

*City of Las Vegas***AGENDA MEMO***45472 CIVIL
Mylon signed
9/6/12*

CITY COUNCIL MEETING DATE: JULY 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CT-1, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-37823	Staff recommends APPROVAL.	
ZON-37824	Staff recommends APPROVAL.	GPA-37823
SDR-37940	Staff recommends APPROVAL, subject to conditions:	GPA-37823 ZON-37824

**** CONDITIONS *****GPA-37823 CONDITIONS****Planning and Development**

- I. Approval is for O (Office).

ZON-37824 CONDITIONS**Planning and Development**

- I. Approval is for O (Office).

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SDR-37940 CONDITIONS

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 05/05/10, landscape plan, and building elevations, date stamped 04/13/10, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot buffer along the south perimeter where fifteen feet is required.
4. An Exception from 19.12.040 is hereby approved, to allow seven parking lot trees where eight are required.
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.
6. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan to include four additional trees within the perimeter buffer areas.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall be screened, gated, with a roof or trellis.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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 **GPA-37823, ZON-37824 & SDR-37940** abutting street intersections.

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19. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a General Plan Amendment and Rezoning to amend a portion of the Centennial Hills Sector of the General Plan (GPA-37823) from L (Low Density Residential) to SC (Service Commercial) and to Rezone (ZON-37824) the site from R-E (Residence Estates) to C-1 (Limited Commercial) at 7204 West Craig Road. The subject site has a current land use designation of L (Low Density Residential), is zoned R-E (Residence Estates) and contains a single-family residence. The proposed land use designation of SC (Service Commercial) and rezoning of C-1 (Limited Commercial) would allow uses that are compatible with the existing surrounding land uses. The proposed 4,195 square foot building meets all of Title 19 requirements except for one parking lot tree and four perimeter trees. Staff can support the exception for one parking lot tree as this is minimal in nature. The applicant has agreed to plant four additional trees in the perimeter landscape buffer areas; a condition of approval has been added to address this. Staff supports the waiver along the south perimeter as it is minor in nature and meets the intent of Title 19.12.040G for street landscaping along major arterials. Staff recommends approval. If denied, the site would remain as a single-family residential use.

ISSUES

- The proposed amendment and rezoning are compatible with the existing adjacent RS (Residential Suburban) – Clark County Designation, ML (Medium-Low Density Residential) and SC (Service Commercial) designations and current uses.
- The proposed site plan is consistent with Title 19.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
10/18/06	The City Council approved a request for an Annexation (ANX-15018) of approximately 1.0 acres at 7450 West Craig Road. The Planning Commission recommended approval of the request. The Annexation became effective 10/27/06.
10/03/08	A Code Enforcement citation (#70416) was issued for an abandoned house; dead trees and grass with high vegetation. Code Enforcement closed the case on 02/12/09.
10/15/08	A Code Enforcement citation (#70660) was issued for a referral from Streets and Sewers regarding a tree leaning from the back yard onto wall over onto Tenaya; the property was vacant. Code Enforcement closed the case on 10/20/08.
02/23/09	A deed was recorded for a change of ownership.
08/28/09	A Code Enforcement citation (#81333) was issued for homeowners that cut tree branches and left them piled on front yard for approximately two months. The house is now vacant. This case has not been resolved.

DR

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12/17/09	The Planning Commission, at the request of the applicant, withdrew without prejudice requests for Rezoning (ZON-35867) from R-E (Residence Estates) to C-1 (Limited Commercial); General Plan Amendment (GPA-35866) to amend a portion of the Centennial Hills Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) at 7204 West Craig Road.
05/27/10	The Planning Commission held in abeyance GPA-37823, ZON-37824 and SDR-37940 to the June 24, 2010 Planning Commission meeting.
06/24/10	The Planning Commission (6-1 vote/ke) recommended APPROVAL of companion items, ZON-37824 (6-1 vote/ke) and SDR-37940 (6-1 vote/vq) concurrently.
Related Building Permits/Business Licenses	
There are no Building Permits or Business Licenses that are pertinent to the subject site.	
Pre-Application Meeting	
08/19/09	A pre-application meeting with the applicant was held where elements of submitting a General Plan Amendment were discussed. Topics included: • Title 19 Zoning Code Requirements • Meeting Dates and Deadlines • Submittal requirements for associated applications to Rezone and Site Development Plan Review for a proposed 2,772 square-foot Restaurant with a Drive-Through were also discussed.
Neighborhood Meeting	
04/12/10	A neighborhood meeting was held from 6:00 pm to 7:00 pm in the Student Theater room of Judge Myron E. Leavitt Middle School, 4701 Quadrel Street, Las Vegas, NV, 89129. There were 14 members of the general public, one representative for the developer, and one staff member from the Planning and Development Department. The following issues were discussed: • A member of Public inquired about the 50-foot height of the building. The applicant stated that height and a single story is required by the proposed bank tenant. The applicant added that an Office development would require multi-story parking. • The developer was asked if other sites had been considered. A citizen stated they would prefer the pet cemetery owners would purchase this site and expand [the pet cemetery]. • There was an inquiry about other than bank use if zoning was approved. A similar concern was that the property might be "flipped" after being rezoned. • Several members of the public expressed concern this request will create a precedent for commercial zoning along Craig Road west of Tenaya, and concern those vacant parcels at Craig and Buffalo could be rezoned to commercial. • The applicant indicated the current state of the site is dangerous. • There was also a concern of speaker noise from drive-up tellers. • A citizen wanted to know if the driveway to Tenaya could be eliminated.

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Field Check	
09/17/09	During a routine site inspection staff observed a vacant single-family residence with a large pile of branches and debris in the front yard.

Details of Application Request	
Site Area	
Gross Acres	1.00 Acre

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	L (Low Density Residential)	R-E (Residence Estates)
North	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
East	Retail Development	SC (Service Commercial)	C-1 (Limited Commercial)
West	Pet Cemetery	RS (Residential Suburban) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08 Development Standards, the following standards apply

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	173 Feet	Y
Min. Setbacks			
• Front (north property line)	20 Feet	90 Feet	Y
• Corner Side (east property line)	15 Feet	86 Feet	Y
• Side (west property line)	10 Feet	27 Feet	Y
• Rear (south property line)	20 Feet	74 Feet	Y
Max. Lot Coverage	50%	10%	Y
Max. Building Height	17 Feet	Feet	N/A
Trash Enclosure	Screened, Gated, w/ Roof or Trellis	As Conditioned	As Conditioned
Mech. Equipment	Screened	As Conditioned	As Conditioned

Pursuant to Title 19.12, the following landscaping standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	9 Trees	7 Trees	By Condition
• South	1 Tree / 20 Linear Feet	7 Trees	5 Trees	
• East	1 Tree / 30 Linear Feet	11 Trees	10 Trees	
• West	1 Tree / 20 Linear Feet	9 Trees	9 Trees	
TOTAL PERIMETER TREES		36 Trees	31 Trees	By condition
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	7 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	Walls are not required		6 feet	N/A

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Pursuant to Title 19.10, 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	
Financial Institution, General (with Drive-Thru)	4,195	1/200	20	1	26	2	Y
TOTAL (including handicap)		.	21		28		Y

Waivers		
Requirement	Request	Staff Recommendation
15 Feet	To allow a zero-foot perimeter landscape buffer along the south perimeter.	Approval

Exceptions		
Requirement	Request	Staff Recommendation
1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	To allow 7 trees where 8 trees are required	Approval

Pursuant to the interlocal agreement with Clark County, General Plan Amendments are forwarded to them for comment. Please find their comments below.

“Tenaya Way has been the demarcation line for the commercial and more intense uses to the east and the residential and less intense uses to the west. Circumstances have not substantially changed in the area to warrant commercial encroachment to the west of Tenaya or approval of these applications”.

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ANALYSIS

The subject site is located in the Centennial Hills Sector of the General Plan and has a current General Plan designation of L (Low Density Residential) and Zoning of R-E (Residence Estates). This is a proposal to amend the General Plan designation to SC (Service Commercial) and Rezone to C-1 (Limited Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate. The proposed Service Commercial General Plan designation is compatible with the existing surrounding cemetery, residential and commercial uses.

The proposed 4,195 square foot building meets all of Title 19 requirements except for one parking lot tree and four perimeter trees. Staff can support the exception for one parking lot tree as this is minimal. The applicant has agreed to plant four additional trees in the perimeter landscape buffer areas, a condition of approval has been added to address this. The applicant has proposed perimeter landscaping buffers along the south perimeter of the subject property to conform to Title 19.12.040.G landscaping requirements along arterial streets. A five-foot landscape buffer will be located within the public right-of-way with an additional ten-foot buffer located behind the proposed sidewalk. Staff supports this request as it allows for a detached sidewalk but does not require trees to be eliminated for sight visibility for the drive way on Craig Road.

FINDINGS (GPA-37823)

Section 19.18.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed amendment is compatible with the existing adjacent RS (Residential Suburban) – Clark County Designation, ML (Medium-Low Density Residential) and SC (Service Commercial) designations.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The zoning designations allowed by the proposed amendment are compatible with the existing adjacent land use and zoning designations.

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- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The site is accessed by Craig Road, a 100-foot Primary Arterial, and Tenaya Way an 80-foot Secondary Collector, as designated by the Master Plan of Streets and Highways, which are adequate to serve the requirements of the Restaurant with a Drive-Through use. The subject site will be served by existing utilities, transportation and other facilities, which are adequate for the Restaurant with a Drive-Through use.

- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed amendment meets the following Policy of the 2020 Master Plan:
POLICY 2.1.3: Those urban hubs at the intersections of primary roads, containing a mix of residential, commercial and office uses are supported.

FINDINGS (ZON-37824)

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

The proposed C-1 (Limited Commercial) zoning district is consistent with the proposed SC (Service Commercial) General Plan designation on this site.

- 2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The uses allowed by the C-1 (Limited Commercial) zoning district are compatible with the surrounding land uses and zoning district.

- 3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

The subject site is surrounded by a pet cemetery to the north and west; and commercial uses to the east and southeast and is no longer appropriate for a residential use.

- 4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

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The site is accessed from both Craig Road, a 100-foot Primary Arterial, and Tenaya Way, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. These thoroughfares are capable of accommodating the traffic flow for the proposed zoning district.

FINDINGS (SDR-37490)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

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

- 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;**

As conditioned the proposed development is consistent with all adopted city plans, policies and standards.

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

Access to the site is provided from Craig Road, a 100-foot Primary Arterial and Tenaya Way, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. This street will provide adequate access and will accommodate the traffic generated by the proposed development.

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

Building materials are appropriate for the area and consistent with other commercial sites within the City. Landscape materials are appropriate in type, size and quantity for the area and for the City.

- 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;**

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The building elevations, design characteristics and architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. In addition, the proposed development is harmonious and compatible with development in the area.

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

The proposed Site Development Plan Review will not impact public health, safety, or welfare since the development will be subject to the International Building Code and City inspections during construction.

PLANNING COMMISSION ACTION

There were seven speakers at the Planning Commission hearing, the majority opposed.

NOTE: The Planning Commission recommended approval of O (Office).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 356 (By City Clerk)

APPROVALS 2

PROTESTS 6

CONCERNS 1



MEMORANDUM

To: Land Development
From: Linda Hartman-Maynard
Phone: (702) 229-6899 Fax: (702) 382-1240
CC: Land Development Civil Plan Ref. # 45472
Date: 5/29/2012 1st Review
Re: Chase @ Craig & Tenaya

STATUS:

Cond. Appr.

APN: 138-03-201-009

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. For any proposed landscaping encroaching into city property please submit a technical landscape plan that indicates how the landscape buffer areas within the public right-of-way will be constructed.
2. For long term maintenance of the any vegetation within public property please submit an irrigation plan that indicates the use of a drip system. Please clearly indicate on the landscape plan the type, size, and quantity of the proposed vegetation.
3. On Sheet U1 please label all above ground utility shall comply with Title 19.08 Utility Screening Requirements. *All above ground utilities greater than 27 cubic feet shall be setback a minimum of 3 feet from the back of sidewalk and shall include vegetation that upon maturity will adequately screen such equipment from public views*
4. On the Cover Sheet please revise the required signature line. The Planning signature label is as follows:
Doug Rankin, AICP, Planning Manager
This plan conforms to the applicable standards of the Planning **Department**.
5. Please revise Sheet U1 to label all utility boxes along public right-of-way that are greater than 27 cubic feet shall conform to Title 19.08.010(a) - Utility Box Standards. Such equipment shall be setback a minimum of 3 feet from the back of sidewalk and be screened with sufficient landscape materials including vegetation that will provide adequate screening at maturity.
6. Please add a landscape plan that clearly indicates the proposed planting plan for all required utility screening.
7. Please resubmit the redlined plans with mylars for final Planning approval and signature.

