should be furnished a copy of this certificate and its appendices.

In the event of questions, please contact Licensing Manager Richard T. Erb at (202) 874-4610.

Sincerely,



Ralph E. Sharpe
Deputy Comptroller



8 9 0 3 0 3 0 0 1 7 9

OFFICIAL SEAL
SHONNA LADSON
Notary Public - Arizona
Principal Office in
Maricopa County
Expires May 14, 1991

8 9 0 3 0 3 0 0 1 7 9

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF CLARK,
STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT FOUR (4) OF SUN CITY SUMMERLIN UNIT
NO. 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 40 OF
PLATS, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

PARCEL FOUR A (4A), AS SHOWN BY MAP THEREOF ON FILE IN
FILE 59, OF PARCEL MAPS, PAGE 26, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.

BC

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

FIRST AMERICAN TITLE CO OF NV

03-03-89 08:00 PAM 2
OFFICIAL RECORDS

BOOK: 890303 INST: 00179

FEE: 6.00 RPTT: 764.50

8 9 3 0 3 0 0 1 7 9
Escrow No. LV690576CM

WHEN RECORDED, MAIL TO:
BOB HESSE
FIRST INTERSTATE BANK BRANCH 38
302 EAST CARSON, SECOND FLOOR
CORPORATE PROPERTIES
LAS VEGAS, NEVADA 89101

RPTT \$ _____ Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DEL WEBB COMMUNITIES, INC., an Arizona corporation
do (es) hereby GRANT, BARGAIN and SELL to

FIRST INTERSTATE BANK OF NEVADA, N.A.

the real property situate in the County of Clark, State of Nevada,
described as follows:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

This conveyance is made upon the express condition and covenant which is hereby declared to run with and bind the land hereby conveyed; that, for a period of twenty (20) years following the date of recording hereof, the herein conveyed property shall be used only for a branch bank or branch savings and loan facility and for no other purpose. Any change in use shall be within the sole, exclusive and unimpeded discretion of grantor or its successors. This restriction shall be enforceable by Del Webb Communities, Inc. or its successors, or by the then owner of any lot or parcel of land adjoining the property herein conveyed, by means of an injunction against any other use.

SUBJECT TO:

- 1) All General and Special Taxes for the fiscal year 1988-89.
- 2) Covenants, conditions, restrictions, rights of way, easements of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated FEBRUARY 23, 1989

DEL WEBB COMMUNITIES, INC.
an Arizona corporation

BY: F. Timothy Hoyt, Jr.

F. Timothy Hoyt, Jr. V.P.

STATE OF ARIZONA)
SS:
County of MARICOPA)

On the 23 day of FEBRUARY, 1989, F. Timothy Hoyt, Jr. personally appeared before me, a notary public in and for the said County and State, known to me to be the Vice President of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the within instrument.

Shonna Ladson
Notary Public



OFFICIAL SEAL
SHONNA LADSON
Notary Public - Arizona
Principal Offices in
Maricopa County
My Commission Expires Nov. 14, 1991

BC

8 9 0 3 0 3 0 0 1 7 9

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CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

FIRST AMERICAN TITLE CO OF NV

03-03-89 08:00 PAM 2
OFFICIAL RECORDS
BOOK: 890303 INST: 00179
FEE: 6.00 RPTT: 764.50

8 9 0 : 0 3 0 0 1 7 9

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CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

FIRST AMERICAN TITLE CO OF NV

03-03-89 08:00 PAM 2
OFFICIAL RECORDS

BOOK: 890303 INST: 00179

FEE: 6.00 RPTT: 764.50

personally appeared before me, a notary public in and for the said
County and State, known to me to be the Vice President of
the corporation that executed the within instrument, known to me to
be the person who executed the within instrument on behalf of the
corporation herein named, and acknowledged to me that such
corporation executed the within instrument.

Shonna Ladson
Notary Public

BC



OFFICIAL SEAL
SHONNA LADSON
Notary Public - Arizona
Principal Offices in
Maricopa County
My Commission Expires Nov. 14, 1991

WELLS FARGO BANK, NATIONAL ASSOCIATION

SECRETARY'S CERTIFICATE

I, Robert S. Singley, Secretary of Wells Fargo Bank, National Association, a national banking association (the "Bank"), hereby certify as follows:

1. The following is a true and correct extract from resolutions duly adopted by the Board of Directors of the Bank on November 25, 2003, and no modification, amendment, rescission or revocation of such resolutions has occurred affecting such extract as of the date of this certificate.

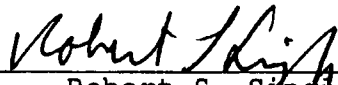
RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President and any Vice President, acting alone, may execute on behalf of the Bank:

Deeds, leases, assignments, bills of sale, purchase agreements and other instruments of conveyance to purchase, sell, lease or sublease to or from a third party real property, or any interest therein, for the Bank's own account.

2. Arthur S. Barbour is a duly appointed and acting Vice President of the Bank and authorized to act on behalf of the Bank pursuant to the aforesaid resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Bank this ninth day of October 2006.

[Seal]



Robert S. Singley
Secretary

WELLS FARGO BANK, NATIONAL ASSOCIATION

SECRETARY'S CERTIFICATE

I, Robert S. Singley, hereby certify that I am the duly appointed and acting Secretary of Wells Fargo Bank, National Association (the "Bank"), and I hereby further certify that, pursuant to resolutions duly adopted by the Board of Directors of the Bank on November 25, 2003, which resolutions are in full force and effect and have not been modified, amended, rescinded or revoked as of the date hereof, Katherine Torre, acting as a designated signer and signing together with any one of the following officers of the Bank, namely:

David L. Nelson	Senior Vice President
✓ Arthur S. Barbour	Vice President
David C. Danis	Vice President
Glen V. Johnson	Vice President
Ronald K. Mack	Vice President
Jeffrey W. Rader	Vice President
Luis S. Rustia	Vice President

has been duly authorized to sign and deliver on behalf of the Bank any of the documents described below. I further certify that such authorization is in full force and effect as of the date hereof.

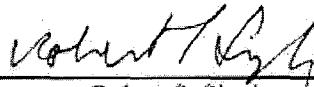
Deeds, leases, assignments, bills of sale, purchase agreements and other instruments of conveyance to purchase, sell, lease or sublease to or from a third party real property, or any interest therein, for the Bank's own account;

Agreements, instruments, certificates and other documents which establish, evidence, modify or terminate, in whole or in part, the Bank's security interest in real property or in any mineral, well or water rights pertaining to real property, including without limitation any and all deeds, easements, liens, deeds or declarations of trust, mortgages, assignments, acknowledgments of assignment, assumption or subordination or non-disturbance or attornment agreements, cancellations and other terminations of insurance or guaranties, substitution of trustees, releases, satisfactions, discharges, reconveyances, acceptances, allonges, note endorsements or cancellations, certificates of redemption, assignments of sheriff's certificates, subdivision and other maps, conditions, covenants and restrictions, encumbrances, agreements and other instruments, including instruments which convert an interest in real property to a condominium or otherwise modify the nature or intended use of such property as set forth in any map, lot-line adjustment or other land-use documentation required by any governmental entity; and

Agreements and proposals to provide services to or receive services from third parties.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Bank this 11th day of January 2005.

[Seal]


Robert S. Singley
Secretary

 Sun City Summerlin
Community Association, Inc.**COPY**

Community Standards Office • 9107 Del Webb Boulevard • Las Vegas, NV 89134 • (702) 966-1411

February 21, 2007

Mr. Donald Schmeiser, AICP
Senior Planner
731 South Fourth Street
Las Vegas NV 89101

BY: _____

Re: Wells Fargo Bank Addition application

Dear Mr. Schmeiser:

Per your letter, dated January 3, 2007, addressed to Jeff McAllister of Wells Fargo Bank, Sun City Summerlin Community Association will herewith respond to items 3a and 3b.

- A. Wells Fargo shall plant 15 gallon hedge like plants, 3 feet in center, around the air conditioner containment walls and the existing transformer on the west side of the new addition.
- B. Wells Fargo shall work with Nevada Power to paint or replace the cover of the transformer.
- C. Sun City was advised that the fire sprinkler post will be on the south side of the existing bank building; not the east side of the new addition as indicated in your letter dated January 3, 2007. Wells Fargo shall plant a 15 gallon hedge type plant on the east and west sides of the post.
- D. Wells Fargo will abandon use of the trash enclosure and repair the gate. Wells Fargo shall repaint as necessary.