NOTES

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 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 ONLY WHEN MAP REDUCED FROM 1:10,000 ORIGINAL

0 50 100 200 300 400 500 600

MAP LEGEND

Parcel Boundary
Sub-Boundary
Road Easement
P/W/O Boundary
Non-Parcel Lot Line
Watch Line / Leader Line

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

120S R60E

RSSE | ROAD | RESIDE

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03

S 2 NW 4

138-03-2

120S R60E

RSSE | ROAD | RESIDE

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138-03-2

120S R60E

RSSE | ROAD | RESIDE

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138-03-2

120S R60E

RSSE | ROAD | RESIDE

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138-03-2

120S R60E

RSSE | ROAD | RESIDE

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S 2 NW 4

138-03-2

120S R60E

RSSE | ROAD | RESIDE

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3	2	1

03

S 2 NW 4

138-03-2

120S R60E

RSSE | ROAD | RESIDE

126	125	124
123	122	121
120	119	118
117	116	115
114	113	112
111	110	109
108	107	106
105	104	103
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15	14	13
12	11	10
9	8	7
6	5	4
3	2	1

03

S 2 NW 4

138-03-2

120S R60E

RSSE | ROAD | RESIDE

126	125	124
123	122	121
120	119	118
117	116	115
114	113	112
111	110	109
108	107	106
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03

S 2 NW 4

138-03-2

120S R60E

RSSE | ROAD | RESIDE

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123	122	121
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03

S 2 NW 4

138-03-2

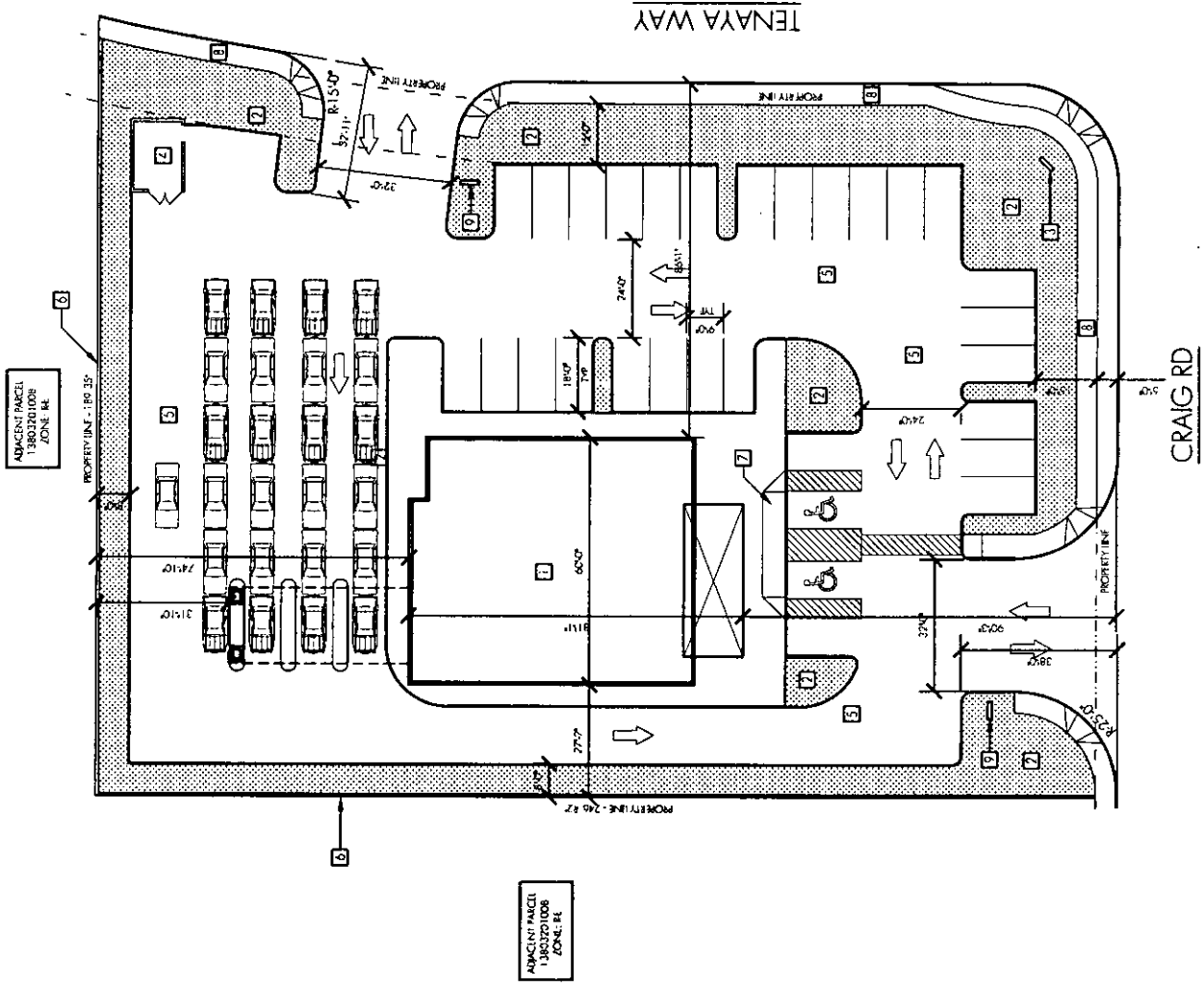
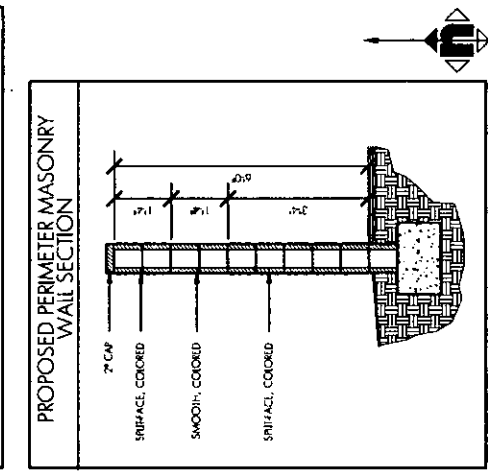
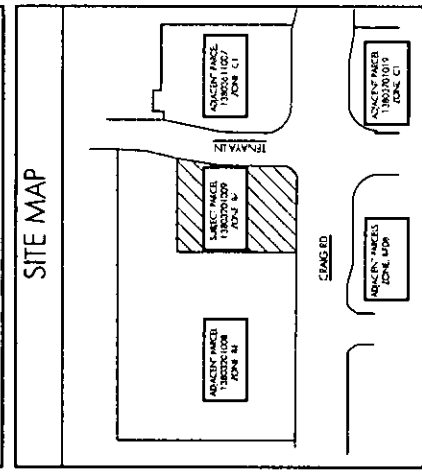
120S R60E

RSSE | ROAD | RESIDE

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30	29	28
27	26	25

SITE DATA	
PARCEL:	13803201009
ADDRESS:	7204 W CRAIG RD
ADJACENT PARCEL:	13803201008
ZONING:	RE
SUBMISSION:	PARCEL MAP FILE 105 PAGE 42
FOR SET:	1:1571
DATE:	1/15/17
BUILDING SIZE:	4,294 SF
PARKING:	41,000 SF = 18 STALLS
PROVIDED:	30 STALLS

KEYNOTES	
1	PROPOSED BANK
2	LANDSCAPED AREA - REFER TO LANDSCAPE PLAN
3	TRUCK SIGN
4	TRASH ENCLOSURE
5	PAVED AREA
6	60" HIGH DECORATIVE MASONRY WALL - SEE SECTION BELOW
7	CLUB ACCESS
8	50' CONCRETE WALK
9	DIRECTIONAL SIGN



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MAY 05 2010

GPA-37823 ZON-37824 of Las Vegas
SDR-37940 REVISED

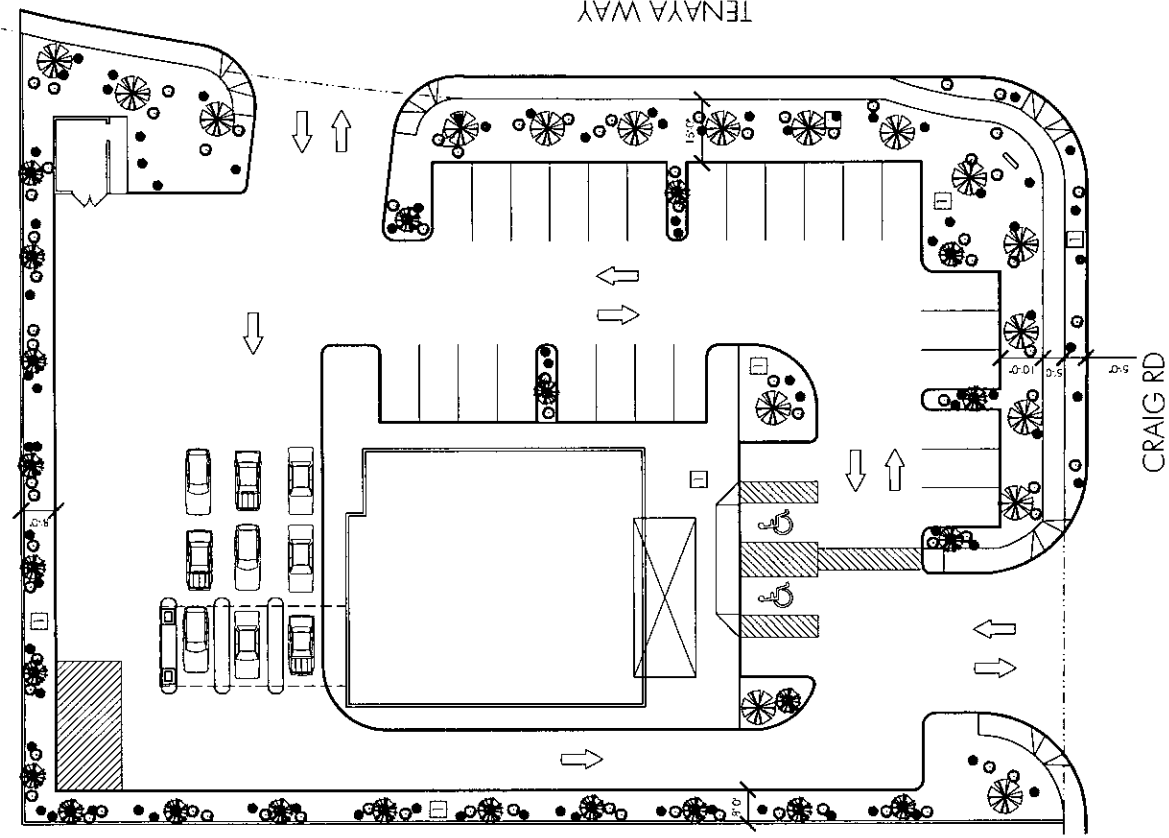
SITE PLAN SCALE: 1"=40'-0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

PLANT LEGEND	
	CHEAN VASCULAR MEDICINALS 24" BOX AT 20' O.C.
	SPROUTING ACQUACON 24" BOX AT 20' O.C.
	COMMON WINTER CREEPER (BONNYWOLFS FOLIUS) IN GAI
	CHARGE TREE MUA-ACQUACON GAI

KEYNOTES	
	GROUNDCOVER GRANITE MURCH



RECEIVED
APR 13 2010

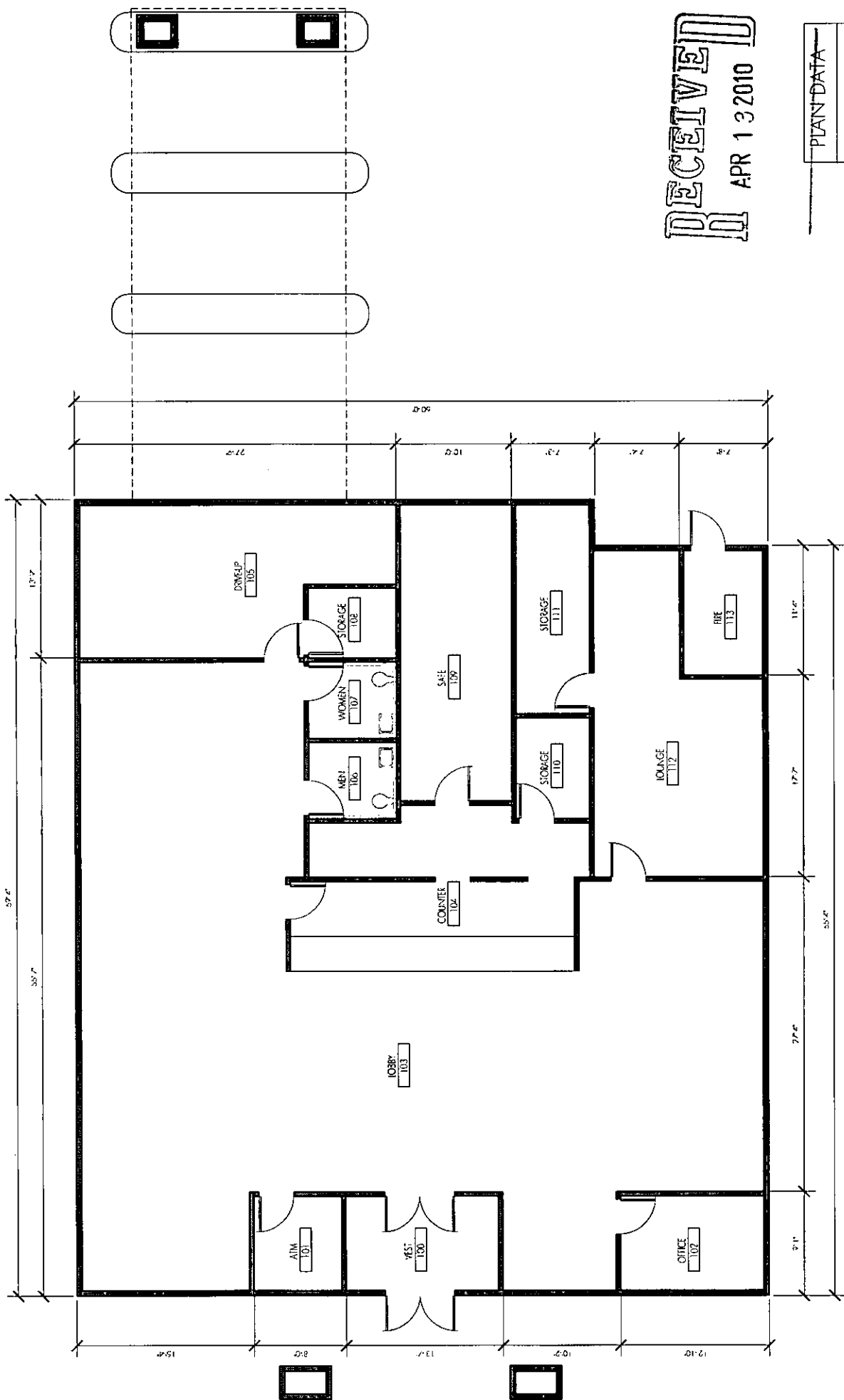
SDR-37940



LANDSCAPE PLAN SCALE: 1"=40'0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-I, LLC | RBA ARCHITECTURE
April 6, 2010



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APR 13 2010

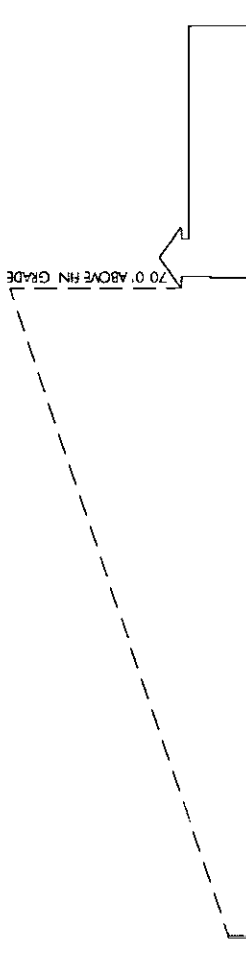
PLAN DATA	
BUILDING SIZE:	4,100 sq
OCCUPANCY:	40 PERSONS

SDR-37940

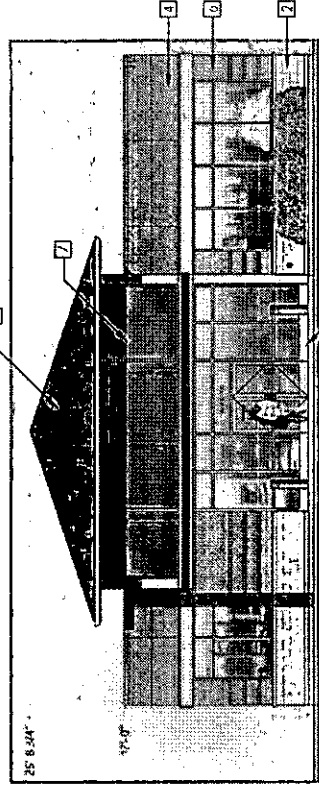
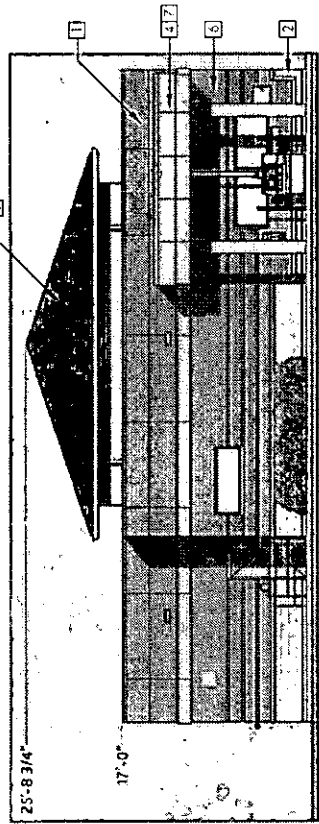
FLOOR PLAN SCALE: 1" = 1'-0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
Apr 6, 2010

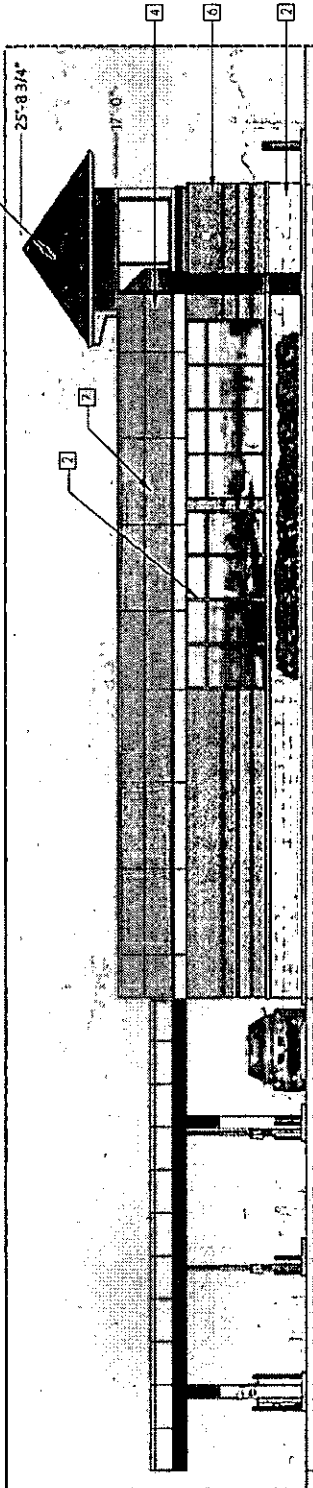


3-1 SITELINE DIAGRAM
SCALE N.T.S.

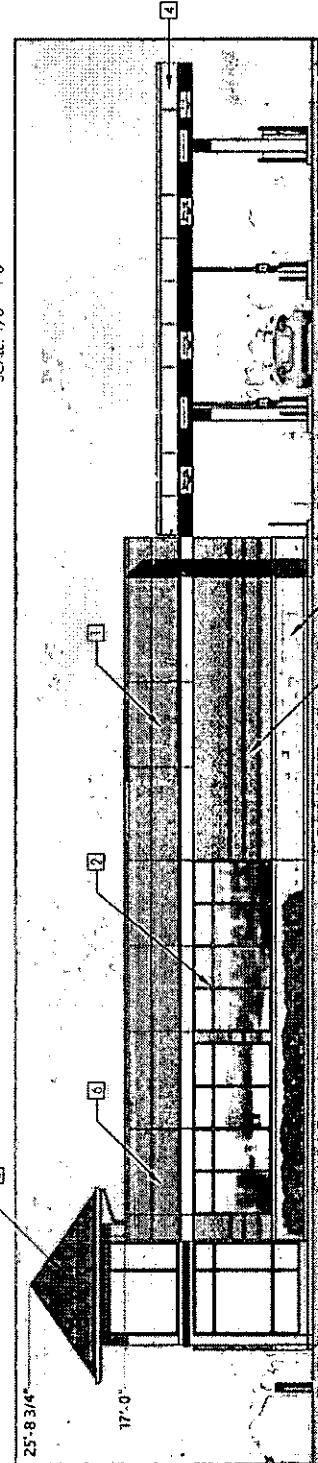


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

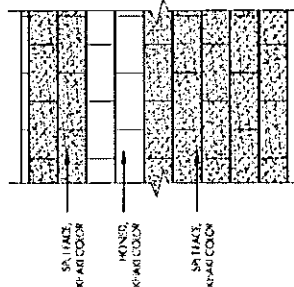
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

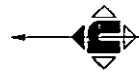


TYPICAL PERIMETER CMU WALL ELEV
SCALE: 3/4" = 1'-0"

KEYNOTES	
1	EXTERIOR CEMENT PLASTER - PAINTED SUE
2	ALUMINUM STORM DOOR - EVER
3	REVENED TAN BRICK
4	EXTERIOR CEMENT PLASTER - PAINTED GRAY
5	CONCRETE
6	CONCRETE
7	CONCRETE
8	CONCRETE

DR
APR 13 2010

SDR-37940



1280327-0009 1280327-0010 1280327-0011 1280327-0012 1280327-0013 1280327-0014 1280327-0015 1280327-0016 1280327-0017 1280327-0018 1280327-0019 1280327-0020 1280327-0021 1280327-0022 1280327-0023 1280327-0024 1280327-0025 1280327-0026 1280327-0027 1280327-0028 1280327-0029 1280327-0030 1280327-0031 1280327-0032 1280327-0033 1280327-0034 1280327-0035 1280327-0036 1280327-0037 1280327-0038 1280327-0039 1280327-0040 1280327-0041 1280327-0042 1280327-0043 1280327-0044 1280327-0045 1280327-0046 1280327-0047 1280327-0048 1280327-0049 1280327-0050 1280327-0051 1280327-0052 1280327-0053 1280327-0054 1280327-0055 1280327-0056 1280327-0057 1280327-0058 1280327-0059 1280327-0060 1280327-0061 1280327-0062 1280327-0063 1280327-0064 1280327-0065 1280327-0066 1280327-0067 1280327-0068 1280327-0069 1280327-0070 1280327-0071 1280327-0072 1280327-0073 1280327-0074 1280327-0075 1280327-0076 1280327-0077 1280327-0078 1280327-0079 1280327-0080 1280327-0081 1280327-0082 1280327-0083 1280327-0084 1280327-0085 1280327-0086 1280327-0087 1280327-0088 1280327-0089 1280327-0090 1280327-0091 1280327-0092 1280327-0093 1280327-0094 1280327-0095 1280327-0096 1280327-0097 1280327-0098 1280327-0099 1280327-0100 1280327-0101 1280327-0102 1280327-0103 1280327-0104 1280327-0105 1280327-0106 1280327-0107 1280327-0108 1280327-0109 1280327-0110 1280327-0111 1280327-0112 1280327-0113 1280327-0114 1280327-0115 1280327-0116 1280327-0117 1280327-0118 1280327-0119 1280327-0120 1280327-0121 1280327-0122 1280327-0123 1280327-0124 1280327-0125 1280327-0126 1280327-0127 1280327-0128 1280327-0129 1280327-0130 1280327-0131 1280327-0132 1280327-0133 1280327-0134 1280327-0135 1280327-0136 1280327-0137 1280327-0138 1280327-0139 1280327-0140 1280327-0141 1280327-0142 1280327-0143 1280327-0144 1280327-0145 1280327-0146 1280327-0147 1280327-0148 1280327-0149 1280327-0150 1280327-0151 1280327-0152 1280327-0153 1280327-0154 1280327-0155 1280327-0156 1280327-0157 1280327-0158 1280327-0159 1280327-0160 1280327-0161 1280327-0162 1280327-0163 1280327-0164 1280327-0165 1280327-0166 1280327-0167 1280327-0168 1280327-0169 1280327-0170 1280327-0171 1280327-0172 1280327-0173 1280327-0174 1280327-0175 1280327-0176 1280327-0177 1280327-0178 1280327-0179 1280327-0180 1280327-0181 1280327-0182 1280327-0183 1280327-0184 1280327-0185 1280327-0186 1280327-0187 1280327-0188 1280327-0189 1280327-0190 1280327-0191 1280327-0192 1280327-0193 1280327-0194 1280327-0195 1280327-0196 1280327-0197 1280327-0198 1280327-0199 1280327-0200 1280327-0201 1280327-0202 1280327-0203 1280327-0204 1280327-0205 1280327-0206 1280327-0207 1280327-0208 1280327-0209 1280327-0210 1280327-0211 1280327-0212 1280327-0213 1280327-0214 1280327-0215 1280327-0216 1280327-0217 1280327-0218 1280327-0219 1280327-0220 1280327-0221 1280327-0222 1280327-0223 1280327-0224 1280327-0225 1280327-0226 1280327-0227 1280327-0228 1280327-0229 1280327-0230 1280327-0231 1280327-0232 1280327-0233 1280327-0234 1280327-0235 1280327-0236 1280327-0237 1280327-0238 1280327-0239 1280327-0240 1280327-0241 1280327-0242 1280327-0243 1280327-0244 1280327-0245 1280327-0246 1280327-0247 1280327-0248 12
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1	POWERS, JAMES	WOMAN'S CLUB
2	ANDERSON, A. A.	WOMAN'S CLUB
3	CLARK, G. R.	WOMAN'S CLUB
4	1934, 1935, 1936	WOMAN'S CLUB
5	1937, 1938	WOMAN'S CLUB
6	1939, 1940	WOMAN'S CLUB
7	1941, 1942	WOMAN'S CLUB
8	1943, 1944	WOMAN'S CLUB
9	1945, 1946	WOMAN'S CLUB
10	1947, 1948	WOMAN'S CLUB
11	1949, 1950	WOMAN'S CLUB
12	1951, 1952	WOMAN'S CLUB
13	1953, 1954	WOMAN'S CLUB
14	1955, 1956	WOMAN'S CLUB
15	1957, 1958	WOMAN'S CLUB
16	1959, 1960	WOMAN'S CLUB
17	1961, 1962	WOMAN'S CLUB
18	1963, 1964	WOMAN'S CLUB
19	1965, 1966	WOMAN'S CLUB
20	1967, 1968	WOMAN'S CLUB
21	1969, 1970	WOMAN'S CLUB
22	1971, 1972	WOMAN'S CLUB
23	1973, 1974	WOMAN'S CLUB
24	1975, 1976	WOMAN'S CLUB
25	1977, 1978	WOMAN'S CLUB
26	1979, 1980	WOMAN'S CLUB
27	1981, 1982	WOMAN'S CLUB
28	1983, 1984	WOMAN'S CLUB
29	1985, 1986	WOMAN'S CLUB
30	1987, 1988	WOMAN'S CLUB
31	1989, 1990	WOMAN'S CLUB
32	1991, 1992	WOMAN'S CLUB
33	1993, 1994	WOMAN'S CLUB
34	1995, 1996	WOMAN'S CLUB
35	1997, 1998	WOMAN'S CLUB
36	1999, 2000	WOMAN'S CLUB
37	2001, 2002	WOMAN'S CLUB
38	2003, 2004	WOMAN'S CLUB
39	2005, 2006	WOMAN'S CLUB
40	2007, 2008	WOMAN'S CLUB
41	2009, 2010	WOMAN'S CLUB
42	2011, 2012	WOMAN'S CLUB
43	2013, 2014	WOMAN'S CLUB
44	2015, 2016	WOMAN'S CLUB
45	2017, 2018	WOMAN'S CLUB
46	2019, 2020	WOMAN'S CLUB
47	2021, 2022	WOMAN'S CLUB
48	2023, 2024	WOMAN'S CLUB
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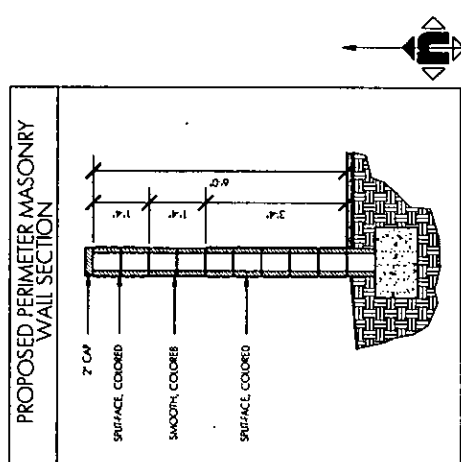
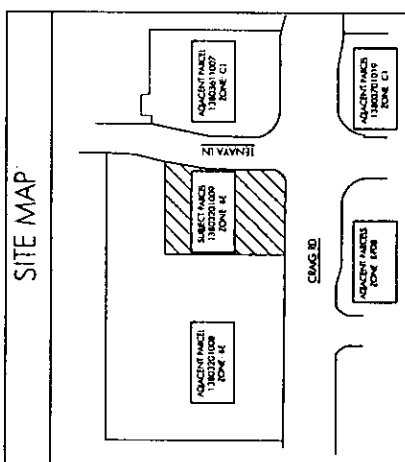
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SITE PLAN SCALE: 1"=40'-0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

SITE DATA	
PARCEL	13803201009
ADDRESS	7204 W CRAIG RD
JURISDICTION	LAS VEGAS, NV 89129
ZONING	RE
SUBDIVISION	PARCEL MAP FILE 105 PAGE 47
LOT AREA	1.1571
P.A.T.	1:1571
BUILDING SIZE	4,195 SF
PARKING	4,100 SF = 17 STALLS
REQUIRED	30 STALLS
PROVIDED	

KEYNOTES	
1	PROPOSED BANK
2	LANDSCAPED AREA - REFER TO LANDSCAPE PLAN
3	LOADING ZONE
4	TRASH ENCLOSURE
5	PAVED AREA
6	6" HIGH DECORATIVE MASONRY WALL - SEE SECTION BELOW
7	CLUB ACCESS
8	5" W CONCRETE WALK