Sun City Summerlin appreciates the opportunity to work with all parties involved in the enhancement of this building in our community.

Sincerely,


David W. Steinman
Chairman of the Architectural Review Committee
Sun City Summerlin Community Association

cc:

WESTAR Architects
Attn: Dee Frandsen
701 Bridge Avenue, Suite 400
Las Vegas NV 89101

Wells Fargo Bank
Attn: Edward Walker
3511 Boulder Highway
Las Vegas NV 89121

Wells Fargo Bank
Attn: Jeff McAllister
3511 Boulder Highway
Las Vegas NV 89121

 Sun City Summerlin
Community Association, Inc.

Community Standards Office • 9107 Del Webb Boulevard • Las Vegas, NV 89134 • (702) 966 1411

March 9, 2007

Wells Fargo Bank
Attn: Edward Walker
3511 Boulder Highway
Las Vegas NV 89121

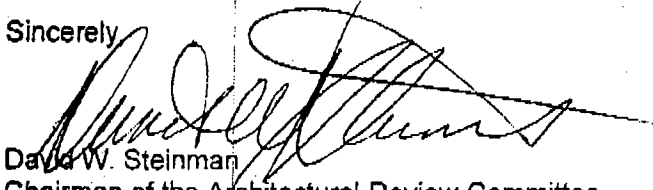
Re: Wells Fargo Bank Addition application

Dear Mr. Walker:

Per our phone conversation, Tuesday March 6, 2007, Sun City Summerlin agrees to change item "D" in our letter dated February 21, 2007, as follows: The word abandon shall be deleted and changed to discontinue.

Thank you for bringing this to our attention.

Sincerely,


David W. Steinman
Chairman of the Architectural Review Committee
Sun City Summerlin Community Association

PARK CENTRAL PLAZA 32, LLC

8687 W. Sahara Avenue, Suite 100 • Las Vegas, NV 89117-5868

Telephone 702.251.3121 * Fax 702.363.8446

April 5, 2007

To Whom It May Concern:

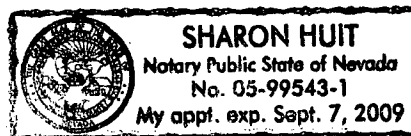
I Juli Koentopp, as Manager of Park Central Plaza 32, LLC, give Wells Fargo and its sub-contractors permission to construct the necessary improvements as submitted in the attached drainage study.

If you have any questions, please contact me at 702-251-3121.

Respectfully,



Juli Koentopp
Manager, Park Central Plaza 32, LLC



4-23-07

72000

Sun City Summerlin
Community Association, Inc.

Community Standards Office • 9107 Del Webb Boulevard • Las Vegas, NV 89134 • (702) 966-1411

MAY - 3 2007

May 1, 2007

Wells Fargo Bank
Attn: Edward Walker
3511 Boulder Highway
Las Vegas NV 89121

Re: APN 138-18-897-002
Wells Fargo Bank
9410 W. Lake Mead Blvd.
Sun City Summerlin

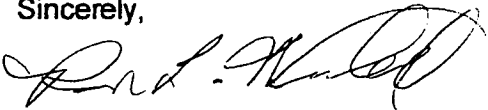
Dear Mr. Walker:

I am in receipt of the modified plan for the planned addition to the Wells Fargo. I have reviewed the plan and discussed the scope of work with David Steinman and Louis Darling, Director of Landscape.

In accordance with the condition from the City of Las Vegas Planning and Development, Sun City Summerlin hereby grants Wells Fargo Bank permission to connect to DCDA@NEC of the site and work to the west of the site immediately adjacent to that area.

Wells Fargo will be responsible to repair any damage to the Sun City Summerlin common area.

Sincerely,



Ron L. Winkel
Executive Director
Sun City Summerlin Community Association

Application



Separator Sheet

Sun City Summerlin Architectural Review Committee Application Form
Non-Residential Property

(3/06)

9107 Del Webb Blvd. Las Vegas NV 89134 (702) 966-1411 Fax (966) 966-1496 Email: CommunityStandards@SunCitylv.com

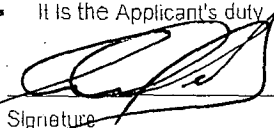
Date 11 / 30 / 06DB# 8810Circle One: Plaza North Plaza South Rampart Plaza Tucson Plaza Smith's CenterTenant's Name: Wells Fargo Bank Contact: Edward WalkerAddress/Location: 9410 West LAKE Mead Blvd., Las Vegas, NV 89134Phone: (702) 791-6610 Fax: (702) 791-6608 Email: edward.d.walker@wellsfargo.comProperty Mgmt./Owner: Wells Fargo Bank Contact: Edward WalkerAddress: 3511 Boulder Highway City: Las Vegas State: NV Zip: 89121Phone: (702) 791-6610 Fax: (702) 791-6608 Email: edward.d.walker@wellsfargo.comArchitect Name: WESTAR Architects Phone: (702) 878-0000 Fax: (702) 878-8430Mail Signed application back to: Name: Dee Frandsen/WESTAR ArchitectsAddress: 701 Bridger Ave., Ste. 400 City: Las Vegas State: NV Zip: 89101

Application is for approval for the following:

(Note: Two (2) sets of plans must be submitted with this application)

☐ Landscape ☒ Modify Existing Project ☐ Signage ☐ Other: _____Brief Explanation: A 1,820 Square Feet Business Office Addition to an Existing Bank Branch

- Applicant acknowledges that all Projects that do not conform to the CC&R's or Development Standards, the applicant will be liable for all costs necessary to meet the current Sun City Standards.
- Applicant acknowledges that the CC&R's grant the ARC and its agents, the right of entry for purpose of inspecting all work related to this application to determine whether the work performed is in compliance with current Sun City Standards.
- It is the Applicant's duty to review this application and attachment(s) when returned, to identify any change(s) made by ARC.



Project Manager

11-29-06

Signature

Capacity

Date

Action taken by ARC

- ☒ Approved (application meets SCS CC&R's and Development Standards)
- ☐ Approved as Noted (application meets SCS requirements with ARC noted comments)
- ☐ Not Approved (this disapproval may be appealed to the ARC)
- ☐ Application returned for additional information _____

RECEIVED

DEC 06 2006

WESTAR

CRG-18739

01/03/07

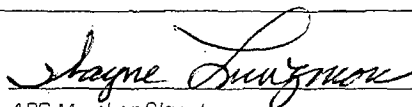
ARC Member Signature

Date

12-4-06

ARC Member Signature

Date



12-4-06

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW for remodel (SUMMERLIN)
 Project Address (Location) 9410 WEST LAKE MEAD BLVD., LAS VEGAS, NV 89134
 Project Name WELLS FARGO @ 9410 WEST LAKE MEAD Proposed Use BANK OFFICES
 Assessor's Parcel #(s) 138-18-812-002 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing P-C proposed _____
 Commercial Square Footage 7,035 Floor Area Ratio _____
 Gross Acres TWO Lots/Units ONE Density .08 %
 Additional Information EXISTING BLDG. 5,215 SQ. FT. PLUS OFFICE SPACE ADDITION
1,820 SQ. FT. = 7,035 SQ. FT. TOTAL BUILDING AREA

PROPERTY OWNER Wells Fargo Bank Contact Jeff McAllister
 Address 3511 Boulder Highway Phone: 791-6603 Fax: 791-6608
 City Las Vegas State Nevada Zip 89121

APPLICANT Wells Fargo Bank Contact Jeff McAllister
 Address 3511 Boulder Highway Phone: 791-6603 Fax: 791-6608
 City Las Vegas State Nevada Zip 89121

REPRESENTATIVE WESTAR Architects Contact Dee Frandsen
 Address 701 Bridger Ave., Suite 400 Phone: 878-0000 Fax: 878-8430
 City Las Vegas State Nevada Zip 89101

Property Owner Signature* Arthur Garbous VP

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

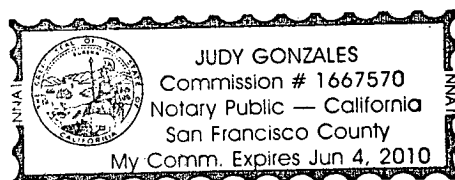
Print Name Arthur Garbous

Subscribed and sworn before me

This 19 day of October, 2006

Judy Gonzales, Notary Public

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

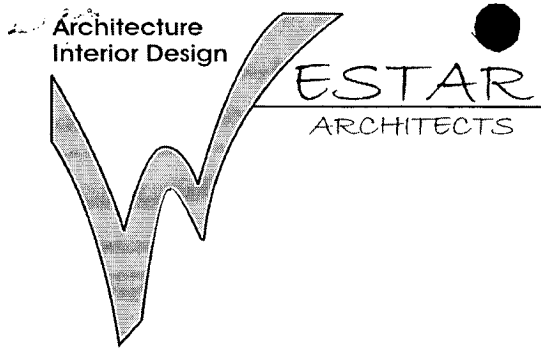
Case #	<u>CRG-18739</u>
Meeting Date:	<u>1/3/07</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>12/13/06</u>
Received By:	<u>D. [Signature]</u>

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

Justification Letter



Separator Sheet



December 12, 2006

City of Las Vegas
Development Service Center
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

RE: Wells Fargo Bank
9410 West Lake Mead Blvd
Las Vegas, NV 89134
Assessor's Parcel Number: 138-18-812-002

To Whom It May Concern,

Please accept this letter as justification for the above referenced property.
Our client is requesting a Site Design Review for a Renovation and Addition of an existing Wells Fargo Bank Branch.

The existing bank (First Interstate Bank) was approved by SV-0002-90 (1), (SV5-2-90) March 15, 1990.

The bank is a one story building with six drive-through teller lanes. The addition will consist of a 1,820 square feet business office with separate entrance from the exterior and an interior connecting entrance from the existing bank. The exterior finish will be stucco, textured and painted to match existing bank. The hip roof system with concrete tile and architectural fascia will be to match existing bank. Exterior doors and windows will match the existing bank.

Building Area will be as follows: Existing Building = 5,324 square feet
New Addition = 1,820 square feet

Total building area = 7,144 square feet

36 parking spaces are required.
71 parking spaces are provided.
6 stacking spaces are provided at the drive through teller lanes.

CRG-18739
01/03/07



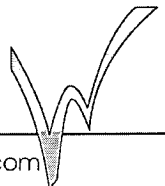
Thank you for your consideration in this matter.

Yours truly,
WESTAR Architects

A handwritten signature in black ink, appearing to read "Dee Frandsen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dee Frandsen
Project Manager

CRG-18739
01/03/07



Hansen Sheet



Separator Sheet

Report Date 12/13/2006 02:47 PM

Submitted By

Page 1

A/P # 18739 CRG SITE DEVELOPMENT PLAN REV

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/13/2006 12:41	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

CRG-18739 - WELLS FARGO @ 9410 WEST LAKE MEAD - Request for a Summerlin Site Development Plan Review for a 1,820 square-foot addition to a BANK/FINANCIAL INSTITUTION on 1.99 acres located at 9410 West Lake Mead Boulevard (APN 138-18-812-002), PC (Planned Community) Zone, Ward 4 (Brown).

Parent A/P #

Project #	18739	Project/Phase Name	WELLS FARGO @ 9410 WEST LAKE M	Phase #	
Size/Area	1.99 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13818812002

Location

Owner/Tenant

Contact ID	AC1319113	Name	WELLS FARGO BANK	Organization	
Mailing Address	3511 BOULDER HIGHWAY			State/Province	NEVADA
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89121			Evening Phone	
Day Phone	(702)791-6603 x			Mobile #	
Fax	(702)791-6608				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

9410 W LAKE MEAD BLVD
LAS VEGAS, 89134-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13818812002

Report Date 12/13/2006 02:47 PM

Submitted By

Page 2

CRG SITE DEV PLAN RV

N Parent Project link required?

N Project of Regional Significance?

5 Summerlin Village

Meeting Information

MEETING INFORMATION

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments					
Added By	Add Date	Modified By	Modified Date		
01/03/2007	CRG	SCHEDULED			
DSULLIVAN	12/13/2006	DSULLIVAN	12/13/2006	0	0

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee				
Employee ID	Last	First	MI	Comments

981106	SCHMEISER	DONALD	D	PLANNING 229-5915
--------	-----------	--------	---	-------------------

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	12/13/2006 12:44		0.00
	Dee Frandsen, WESTAR Architectural Group/NV, Inc ck #7299, 878-0000				

Final DRT



Separator Sheet

CITY OF LAS VEGAS

CITY REFERRAL GROUP COMMENT FORM

Gary Reid	Engineering Planning – Public Works
Carolyn Caviness	Right-of-Way – Public Works
Robert Welch	Flood Control – Public Works
Rick Schroder	Traffic Engineering – Public Works
Tim Parks	Sanitary Sewers – Public Works
Robert Bell	Fire Protection Engineering
Azarang Mirkhah	Fire Protection Engineering
Wayne Dowdey	Land Development
Rod Clark	Plans Check
Larry Harala	Council Liaison
Darcy Hayes	Council Liaison



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

CRG-18739 - WELLS FARGO @ 9410 WEST LAKE MEAD - REQUEST FOR A SUMMERLIN SITE DEVELOPMENT PLAN REVIEW FOR A 1,820 SQUARE-FOOT ADDITION TO A BANK/FINANCIAL INSTITUTION ON 1.99 ACRES LOCATED AT 9410 WEST LAKE MEAD BOULEVARD (APN 138-18-812-002), PC (PLANNED COMMUNITY) ZONE, WARD 4 (BROWN).

CITY REFERRAL GROUP: JANUARY 03, 2007

CASE PLANNER: DON SCHMEISER



NON-PUBLIC HEARING

Comments Due:

DECEMBER 22, 2006

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 Joni Johnson (jljohnson@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.

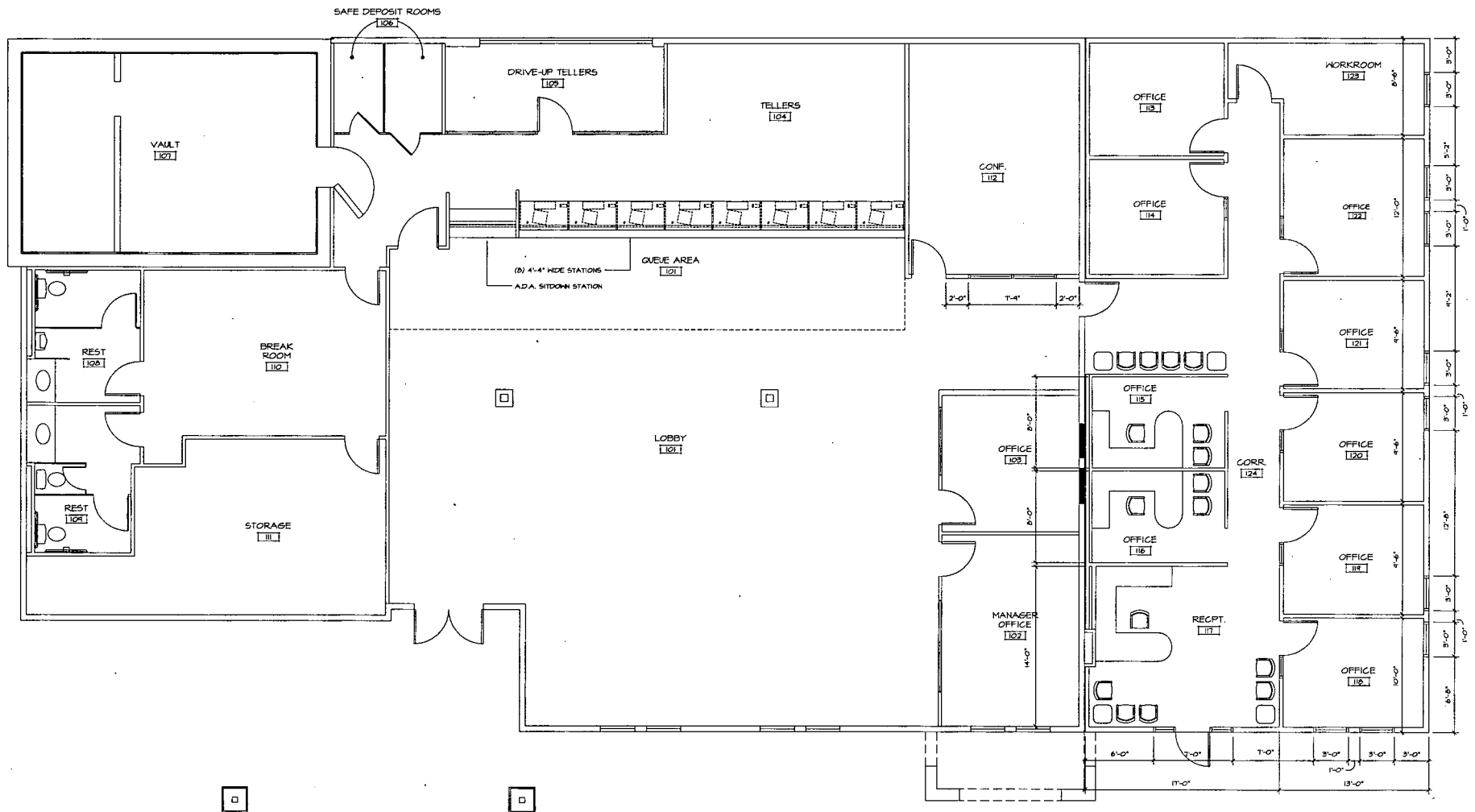
LIST COMMENTS BELOW:

Plans (PMT)



Separator Sheet

WELLS FARGO BANK BRANCH
9410 WEST LAKE MEAD BLVD



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

A PROPOSED BANK ADDITION FOR:
WELLS FARGO BANK

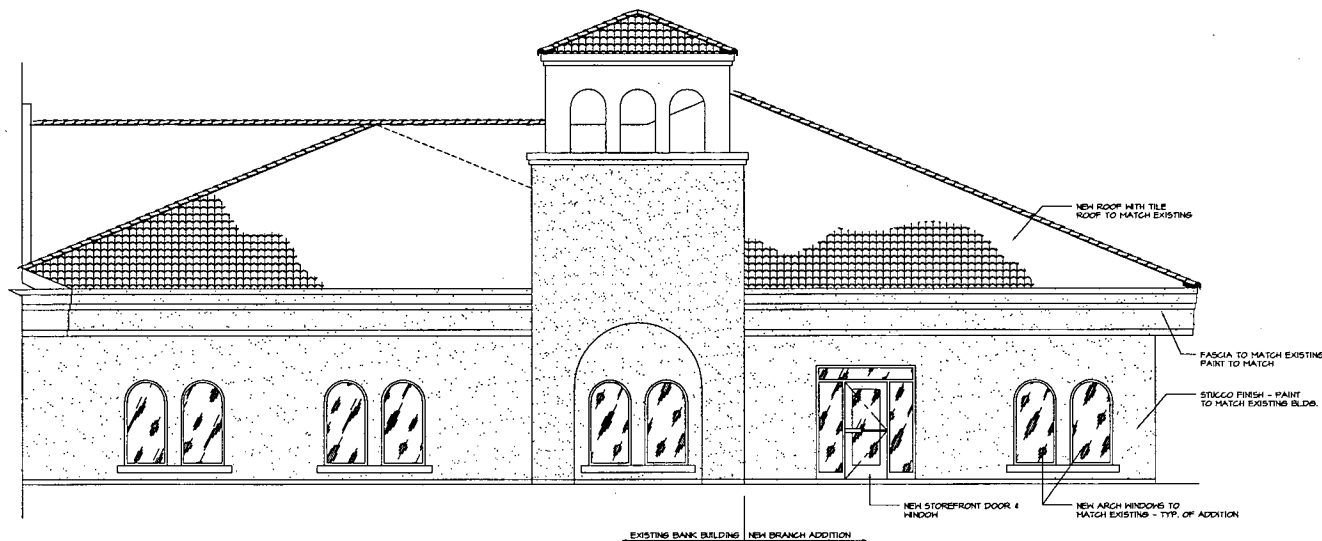
WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE, SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-9430
www.westarchitects.com

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DATE: December 13, 2006 at 1:53pm
AND LAST MODIFIED BY: TECHNICAL: jordan

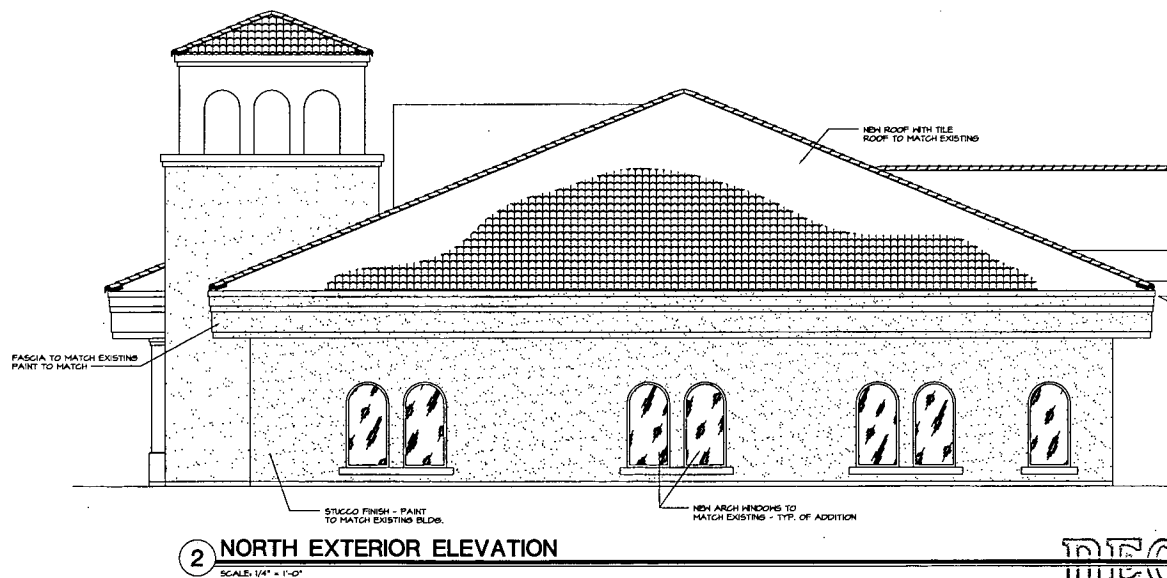
CRG-18739
01/03/07

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DEC 13 2006

WELLS FARGO BANK BRANCH
9410 WEST LAKE MEAD DRIVE



1 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A PROPOSED TENANT IMPROVEMENT FOR:
WELLS FARGO BANK

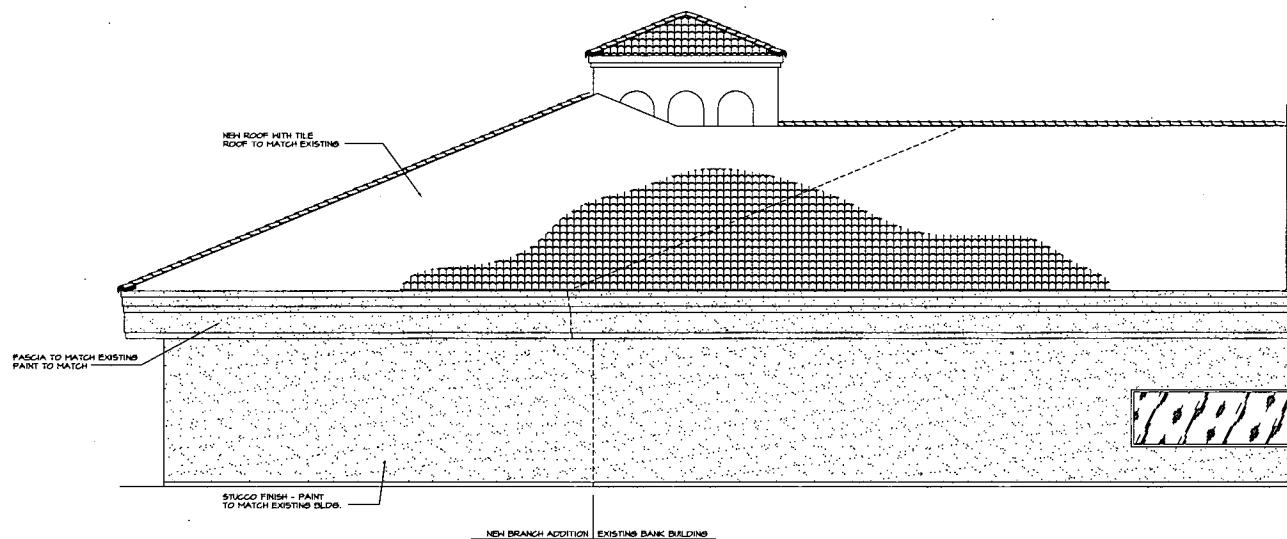
WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
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DATE: December 13, 2006 at 7:53am PROJECT NUMBER: 06074 FILE NAME: 06074_DRN_ELEV_1.dwg
WAS LAST MODIFIED BY: TECHNICIAN: jhanson