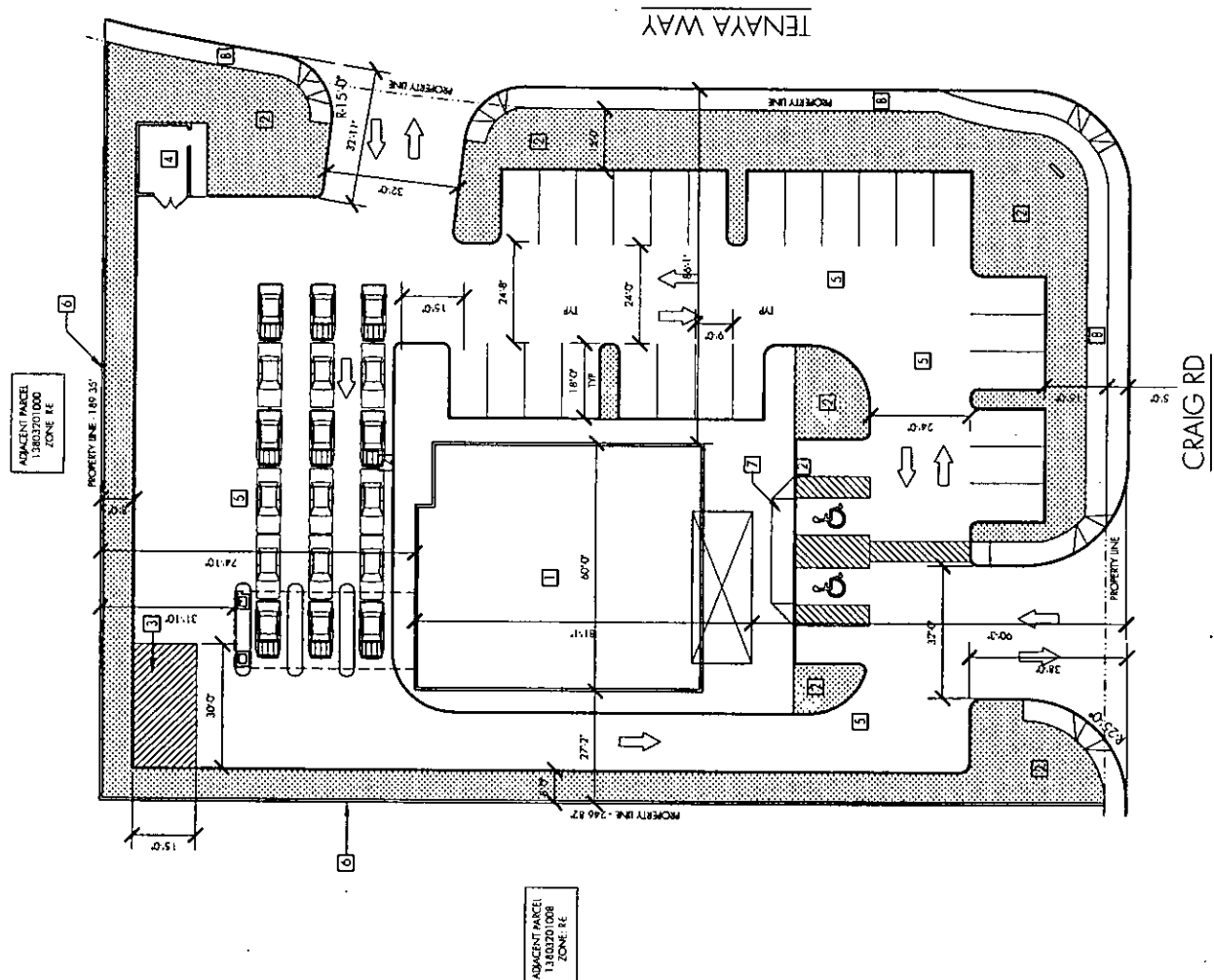


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MAY -3 2010

GPA-37823
ZON-37824
SDR-37940

CT-1, LLC | RBA ARCHITECTURE
 April 6, 2010



SITE PLAN SCALE: 1"=40'-0"
 BANK - 7204 W CRAIG RD - LAS VEGAS, NV



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 23, 2010

Ms. Alison Miller
CT-1, LLC
4375 Polaris Avenue, Suite #4
Las Vegas, Nevada 89103

RE: SDR-37940 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 21, 2010
RELATED TO GPA-37823 AND ZON-37824

Dear Ms. Miller:

The City Council at a regular meeting held July 21, 2010 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009). The Notice of Final Action was filed with the Las Vegas City Clerk on July 22, 2010. This approval is subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 05/05/10, landscape plan, and building elevations, date stamped 04/13/10, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot buffer along the south perimeter where fifteen feet is required.
4. An Exception from 19.12.040 is hereby approved, to allow seven parking lot trees where eight are required.
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.
6. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan to include four additional trees within the perimeter buffer areas.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall be screened, gated, with a roof or trellis.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Ms. Alison Miller
SDR-37940 – Page Four
July 23, 2010

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Warren Hardy
The Hardy Consulting Group, LLC
5070 Arville Street, Suite 4A
Las Vegas, Nevada 89118



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

June 25, 2010

Ms. Alison Miller
CT-1, LLC
4375 Polaris Avenue, Suite #4
Las Vegas, Nevada 89103

**RE: ABEYANCE - SDR-37940 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-37823 AND ZON-37824
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Ms. Miller:

Your request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony), was considered by the Planning Commission on June 24, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 05/05/10, landscape plan, and building elevations, date stamped 04/13/10, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot buffer along the south perimeter where fifteen feet is required.
4. An Exception from 19.12.040 is hereby approved, to allow seven parking lot trees where eight are required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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.
6. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan to include four additional trees within the perimeter buffer areas.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The trash enclosure shall be screened, gated, with a roof or trellis.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional

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21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

This item will be considered by the City Council on July 21, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Warren Hardy
The Hardy Consulting Group, LLC
5070 Arville Street, Suite 4A
Las Vegas, Nevada 89118

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

June 11, 2010

Ms. Alison Miller
CT-1, LLC
4375 Polaris Avenue, Suite #4
Las Vegas, Nevada 89103

**RE: ABEYANCE - SDR-37940 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-37823 AND ZON-37824
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Ms. Miller:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 24, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, June 18, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Warren Hardy
The Hardy Consulting Group, LLC
5070 Arville Street, Suite 4A
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
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Steven D. Ross
Ricki Y. Barlow
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City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



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www.lasvegasnevada.gov

May 28, 2010

Ms. Alison Miller
CT-1, LLC
4375 Polaris Avenue, Suite #4
Las Vegas, Nevada 89103

**RE: SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-37823 AND ZON-37824
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Ms. Miller:

Your request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony), was considered by the Planning Commission on May 27, 2010.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **June 24, 2010** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Warren Hardy
The Hardy Consulting Group, LLC
5070 Arville Street, Suite 4A
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

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Stavros S. Anthony

City Manager
Elizabeth N. Fretwell





DEVELOPMENT SERVICES CENTER

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Las Vegas, NV 89101

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TTY: 702-386-9108

www.lasvegasnevada.gov

May 14, 2010

Ms. Alison Miller
CT-1, LLC
4375 Polaris Avenue, Suite #4
Las Vegas, Nevada 89103

**RE: SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-37823 AND ZON-37824
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Ms. Miller:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *May 27, 2010* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, May 21, 2010* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Warren Hardy
The Hardy Consulting Group, LLC
5070 Arville Street, Suite 4A
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
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Steven D. Rass
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Stavros S. Anthony

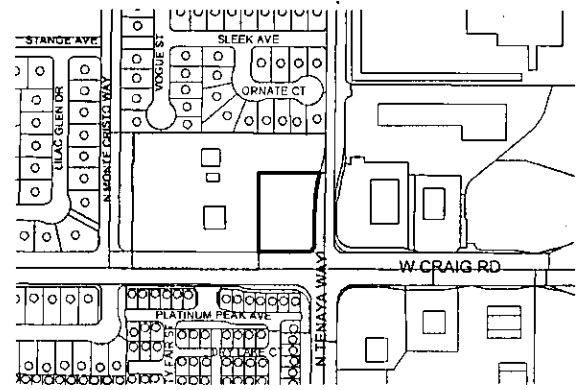
City Manager
Elizabeth N. Freitag



Application Information

SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37823 AND ZON-37824 - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

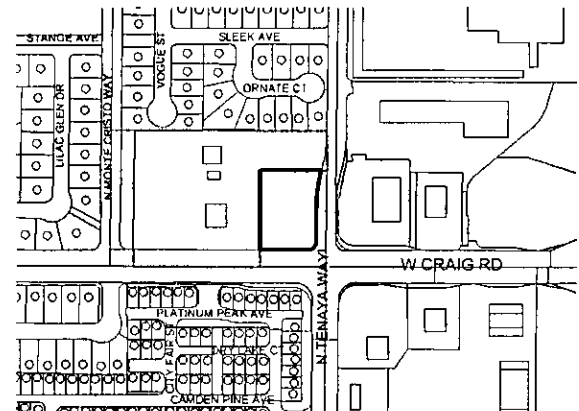
Meeting: Planning Commission
Date: May 27, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SDR-37940 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37823 AND ZON-37824 - APPLICANT/OWNER: CT-1, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).

Application Location



The proposed project may not pertain to the entire highlighted project site.

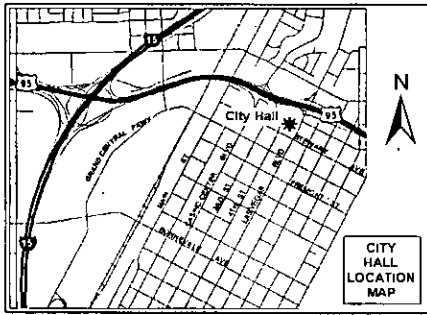
Public Hearing Information

Meeting: Planning Commission
Date: May 27, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

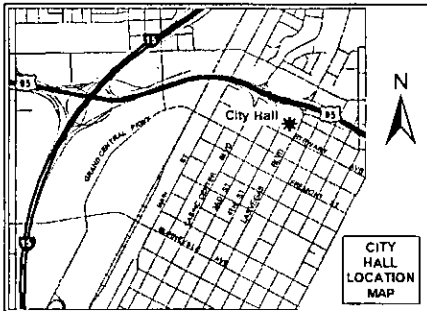
Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: May 27, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-37940

Deerbrooke HOA

Desert Greens HOA

Lone Mountain Village HOA

Mountain Gate HOA

Mountain Shadows HOA

Northwest Citizens Board NA

Rosewood Estates

Sunhampton HOA

Sunset Estates Property HOA

Turning Point Community Association

Woodcrest HOA

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 *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: May 10, 2010
Re: **SDR-37940R** CT-1, LLC 7204 West Craig Road
Request for a Site Development Plan Review for a financial institution, general, with drive-thru

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
4. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
5. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

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 *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: April 28, 2010
Re: **SDR-37940** CT-1, LLC 7204 West Craig Road
Request for a Site Development Plan Review for a financial institution, general, with drive-thru

CONDITIONS OF APPROVAL:

1. Dedicate an additional five feet of right-of-way on Craig Road adjacent to this site in accordance with Standard Drawing #201.1 prior to the issuance of any permits. No reconstruction of the curbline is required at this time.
2. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
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8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-37940

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEUMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
04/13/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-37940 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CT-1, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony).

PLANNING COMMISSION: **MAY 27, 2010**
CITY COUNCIL: **JULY 7, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 27, 2010**

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 **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech 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:



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan
Project Address (Location) 7204 W. Craig Road
Project Name Financial Institution Proposed Use Neighborhood Bank
Assessor's Parcel #(s) 138-03-201-009 Ward # 4
General Plan: existing I proposed SC Zoning: existing R-E proposed C-1
Commercial Square Footage 4195 sf Floor Area Ratio 1
Gross Acres 1.0 net Lots/Units 1 Density 1
Additional Information

PROPERTY OWNER CT-1, LLC Contact Alison Miller
Address 4375 Polaris Ave #4 Phone: (702) 304-1936 Fax:
City Las Vegas State Nevada Zip 89103
E-mail Address alison@crestridgellc.com

APPLICANT CT-1, LLC Contact Alison Miller
Address 4375 Polaris Ave, #4 Phone: (702) 304-1936 Fax:
City Las Vegas State Nevada Zip 89103
E-mail Address alison@crestridgellc.com

REPRESENTATIVE The Hardy Consulting Group, LLC Contact Warren Hardy
Address 5070 Arville Street, Suite 4a Phone: (702) 408-6666 Fax:
City Las Vegas State Nevada Zip 89118
E-mail Address wbhardy2@gmail.com

Property Owner Signature* Bradley Shultis

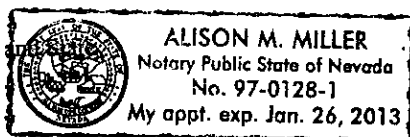
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Bradley Shultis

Subscribed and sworn before me

This 12 day of April, 20 10

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-37940</u>
Meeting Date:	<u>5-27-10</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>4-12-10</u>
Received By:	<u>Rm</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.

f:\depot\Application Packet\Application Form.pdf

THE HARDY CONSULTING GROUP

GOVERNMENT AFFAIRS • PUBLIC RELATIONS • LEGISLATIVE STRATEGIES

5070 ARVILLE STREET
SUITE 4B
LAS VEGAS, NEVADA 89118

702.889.3024 OFFICE
702.408.6666 CELL
702.543.4093 FAX

March 31, 2010

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: Justification Letter for Rezoning, Site Development Review and General Plan Amendment on 1 acre lot at Tenaya and Craig Rd APN: 138-03-201-009

To whom it may concern;

On behalf of our Client, CT-1, LLC, we respectfully request to rezone APN: 138-03-201-009 (Approx 1 acre) from R-E to C-1. In addition, we request the current General Plan Designation of Low Density Residential be amended to a designation of Service Commercial. Finally, per the requirements of Title 19 and the City of Las Vegas Staff, we also request a Site Development Review.

The proposed use of this property is a full service bank facility at 4195 Square Feet with a drive through. It is planned as a traditional neighborhood bank operation with normal hours of operation. The principles on CT-1 LLC have successfully developed these types of projects in the past.

We believe the property is not viable for development under its current zoning and general plan designation, as the parcel is directly adjoining a Pet Cemetery. In addition, the property located on the adjacent north and southeast corners at Tenaya and Craig Road are currently zoned C-1 with a general plan designation of Service Commercial.

The only residential development near the area is on the southwest corner of Tenaya and Craig Road and that development is fully separated by a block wall running the length of the development. Accordingly, we feel an office use designation on the subject property on the Northwest corner will complement the current zoning and general plan designations on the north and southeast corners.

Finally, we believe our submittal meets all the zoning, design and landscape requirements of Title 19.

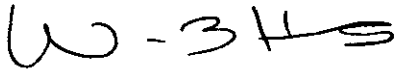
RECEIVED

APR 13 2010

SDR-37940

Thank you for considering our request. Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me at 702-408-6666.

Sincerely,

A handwritten signature in black ink, appearing to read "W-B Hardy". The signature is fluid and cursive, with a large initial "W" and a stylized "B".