CRG-18739
01/03/07

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DEC 13 2006

WELLS FARGO BANK BRANCH
9410 WEST LAKE MEAD DRIVE



1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A PROPOSED TENANT IMPROVEMENT FOR:
WELLS FARGO BANK

WESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGES AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wognarchitects.com

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CRG-18739
01/03/07

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DEC 13 2006

TREES	RELOCATED EXISTING "MEXIGAN PAW PALM"
SHRUBS	RELOCATED EXISTING "INDICA 'TRIP GLOOM'" - 5 BALLON
	RELOCATED EXISTING "INDICA 'JACK EVANS'" - 5 BALLON

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK AND OTHER VISIBLE ABRASIONS OR OTHER OBJECTICIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIRMNESS ROOT SYSTEMS. ALL PLANTS SHALL HAVE WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIRMNESS ROOT SYSTEMS. ALL PLANTS SHALL HAVE WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIRMNESS ROOT SYSTEMS. ALL PLANTS SHALL HAVE WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIRMNESS ROOT SYSTEMS.

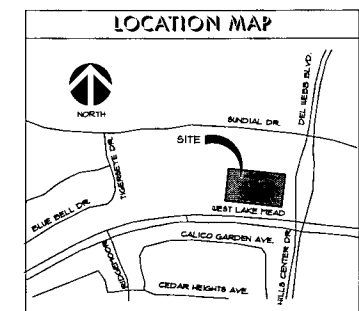
TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY.

SHRUBS SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND BEING DEEPER THAN THE CONTAINER.

SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAN THE ROOTBALL PLANTING.

MAINTENANCE SHALL BEEN IMMEDIATELY AFTER PLANTING PLANTS AND SHALL CONTINUE ON A REGULAR BASIS.



**A PROPOSED BANK ADDITION FOR:
WELLS FARGO BANK**

ESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.wagnarchitects.com

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THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF VINTAGE ARCHITECTURAL GROUP INC. TO MAKE THIS INFORMATION AVAILABLE TO THE PUBLIC. IT IS THE POLICY OF VINTAGE ARCHITECTURAL GROUP INC. TO MAKE THIS INFORMATION AVAILABLE TO THE PUBLIC. IT IS THE POLICY OF VINTAGE ARCHITECTURAL GROUP INC. TO MAKE THIS INFORMATION AVAILABLE TO THE PUBLIC.

DATE: December 13, 2006 at 7:53am PROJECT NUMBER: 06074 FILE NAME: 06074_DR2.dwg
 WAS LAST MODIFIED BY: TEDIHGHAM: elvaton

1 LANDSCAPE PLAN

CRG-18739
01/03/07

RECEIVED
DEC 13 2006

NAME	AFFILIATE	PHONE
DON SCHMEISER	CLV BANKING	889-5915
GARY REID	DEUGO	229-2000
DEE FRANDSEN	WESTAR ARCHITECTS	878-0000
ED WALKER	Wells Fargo Bank	791-6610
Robert Bell	LVFD	229-4685

CRG STAFF REPORT

DATE: January 3, 2007

CASE: CRG-18739

APPLICANT: Wells Fargo Bank

LOCATION: Northwest corner of Lake Mead Boulevard and Del Web Boulevard

APPLICATION REQUEST:

This request is for a Summerlin Site Development Plan Review for a 1,820 square-foot addition to a BANK/FINANCIAL INSTITUTION on 1.99 acres located at 9410 West Lake Mead Boulevard (APN 138-18-812-002), PC (Planned Community) Zone [VC (Village Center) special Summerlin land-use designation], Ward 4 (Brown)

BACKGROUND DATA:

- 12/01/86 The subject property was annexed (A-0020-86).
- 06/03/87 The City Council approved a request to rezone the subject property to a P-C (Planned Community) Zone as part of a larger request (Z-0044-87).
- 04/10/90 The City Referral Group approved a Site Development Plan Review [SV-0002-90(1)] for a temporary bank building followed by a permanent bank building at the northwest corner of Lake Mead Boulevard and Del Web Boulevard.

LAND USE AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	Four office buildings
West	Drug store (Walgreen)
South	Single-family dwellings (across Lake Mead Boulevard)
East	Drug store (Savon)

APPLICATION DETAILS:

USE

This application is for the renovation of and an addition to an existing Wells Fargo branch bank. The existing building has 5,324 square feet of floor area, and the proposed addition will add another 1,820 square feet for a total of 7,144 square feet of floor area. The land use designation of the subject property is VC (Village Center). The bank and addition are permitted as a "Bank/Financial Institution" in this Summerlin land-use classification, subject to meeting the Summerlin Development Standards.

SITE PLAN

The site plan illustrates the location of the existing building, parking areas, drives and entrances. The proposed 1,820 square-foot addition is shown to be located north of the present building. The only other changes to the premises include the removal of 12 existing parking spaces north of the new addition to accommodate drive-through vehicular travel.

According to the Summerlin Development Standards, one parking space is required for each 200 square feet of floor area. This equates to a requirement of 36 parking spaces for the existing building and addition. The site plan shows 71 parking spaces. Of the 36 spaces, two are required to be handicapped accessible, and of the two, one is to be van accessible. The site plan shows three handicapped spaces, two of which are van accessible, which complies with the Summerlin Development Standards.

On a form enclosed with the application, the Sun City Summerlin Architectural Review Committee indicates its approval of the proposed development without conditions on 12/06/06.

ELEVATION

The elevation drawings depict the proposed addition with a hip roof system with reddish-brown concrete tile and architectural fascia to match the existing bank building. The building walls are to consist of stucco, textured and painted a white color to match the existing bank building, and exterior doors and windows also are to match the existing bank building.

LANDSCAPE PLAN

None of the existing landscaping is to be altered, except for the relocation of plantings in the location of the new addition. A Mexican Fan Palm is to be relocated to the east side of the new addition and Pink Cloud and Jack Evans bushes are to be relocated to the north side and northeast corner of the addition.

STAFF RECOMMENDATION: Approval, subject to the following conditions:

Planning and Development

1. All City code requirements applicable to Summerlin and Summerlin Development standards must be satisfied.
2. Conformance to the applicable conditions of approval of previous CRG Site Development Plan Reviews, including SV-0002-90(1) [SV5-2-90], except as amended by other conditions herein.

3. Conformance to the site plan, elevation drawings, and landscape plans as submitted (date stamped 12/13/06), except as amended by other conditions herein.

Public Works

4. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the owner's expense.
5. All landscaping and private improvements installed with this project shall be situated and maintained as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. The applicant shall meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Drainage ways shall be provided and improved as recommended.
7. The site development shall comply with all applicable Summerlin Development and Improvement Standards.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BTA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: December 26, 2006
Re: **CRG-18379** Wells Fargo @ 9410 West Lake Mead 9410 West Lake Mead Boulevard
Request for a Site Development Plan Review for an 1,820 square foot addition to an existing bank

CONDITIONS OF APPROVAL:

1. All existing public improvements, if any, adjacent to this site that may be damaged during construction are to be repaired at the applicant's expense.
2. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
4. Site development to comply with all applicable Summerlin Development and Improvement Standards.

Plans (Floor Plans)



PLANS - FLOOR PLANS

Separator Sheet

**A PROPOSED BANK ADDITION FOR:
WELLS FARGO BANK**



SCALE: 1/4" = 1'-0"


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DATE: NOVEMBER 29, 2008 AT 4:36pm PROJECT NUMBER: 06074 FILE NAME: 06074_DR3_FLR.dwg
WAS LAST MODIFIED BY TECHNICIAN: pbarton

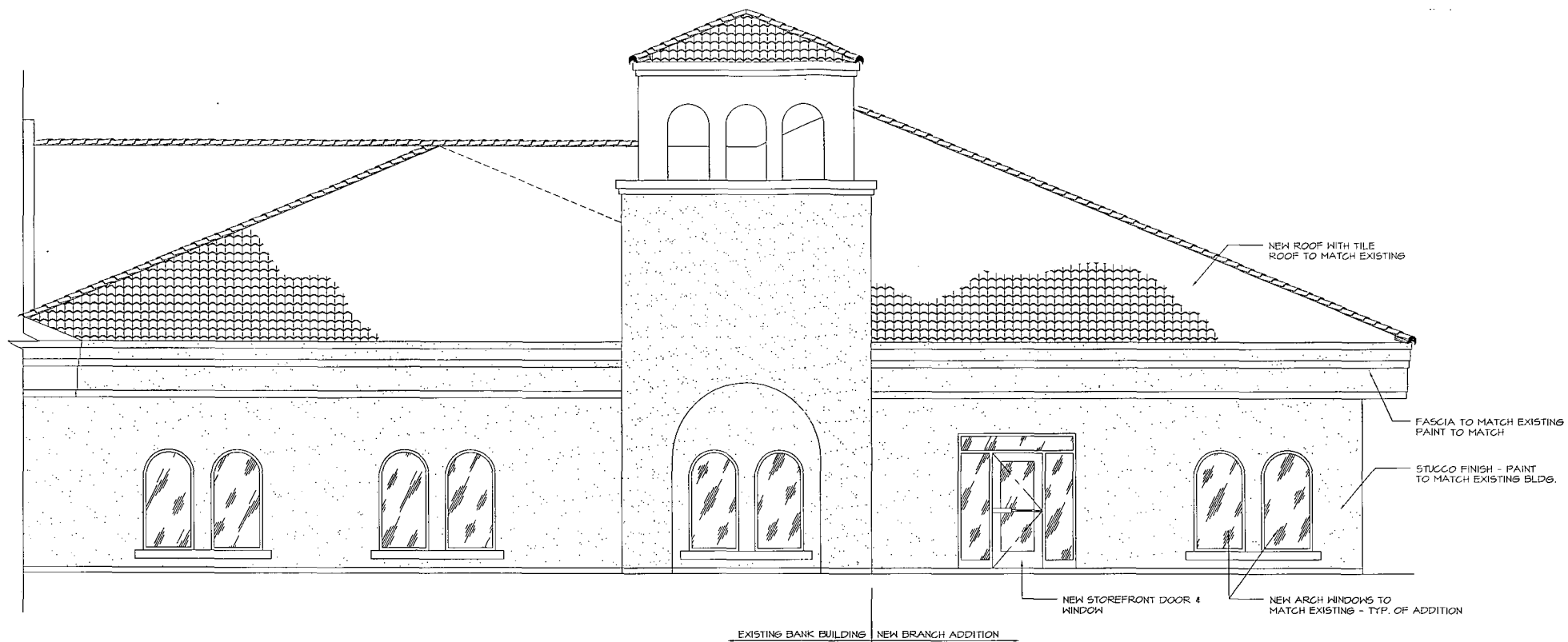
Plans (Elevations)



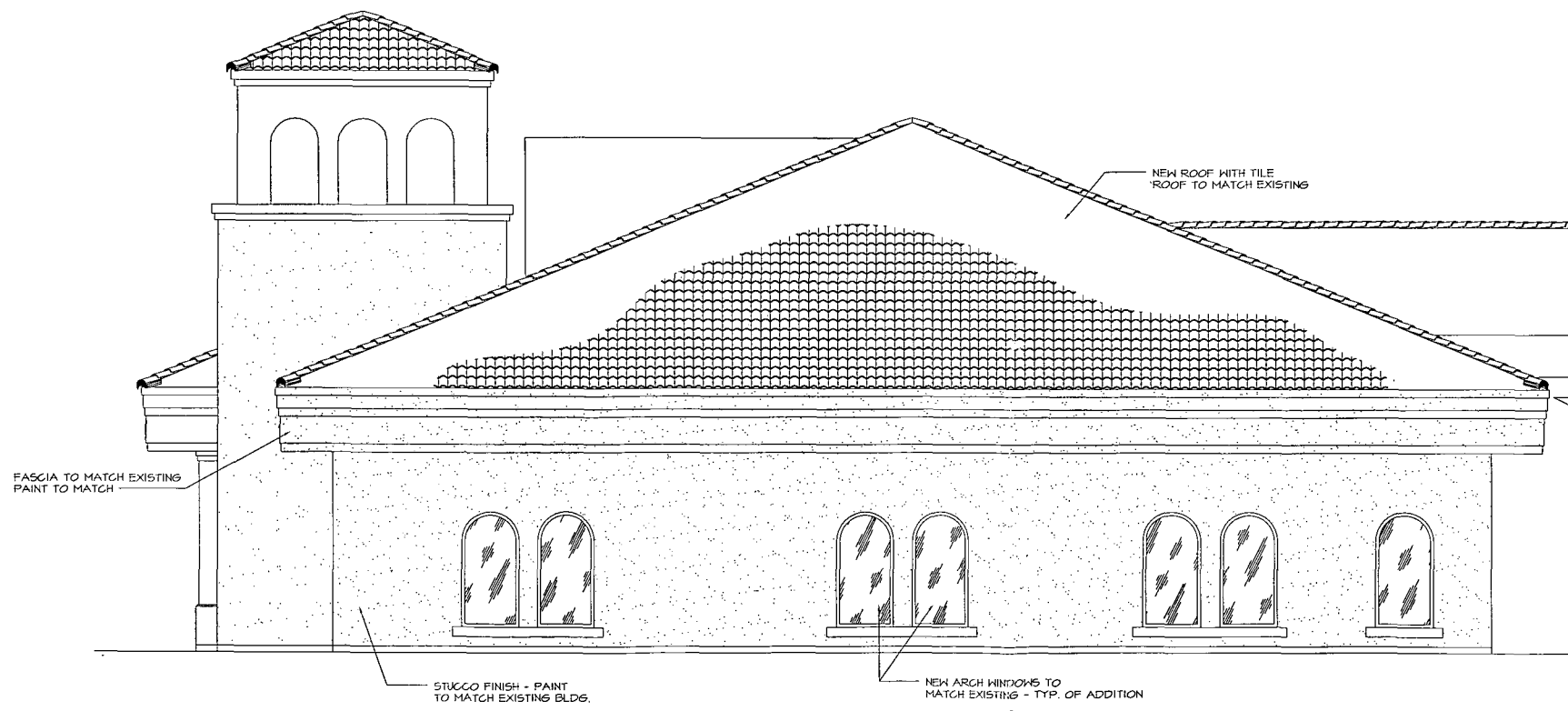
PLANS - ELEVATIONS

Separator Sheet

WELLS FARGO BANK BRANCH
9410 WEST LAKE MEAD DRIVE



1 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
Signature
Shayne Runzmon
Signature
12-4-06