Warren B Hardy II
The Hardy Consulting Group

RECEIVED

APR 13 2010

SDR-37940



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-37940** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren B Hardy

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): _____

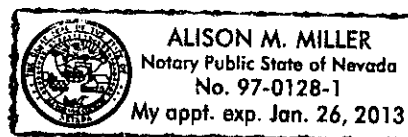
APN: _____

Signature of Property Owner: Bradley Shults

Print Name: Bradley Shults

Subscribed and sworn before me

This 13 day of April, 20 10
[Signature]
Notary Public in and for said County and State



RECEIVED

APR 13 2010

5/27/10-PC-*[Signature]*
Page 1

Report Date 04/13/2010 11:21 AM

Submitted By

A/P # 37940 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/13/2010 10:06	982786	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

SDR-37940 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CT-1,LLC. - Request for Site Development Plan Review FOR A PROPOSED 4,195 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL(with Drive-Through) at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)

Parent A/P #

Project # 37940 Project/Phase Name FINANCIAL INSTITUTION Phase #
Size/Area 1.00 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13803201009

Location

Owner/Tenant

Contact ID AC1732882 Name CT-1 LLC
Mailing Address 4375 POLARIS AVE #4
City LAS VEGAS Organization
ZIP/PC 89103-4150 State/Province NV
Day Phone(702)304-1936 x Country
Fax Evening Phone
Mobile # ☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7204 W CRAIG RD
LAS VEGAS, 89129-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13803201009

Report Date 04/13/2010 11:21 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1732882 ☐ Foreign
Effective Expire
Name C T-1 L L C
Day Phone (702)304-1936 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4375 POLARIS AVE #4
LAS VEGAS, NV 89103-4150
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1758897 ☐ Foreign
Effective Expire
Name THE HARDY CONSULTING GROUP
Day Phone (702)408-6666 x Eve Phone Organization
Pager PIN # Position
Fax (702)543-4098 Mobile Profession
E-Mail
Address 5070 ARVILLE STREET, SUITE #4A
LAS VEGAS, NV 89118
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
386934 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
386932 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
386943 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
386935 FLOOD #1 (FLOOD CONTROL)	Incomplete
386942 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
386933 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPDRT)	Incomplete
386936 ROW #1 (RIGHT-OF-WAY)	Incomplete
386941 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
386940 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
386939 SURVEY #1 (SURVEY)	Incomplete
386938 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
386937 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PRDCESS)	

Report Date 04/13/2010 11:21 AM

Submitted By

Page 3

Item Description

Item Status

(PT-NOTIFICATION MAP DATE)
(AT-ROUTE PLANS FOR REVIEW)
(AT-SEND PUB HEARING NOTICE)
(AT-SEND TO REVIEW JOURNAL)
(PT-SIZE OF NOTIFICATION AREA)
(STAFF RECOMMENDATION)

Check Licenses Not Checked
Check Children Status Children Successful
Check Open Cases 0

Review/Activities

Review # Review Type # Status Waived Issued Started Completed Comp By

386932	DEVCO	1	Incomplete	☐	04/13/2010 11:21			
386933	NEIGH P&S	1	Incomplete	☐	04/13/2010 11:21			
386934	B&S PLAN	1	Incomplete	☐	04/13/2010 11:21			
386935	FLOOD	1	Incomplete	☐	04/13/2010 11:21			
386936	ROW	1	Incomplete	☐	04/13/2010 11:21			
386937	TRAFFIC	1	Incomplete	☐	04/13/2010 11:21			
386938	TEFO	1	Incomplete	☐	04/13/2010 11:21			
386939	SURVEY	1	Incomplete	☐	04/13/2010 11:21			
386940	SID	1	Incomplete	☐	04/13/2010 11:21			
386941	SEWER	1	Incomplete	☐	04/13/2010 11:21			
386942	LAND DEV	1	Incomplete	☐	04/13/2010 11:21			
386943	FIRE ENG	1	Incomplete	☐	04/13/2010 11:21			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By DDONLEY

Modified Date/Time 04/13/2010 10:02

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

N Business Licensing Requirements Met

Y Business License Exempt

Report Date 04/13/2010 11:21 AM

Submitted By

Page 4

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

Z-LEGAL				982786	04/13/2010 10:06	
N						

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DiNA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type
Public, Non-Public, AdminPUBLIC If yes, when does it need to be reviewed?

Staff Recommendation

Meeting information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
05/27/2010	PC	SCHEDULED	0	0	0
DDONLEY	04/13/2010				

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	04/13/2010 10:10		0.00
	WARREN HARDY; CT-1 LLC; CK#1028; 702-408-6666;				

CT-1, LLC

4375 Polaris Ave, Suite 4
Las Vegas, NV 89103

April 13, 2010

City of Las Vegas
Attn: Steve Gebeke

Dear Steve,

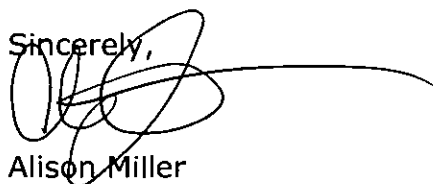
Please accept this letter as authorization of the following individuals to act on behalf of CT-1, LLC.

William Engle

Shultsbury, LLC
Bradley Shultis
Brian Spilsbury
Kevin Spilsbury

Valley Properties, Inc.
R. Phil Zobrist

Sincerely,



Alison Miller
Registered Agent of CT-1, LLC

RECEIVED

APR 13 2010



20090223-0000317

Fee: \$16.00 RPTT: \$1,020.00

N/C Fee: \$25.00

02/23/2009 08:43:28

T20090059045

Requestor:

FIDELITY NATIONAL TITLE LAS

Debbie Conway SOL

Clark County Recorder Pgs: 4

RECORDING REQUESTED BY:

Fidelity National Title

Eserow No.: 90002131-TL

AND WHEN RECORDED MAIL TO:

CT-1 LLC

4255 Dean Martin Dr., Ste E

Las Vegas, NV 89103

AND WHEN RECORDED MAIL TAX

STATEMENTS TO:

SAME AS ABOVE

APN NO.: 138-03-201-009

Affix RPTT: \$1,,020.00

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT:

Anthony James Clayton and Linda L. Clayton, Trustees of the Clayton Family Trust dated September 30, 1998

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

CT-1 LLC, a Nevada limited liability company

All that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

RECORDING REQUESTED BY:
Fidelity National Title
Escrow No.: 90002131-TL
AND WHEN RECORDED MAIL TO:
CT-1 LLC
4255 Dean Martin Dr., Ste E
Las Vegas, NV 89103

AND WHEN RECORDED MAIL TAX
STATEMENTS TO:

SAME AS ABOVE

APN NO.: 138-03-201-009
Affix RPTT: \$1,020.00

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT:

Anthony James Clayton and Linda L. Clayton, Trustees of the Clayton Family
Trust dated September 30, 1998

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

CT-1 LLC, a Nevada limited liability company

All that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, right of way, easements and reservations of record.

The Clayton Family Trust dated
September 30, 1998

By: Anthony James Clayton
Anthony James Clayton, Trustee

By: Linda L. Clayton
Linda L. Clayton, Trustee

STATE OF Montana
COUNTY OF Flathead

On February 13th, 2009 personally
appeared before me, a Notary Public

Anthony James Clayton
Linda L. Clayton

who acknowledged that he/she/they executed
the above instrument.

Sarah Mullis
Notary Public

My commission expires: 08/08/2011



SARAH MULLIS
NOTARY PUBLIC-MONTANA

Residing at Kalispell, Montana

My Comm. Expires 08/08/2011

Sarah Mullis
8-8-11

LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 138-03-201-009

That portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Lot Two (2) as shown by map thereof in File 105 of Parcel Maps, Page 42, in the Office of the County Recorder of Clark County, Nevada:

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 138-03-201-009 _____
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTION USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$200,000.00 _____

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$200,000.00 _____

Real Property Transfer Tax Due \$1,020.00 _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Charly James Clayton* Capacity GRANTOR

Signature _____ Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Clayton Family Trust dated
September 30, 1998 _____
Address: 1490 Trumble Creek Rd
City: Kalispell
State: MT Zip: 59901-5742

**BUYER (GRANTEE INFORMATION
(REQUIRED)**

Print Name: CT-1 LLC
Address: 4255 Dean Martin Dr., Ste E
City: Las Vegas
State: NV Zip: 89103

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

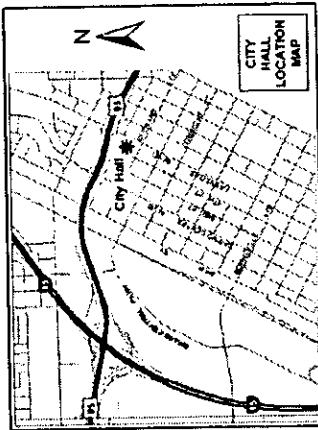
Fidelity National Title
500 N. Rainbow Blvd., Ste 100, Las Vegas, NV 89107

Escrow No.: 09002131-TL

AS A PUBLIC RECORD THIS FORM MAYBE RECORDED/MICROFILMED

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6465.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

We Oppose Any Commercial Development on that Property

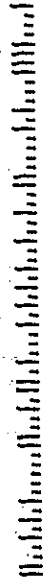
Submitted after final agenda	Date
	27P

COPY



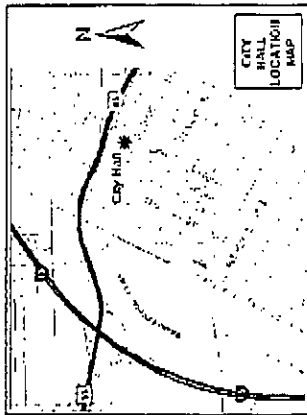
RE
MAY 24 2010

Case: SDR-37940
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986



City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010

Submitted after final agenda
 Date _____ Item **27P**

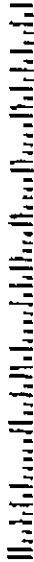
RECEIVED
MAY 24 2010



ONLY OPPOSITION IS:
 WIDE
 I REQUEST A 5' LANDSCAPE
 BUFFER ON SOUTHSIDE VS
 THE PROPOSED 0' BUFFER.
 I ASSUME EAST SIDE BUFFER
 IS STILL 15'

13803218029
 BEDSUN DAVID A
 4715 N GRAND CANYON
 LAS VEGAS NV 89129-2863
 Case: SDR-37940

000 4279218



000 4279218

Item

Telephone Protest/ Approval Log

Meeting Date: 05/27/10

Case Number: SDR-37940

Date: 05/25/10
Name: Richard & Verla Cripps
Address: 4529 Vogue St
Las Vegas NV 89129
Phone: 702-655-6201
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

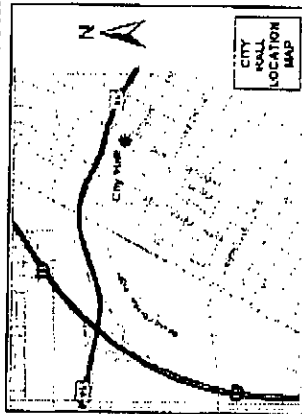
Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

RECEIVED
MAY 25 2010
Submitted after final agenda
Date _____ Item 278

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

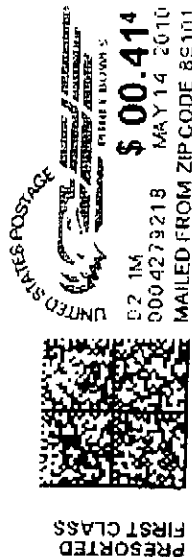
☐ I SUPPORT
 this Request

☒ I OPPOSE
 this Request

Please use available blank space on card for your comments.

SDR-37940

Planning Commission Meeting of 5/27/2010



13803314011 Case: SDR-37940
 KING MELISSA J & KEVIN P
 7325 DOLPHINE CREST AVE
 LAS VEGAS NV 89129-6098

RECEIVED
MAY 20 2010

Submitted after final agenda	
Date	Item 21P

Item

21A



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

May 25, 2010

TO Chair TRUESDELL, Vice Chair ELLSWORTH, GOYNES, EVANS, TROWBRIDGE, QUINN, and FLANGAS.

FROM: CNP

RE: Planning Commission Agenda for 5/27/10 SELECTED ITEMS

#14—SUP-37905 This sounds like ONE HOUR rentals to the majority of our board.

#15—SUP 37922 From our perspective, this seems to be an asset for growth!

#18—1st Street obliterated? Absolutely not!

#27—SDR-37940 "**financial institution**", wonder why the specific class is not shared, lemonade stand, 'fast cash for desperate causes', or a bank company? Please vote NO if this is the 2nd of our guesses, YES if it is the 1st or 3rd.

#39—SUP-37665 NO must be the answer here. Evidently there previously have been peculiar permits/waivers granted in this area. Of course we know YOU aren't the culprits, but those today are hampered because of former poor/bad vote(s).

#55—365 HAPPY FATHER'S DAYS to each of you qualifying!

President June INGRAM and BOARD

*June Ingram
CNP President*

RECEIVED
10 MAY 26 AM 8:23
PLANNING AND
DEVELOPMENT

Submitted after final agenda

Date -

Item

27C

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Eon-Danielle Hunslip-Rose Honrath-June Ingram-Rick Johnson-Jofania Krot-Rod & Betty Larsen-Glen & Pearl Longardo-Flo Montalvo-Dorothy Orr-Jim Seward-Pamela Stancifflie-Tim Volz-Marcus Gobel.

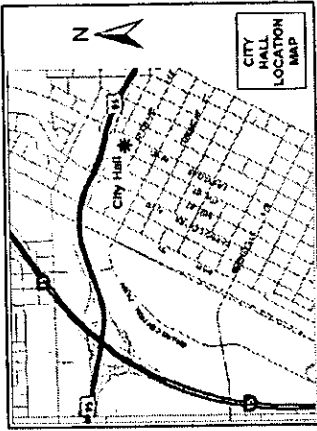
Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations ✓		
☒	☐	Full size, rolled, color copy of all plans and elevations OK		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>500</u> \$ <u>30</u> Total = \$ <u>1030.00</u>		
☒	☐	Assessor Parcel Map		
☒	☒	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
☒	☒	Copy of Business Licenses (Owner, Applicant, Representative)		
SITE PLAN Folded Plans: <u>1</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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: <u>1 per 200 gross SF</u>		
☒	☐	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>3</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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>1</u> Rolled Plans: <u>1</u>				
☒	☐	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: Warren Hardy Application Type: SDR
 APN: 138-03-201-009 Location: NWC Tenaya / Craig
 Planner: D. Rain Pre-App Meeting Date: 4-8-10 Earliest PC Date: 5-27-10

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6465.

☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

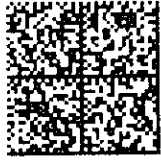
SDR-37940

Planning Commission Meeting of 5/27/2010

We Oppose Any Commercial Development on that Property

Submitted after final agenda
Date
27P

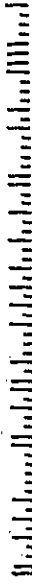
PRESORTED
FIRST CLASS

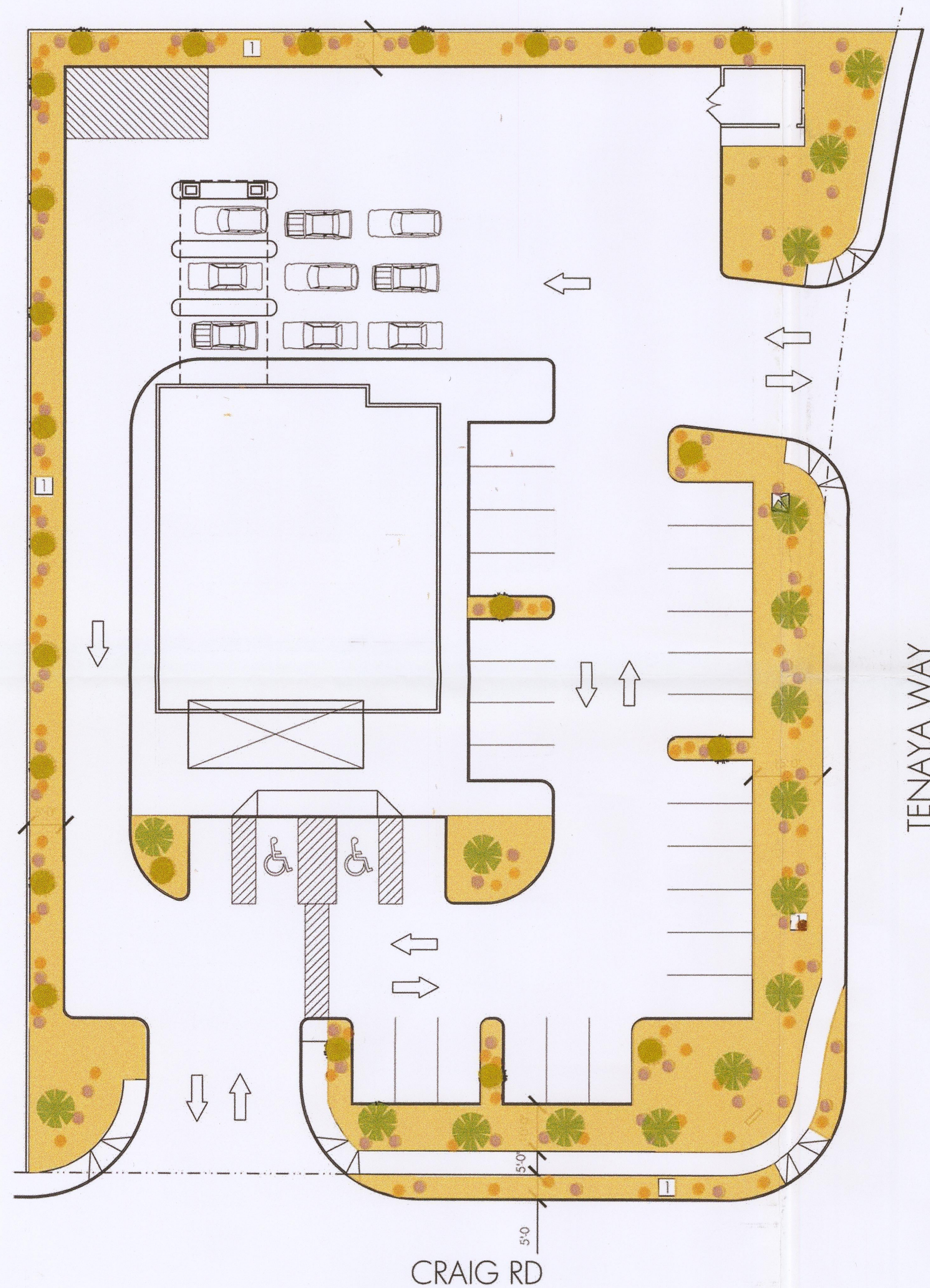


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02 1M
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RE
MAY 24 2010

Case: SDR-37940
13803217015
SOWERS DENNIS B & LAURA A
4421 ORNATE CT
LAS VEGAS NV 89129-5986





PLANT LEGEND

- CHILEAN MESQUITE (PROSOPIS CHILENSIS) 24\"/>
- SHOESTRING ACACIA (ACACIA STENOPHYLLA) - 24\"/>
- COMMON WINTER CREEPER (EUONYMUS FORTUNEI) 15 GAL
- CHASTE TREE (VITUS AGNUS-CASTUS) 15 GAL

KEYNOTES

- 1 GROUND COVER - GRANITE MULCH

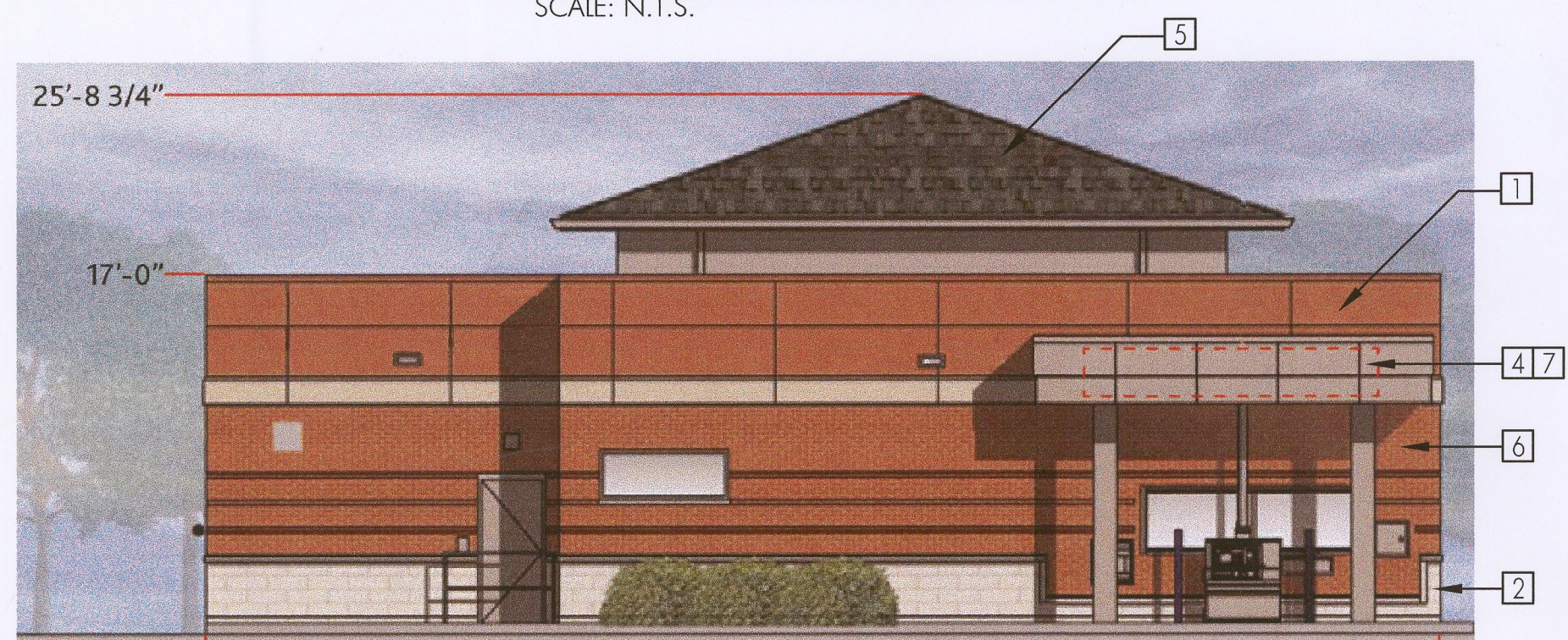
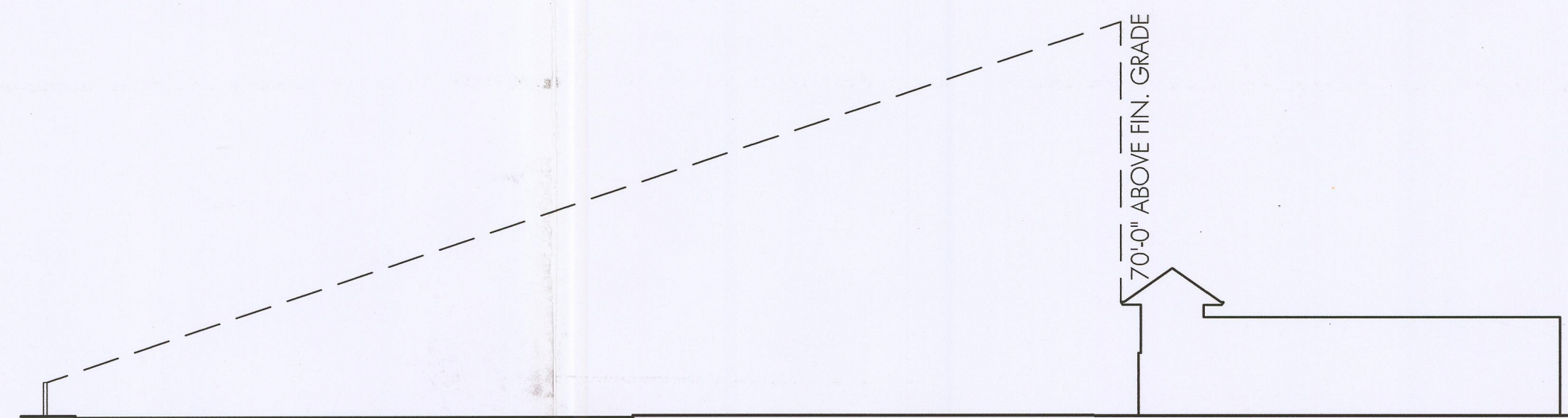
LANDSCAPE PLAN SCALE: 1\"/>

CT-1, LLC | RBA ARCHITECTURE April 6, 2010

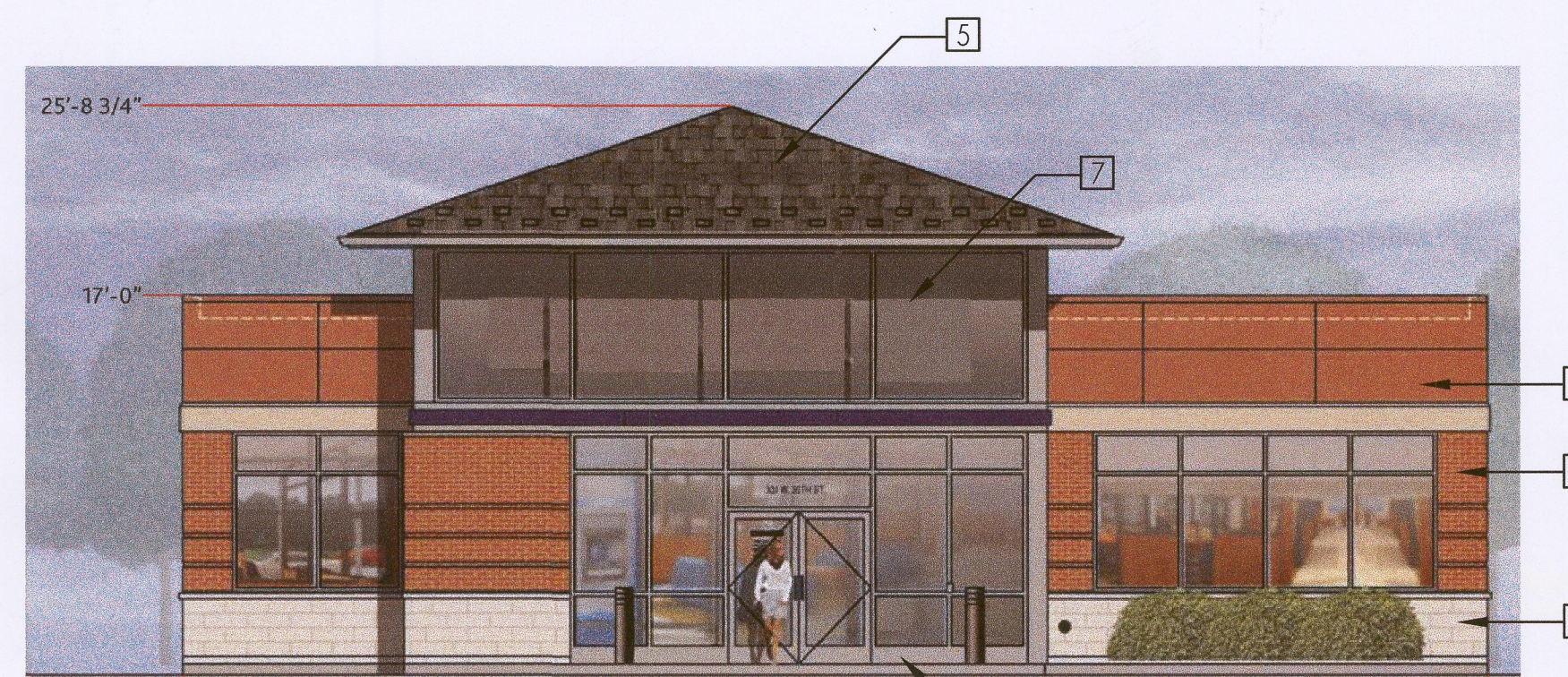


SDR-37940 (LANDSCAPE PLAN) STAMPED 4-8-10

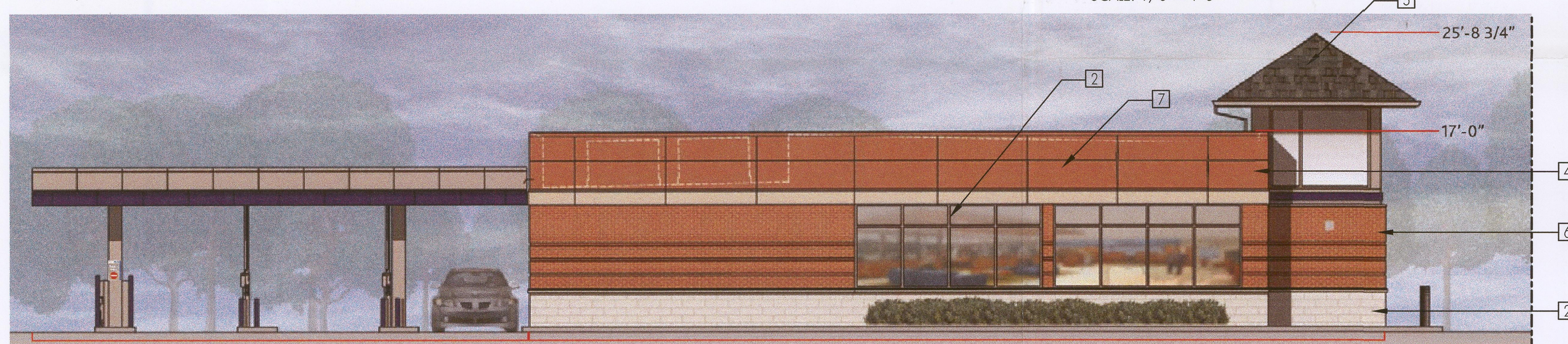
3:1 SITELINE DIAGRAM
SCALE: N.T.S.