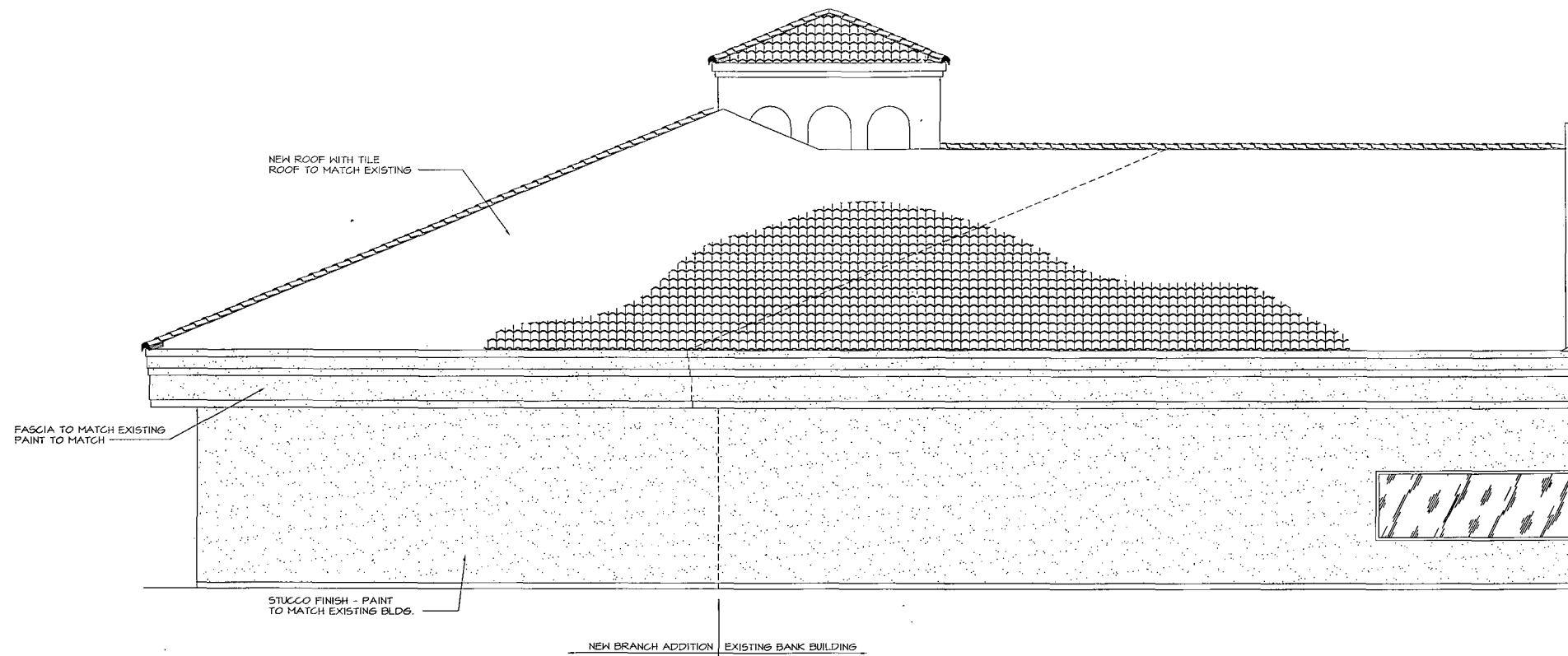
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WELLS FARGO BANK

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DATE: November 29, 2006 at 4:35pm PROJECT NUMBER: 06074 FILE NAME: 06074_DR4_ELEV_1.dwg
WAS LAST MODIFIED BY TECHNICIAN: pburton

WELLS FARGO BANK BRANCH
9410 WEST LAKE MEAD DRIVE



1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

APPR. *[Signature]*
Signature
[Signature]
Signature
12-4-06
Date

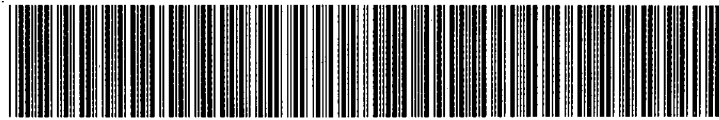
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DATE: November 28, 2006 at 4:36pm PROJECT NUMBER: 06074 FILE NAME: 06074_DR4_ELEV_2.dwg
WAS LAST MODIFIED BY TECHNICIAN: pburton

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

WELLS FARGO BANK BRANCH 9410 WEST LAKE MEAD BLVD

GENERAL INFORMATION

OWNER: WELLS FARGO BANK
ADDRESS: 3511 BOULDER HIGHWAY
TELEPHONE: (702) 791-6610
BUILDING CODE: 2003 IBC
MECHANICAL CODE: 2000 UMC
PLUMBING CODE: 2000 UPC
ELECTRICAL CODE: 2002 NEC
FIRE CODE: 2003 NFPA

CONTACT: ED WALKER
FAX: (702) 791-6608
AMENDMENTS: 2003 IBC

SITE INFORMATION

PROJECT ADDRESS: 9410 WEST LAKE MEAD DRIVE
ASSESSORS PARCEL NUMBER: 13B-18-812-002
DESIGN REVIEW BOARD: CITY OF LAS VEGAS
ZONING DISTRICT: P-C

SURROUNDING ZONING DISTRICTS:

NORTH: P-C
EAST: P-C
SOUTH: P-C
WEST: P-C

BUILDING USE: FINANCIAL INSTITUTE
BUILDING HEIGHT: ALLOWED: 40 FT. PROVIDED: 34 FT.
SITE AREA: GROSS: 86,990 SQ. FT. (1.99 ACRES)
NET: 114,960 SQ. FT. (2.62 ACRES)
EXISTING BUILDING FOOTPRINT AREA: 5,324 SQ. FT.
ADDITION BUILDING FOOTPRINT AREA: 1,820 SQ. FT.
TOTAL BUILDING FOOTPRINT AREA: 7,144 SQ. FT.

PARKING ANALYSIS:

REQUIRED: 36 SPACES
REQUIRED ACCESSIBLE SPACES = 3 SPACES
REQUIRED VAN ACCESSIBLE SPACES = 1 SPACE

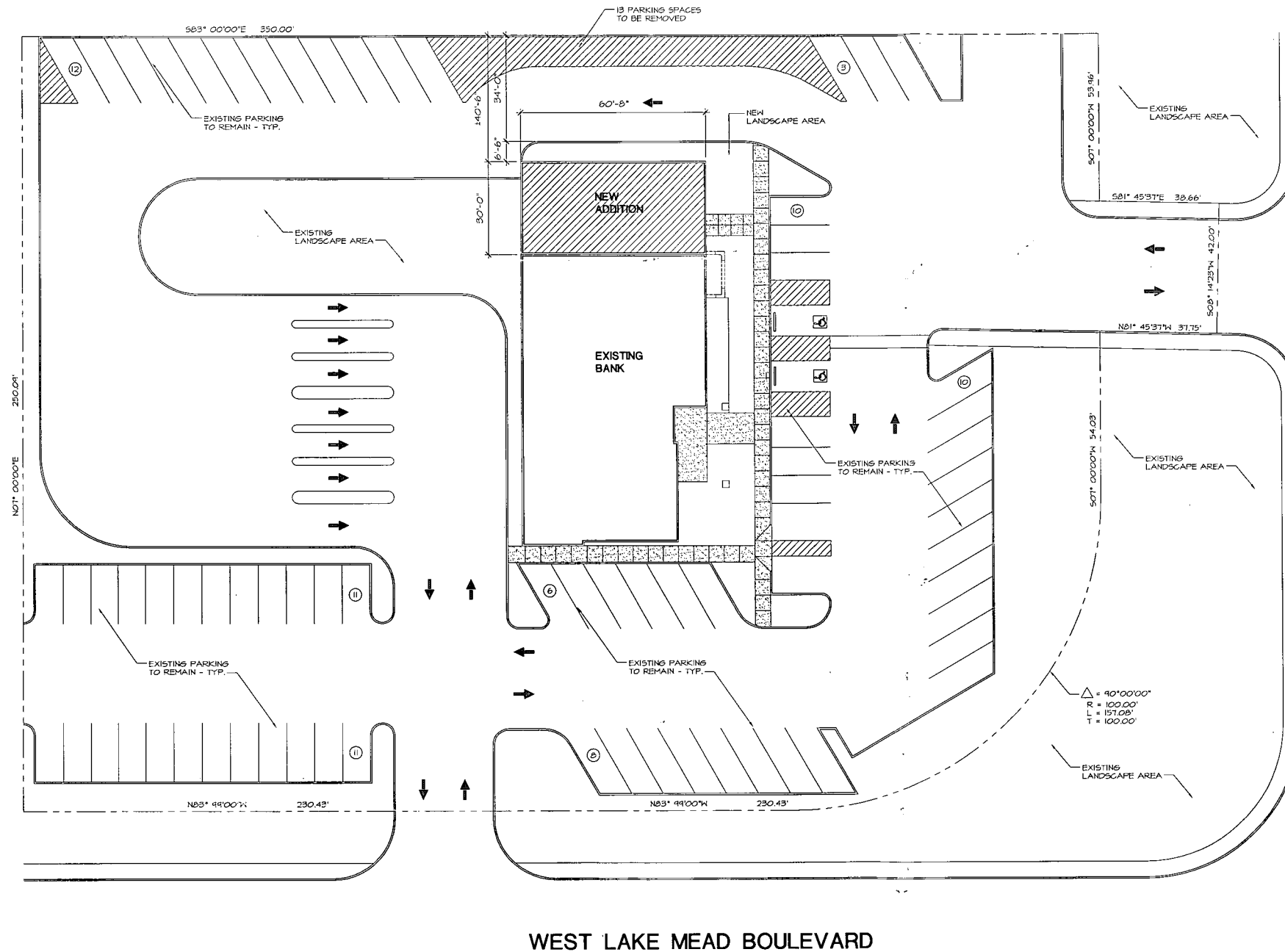
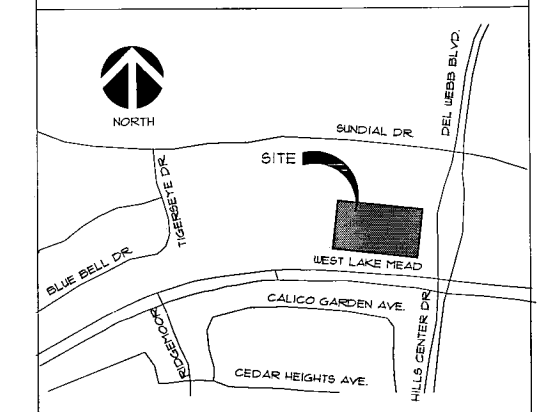
PROVIDED:

REGULAR	64 SPACES	SIZE	9'-0" x 20'-0"
COMPACT	N/A SPACES <td>SIZE</td> <td>N/A</td>	SIZE	N/A
ACCESSIBLE	1 SPACES <td>SIZE <td>9'-0" x 20'-0"</td> </td>	SIZE <td>9'-0" x 20'-0"</td>	9'-0" x 20'-0"
VAN ACCESSIBLE	1 SPACES <td>SIZE <td>9'-0" x 20'-0"</td> </td>	SIZE <td>9'-0" x 20'-0"</td>	9'-0" x 20'-0"
TOTAL	11 SPACES	13 SPACES TO BE REMOVED FOR ADDITION	

APPROVED

Signature
Signature
Date 12-4-06

LOCATION MAP



DEL WEBB BLVD.

WEST LAKE MEAD BOULEVARD

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

CRG-18739
01/03/07



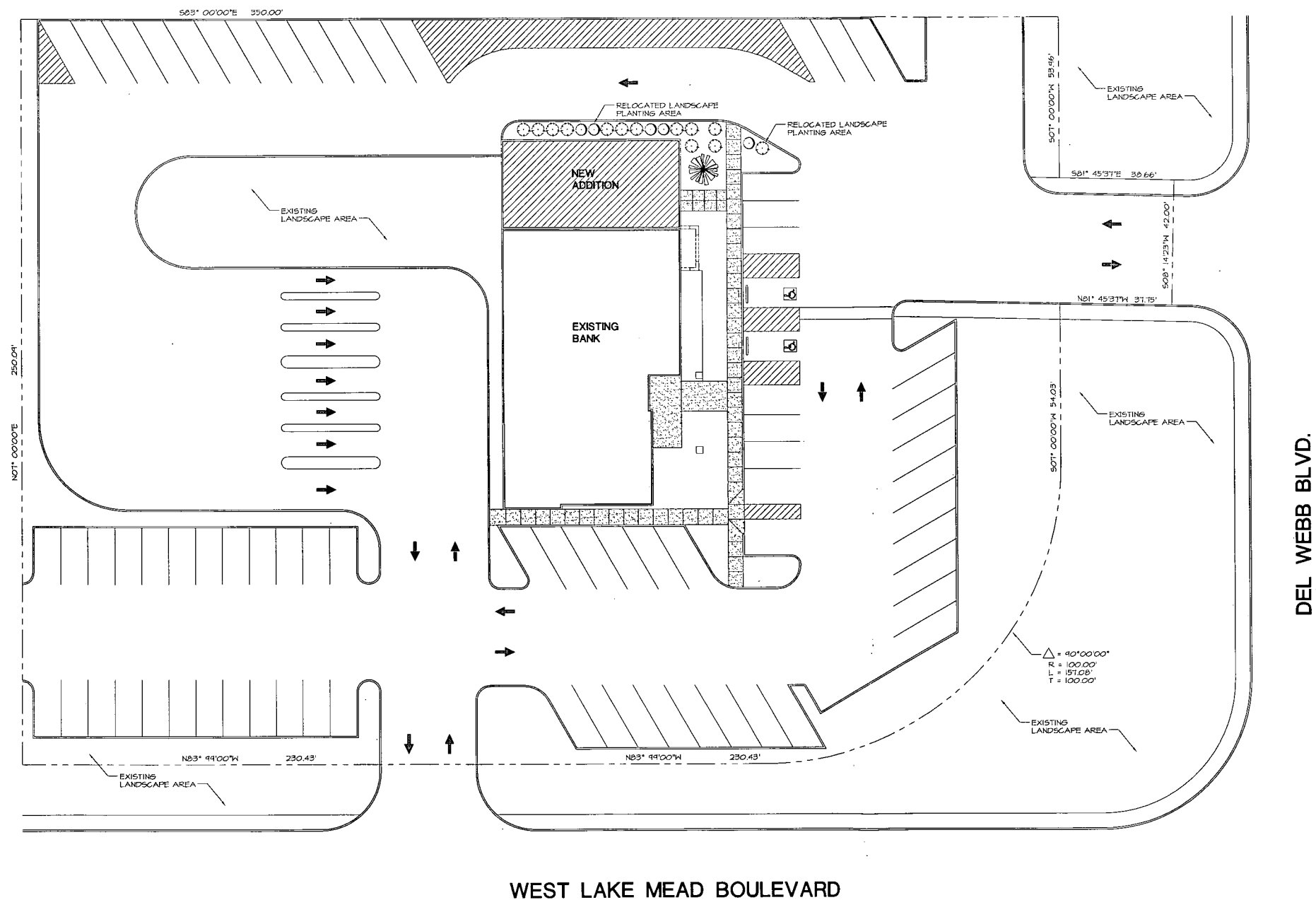
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A PROPOSED BANK ADDITION FOR:
WELLS FARGO BANK

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DATE: November 29, 2006 at 4:35pm PROJECT NUMBER: 06074 FILE NAME: 06074_DRI_SITE.dwg
WAS LAST MODIFIED BY TECHNICIAN: phurton

WELLS FARGO BANK BRANCH
9410 WEST LAKE MEAD BLVD



LANDSCAPE LEGEND

TREES

RELOCATED EXISTING "MEXICAN FAN PALM"

SHRUBS

RELOCATED EXISTING INDICA "PINK CLOUD" - 5 GALLON

RELOCATED EXISTING INDICA "JACK EVANS" - 5 GALLON

LANDSCAPE NOTES

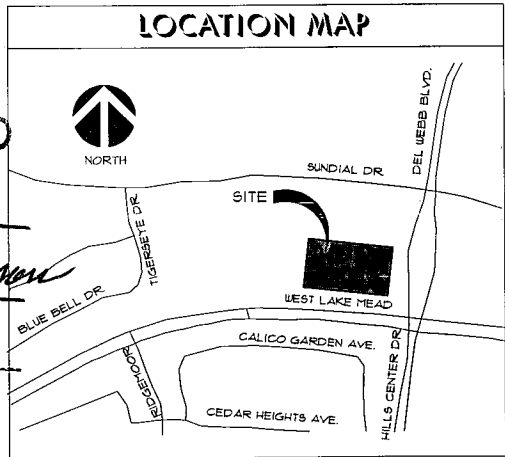
ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL "HARDENED OFF". ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR WELL, 9 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAN THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:



APPROVED

Signature _____

Signature _____

12-7-06

Date

1 **LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



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**A PROPOSED BANK ADDITION FOR:
WELLS FARGO BANK**

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