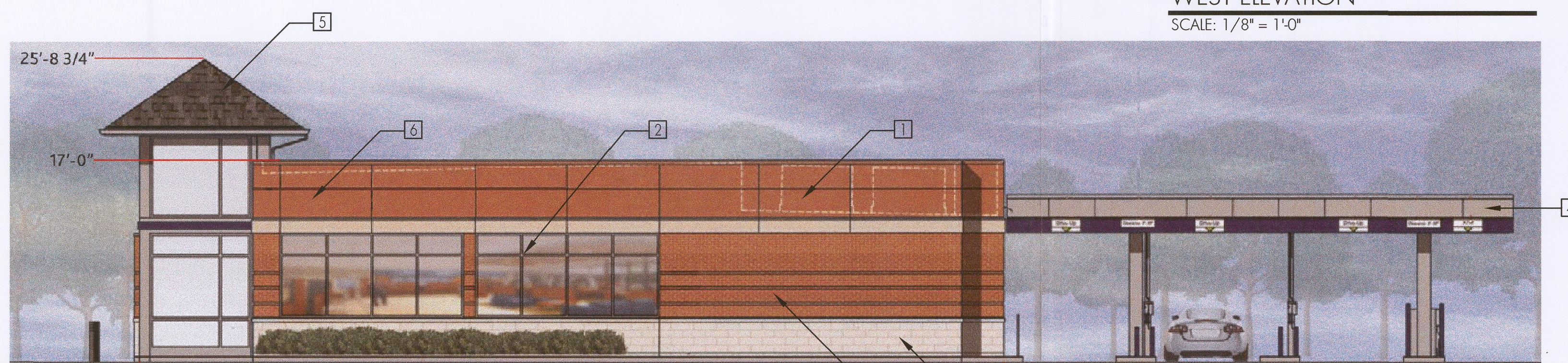
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



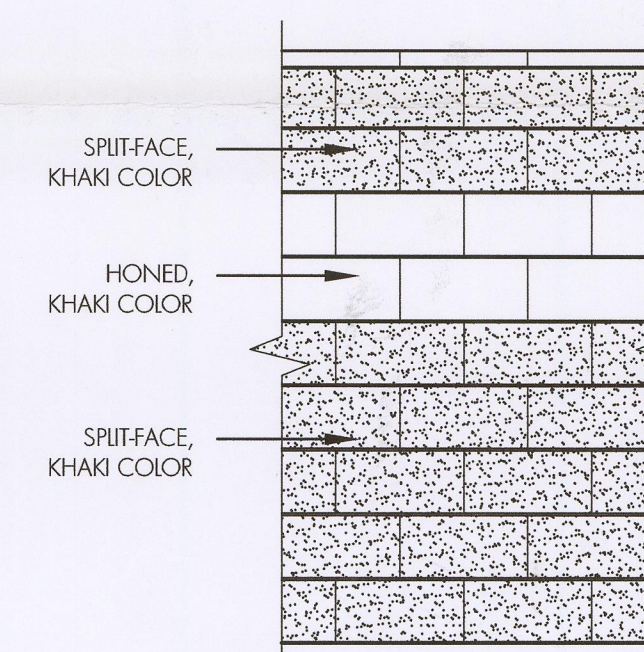
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS SCALE: AS NOTED

BANK - 7204 W CRAIG RD - LAS VEGAS, NV



TYPICAL PERIMETER CMU WALL ELEV
SCALE: 1/2" = 1'-0"

KEYNOTES

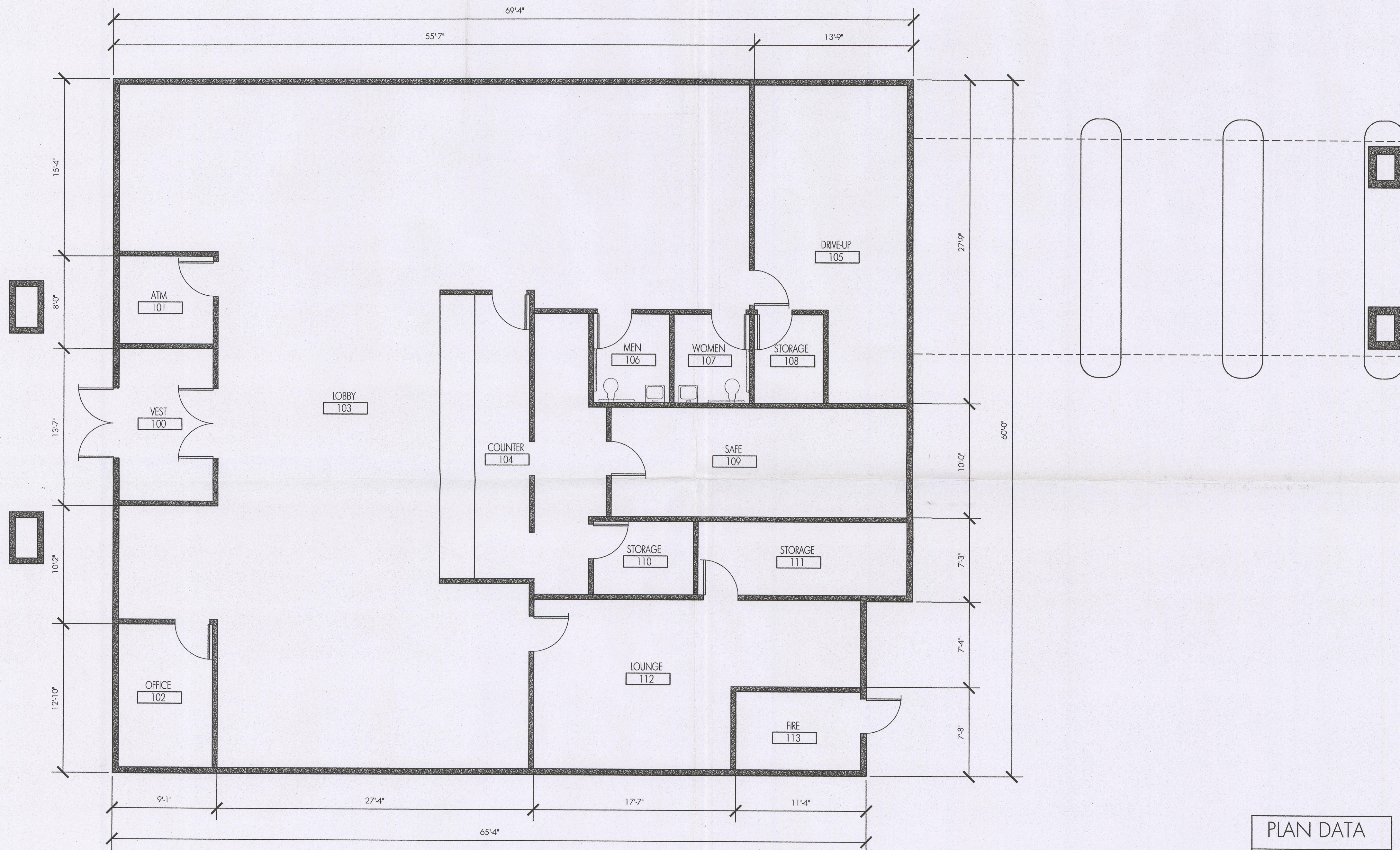
- 1 EXTERIOR CEMENT PLASTER - PAINTED RUST
- 2 ALUMINUM STOREFRONT - SILVER
- 3 TILE VENEER - TAN BRICK
- 4 EXTERIOR CEMENT PLASTER - PAINTED GREY
- 5 CONCRETE ROOF TILE - BROWN
- 6 TILE VENEER - RED BRICK
- 7 SIGNAGE

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APR 13 2010



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April 6, 2010

SDR-37440 (ELEVATIONS) STAMPED 4-19-10



PLAN DATA	
BUILDING SIZE:	4,195 SF
OCCUPANCY:	42 PERSONS

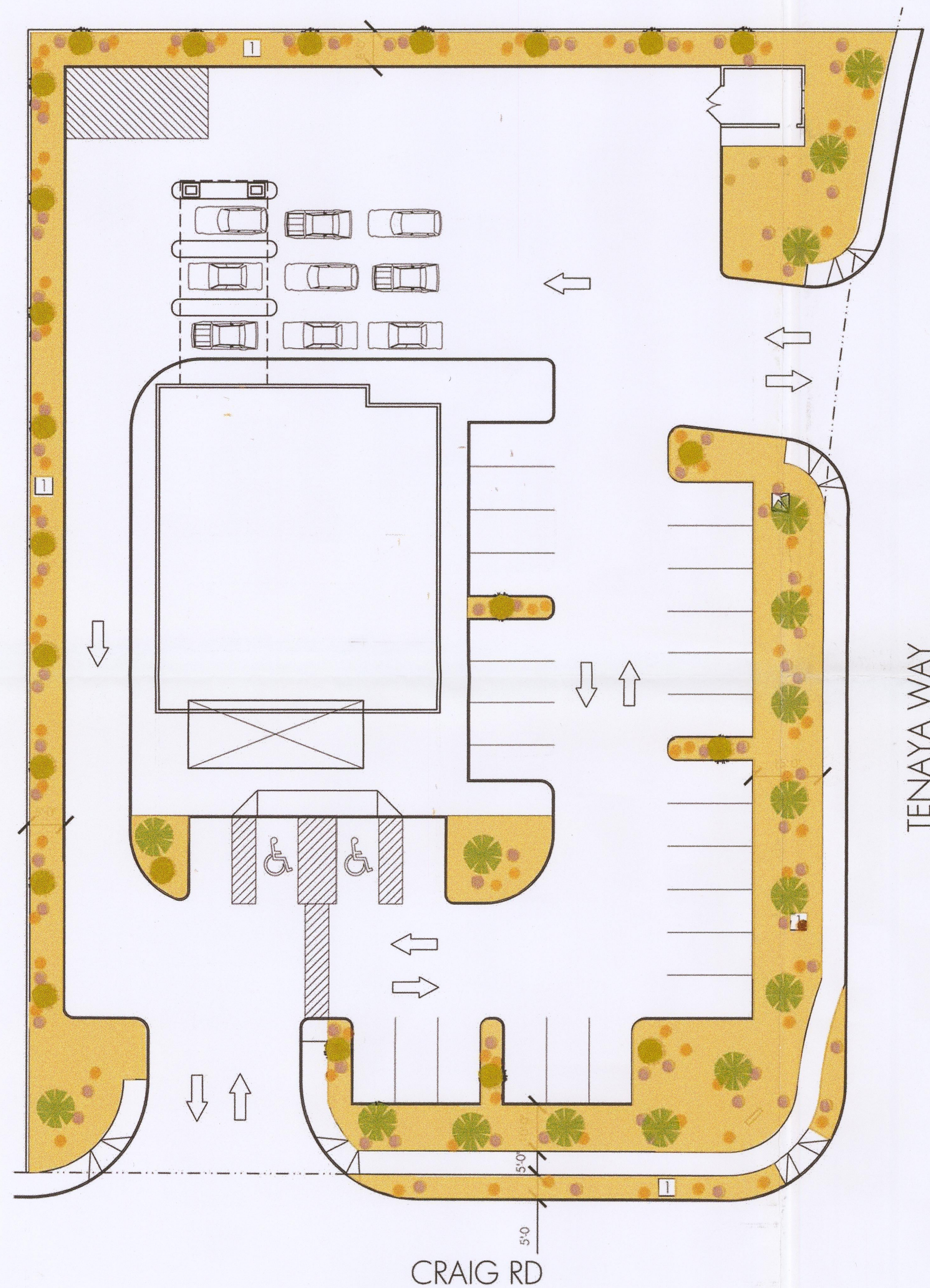
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FLOOR PLAN SCALE: $\frac{1}{8}" = 1'-0"$

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

SDR-37940 (Floor Plans 1) STAMPED - 4-13-10



PLANT LEGEND

- CHILEAN MESQUITE (PROSOPIS CHILENSIS)
24" BOX - AT 20'-0" O.C.
- SHOESTRING ACACIA (ACACIA STENOPHYLLA) - 24" BOX - AT 20'-0" O.C.
- COMMON WINTER CREEPER (EUONYMUS FORTUNEI) 15 GAL
- CHASTE TREE (VITUS AGNUS-CASTUS) 15 GAL

KEYNOTES

- 1 GROUND COVER - GRANITE MULCH

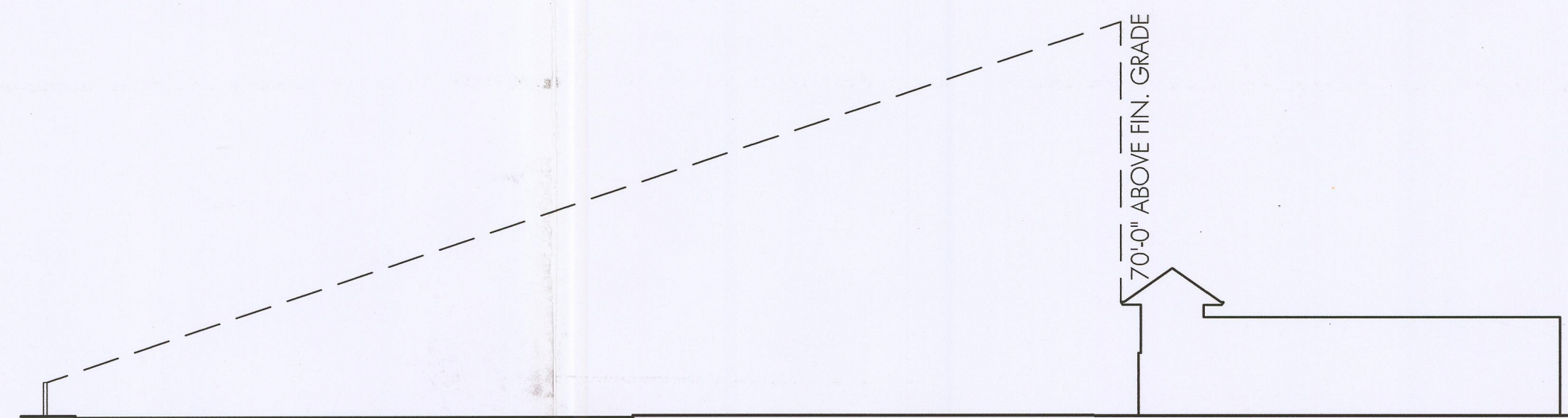
LANDSCAPE PLAN SCALE: 1"=40'-0"
BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

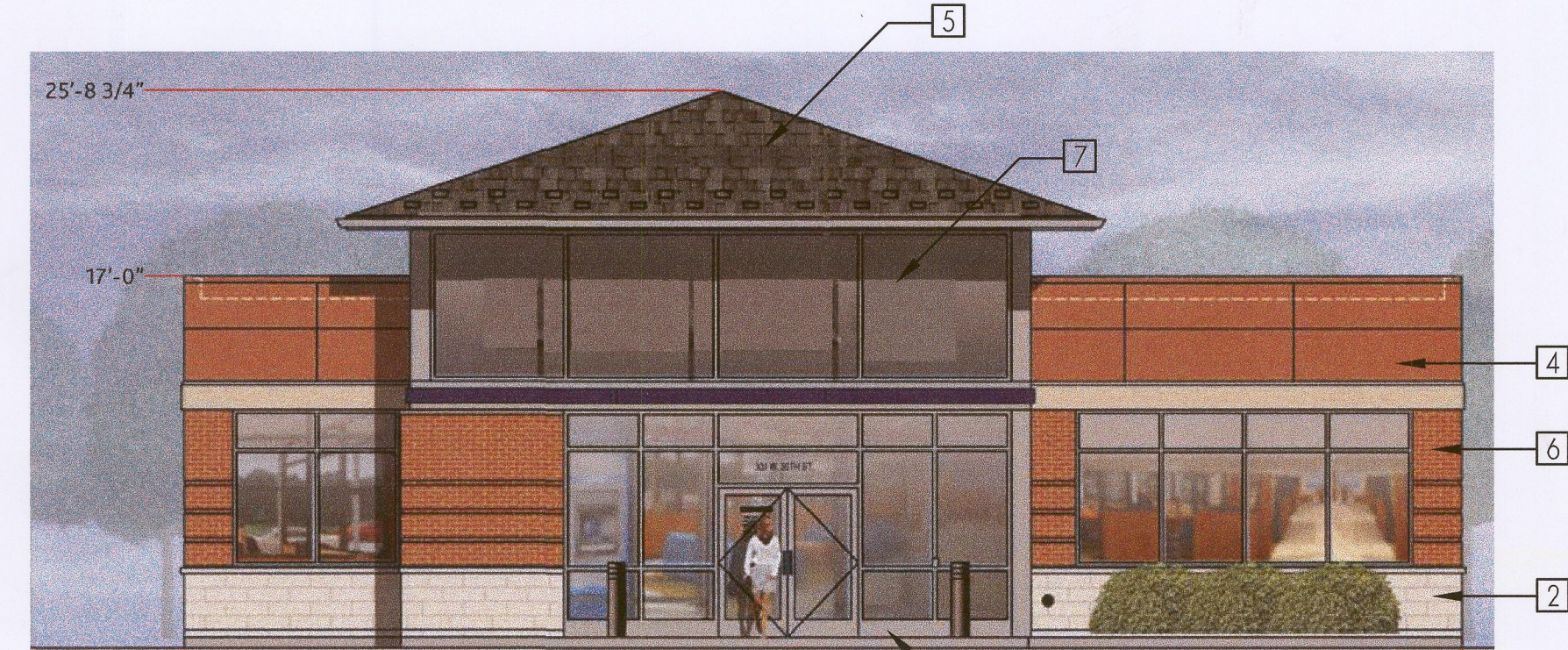


SDR-37940 (LANDSCAPE PLAN) STAMPED 4-8-10

3:1 SITELINE DIAGRAM
SCALE: N.T.S.



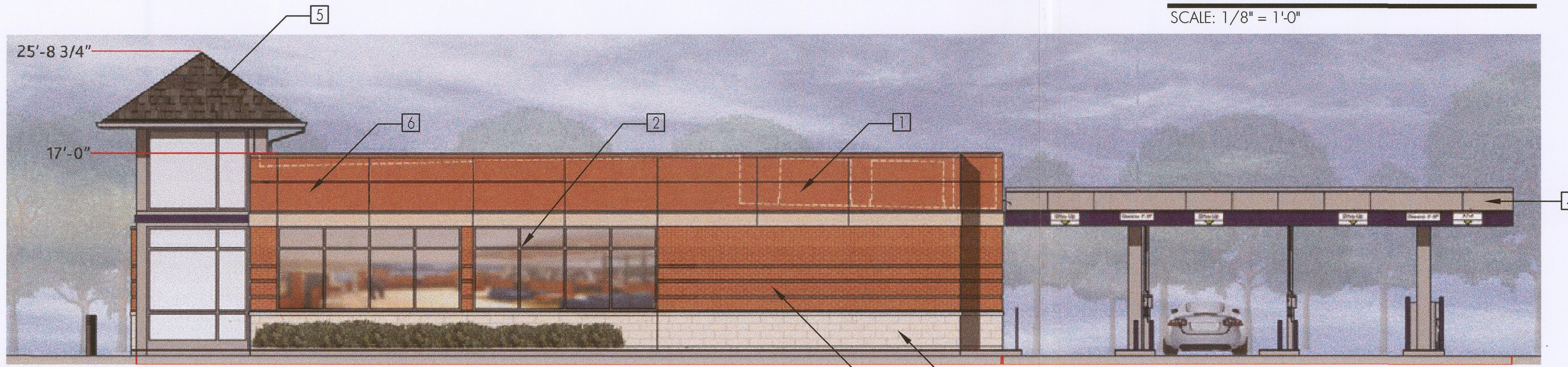
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

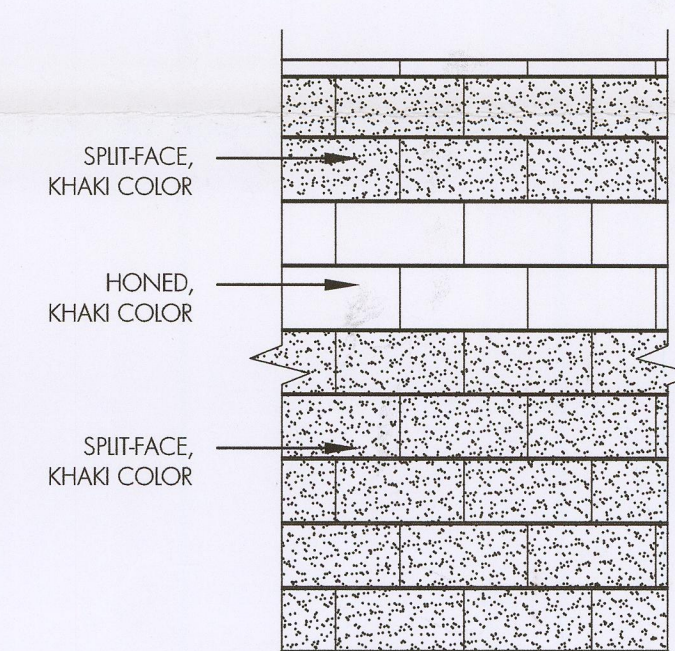


WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS SCALE: AS NOTED

EAST ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL PERIMETER CMU WALL ELEV
SCALE: 1/2" = 1'-0"

KEYNOTES

- 1 EXTERIOR CEMENT PLASTER - PAINTED RUST
- 2 ALUMINUM STOREFRONT - SILVER
- 3 TILE VENEER - TAN BRICK
- 4 EXTERIOR CEMENT PLASTER - PAINTED GREY
- 5 CONCRETE ROOF TILE - BROWN
- 6 TILE VENEER - RED BRICK
- 7 SIGNAGE

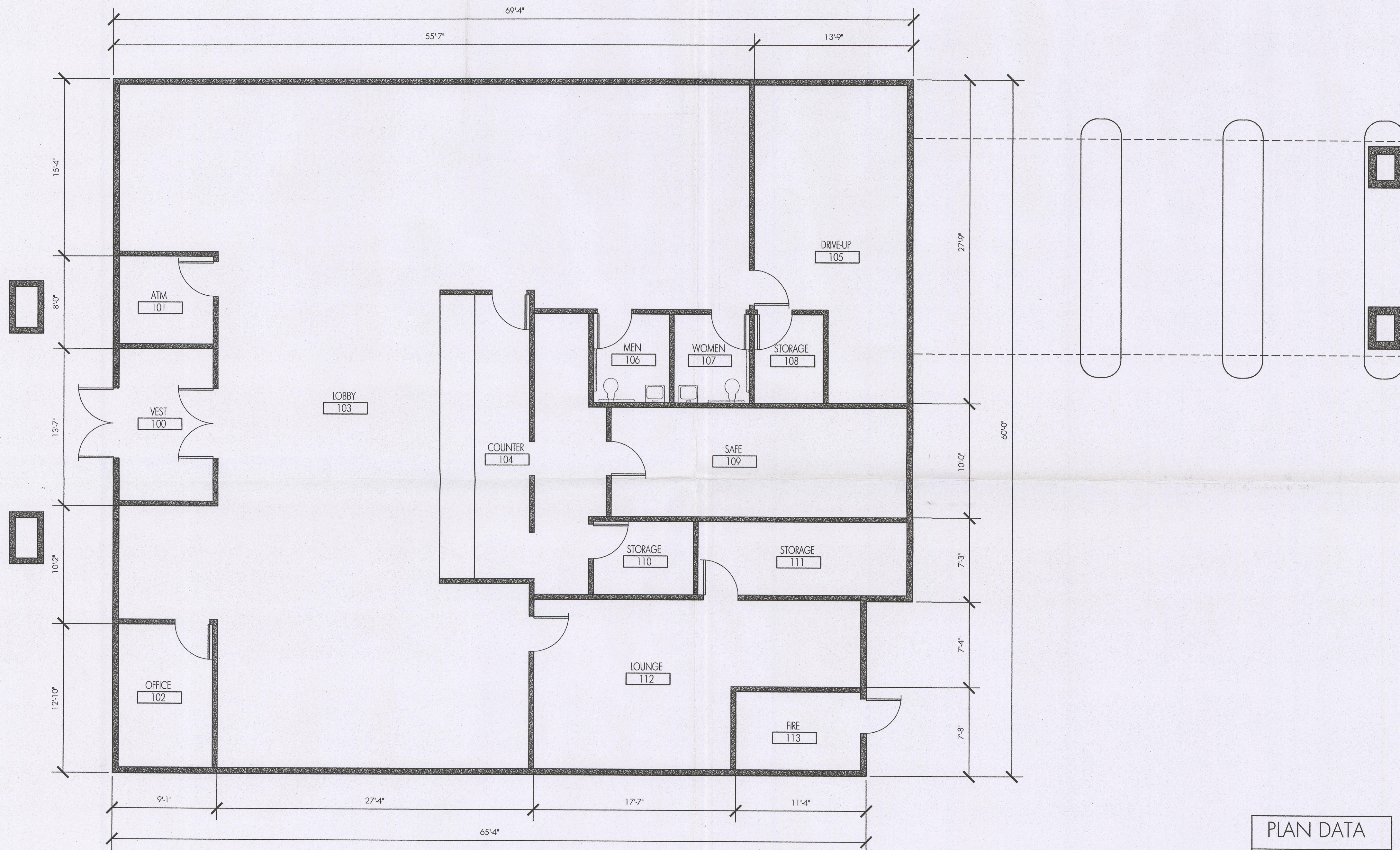
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APR 13 2010



CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

SDR-37440 (ELEVATIONS) STAMPED 4-19-10



PLAN DATA	
BUILDING SIZE:	4,195 SF
OCCUPANCY:	42 PERSONS

RECEIVED
APR 13 2010

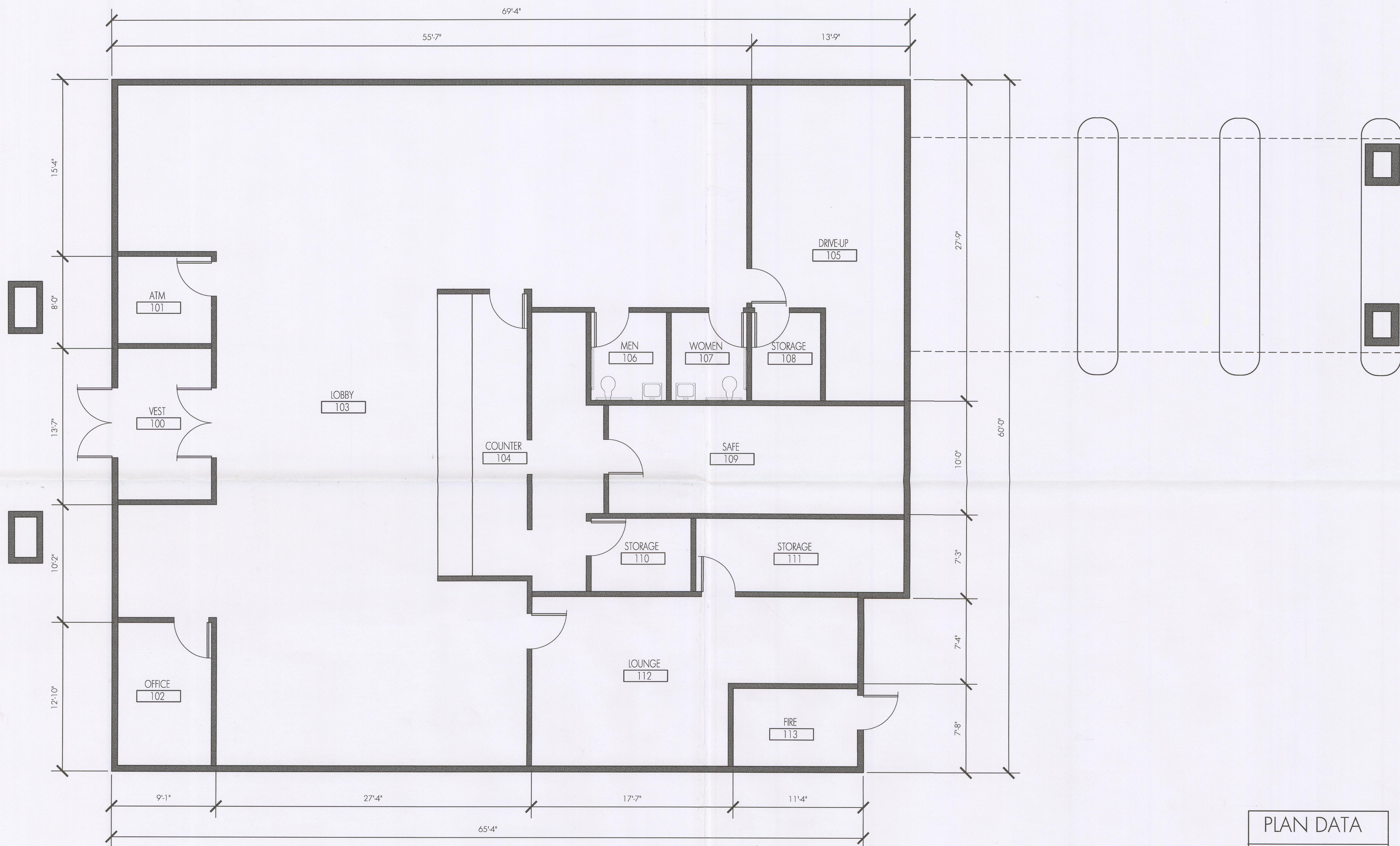
FLOOR PLAN SCALE: $\frac{1}{8}" = 1'-0"$

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

SDR-37940 (Floor Plans 1) STAMPED - 4-13-10

SDR-37940 (Floor Plan 2) STAMPED 4-13-10



PLAN DATA	
BUILDING SIZE:	4,195 SF
OCCUPANCY:	42 PERSONS

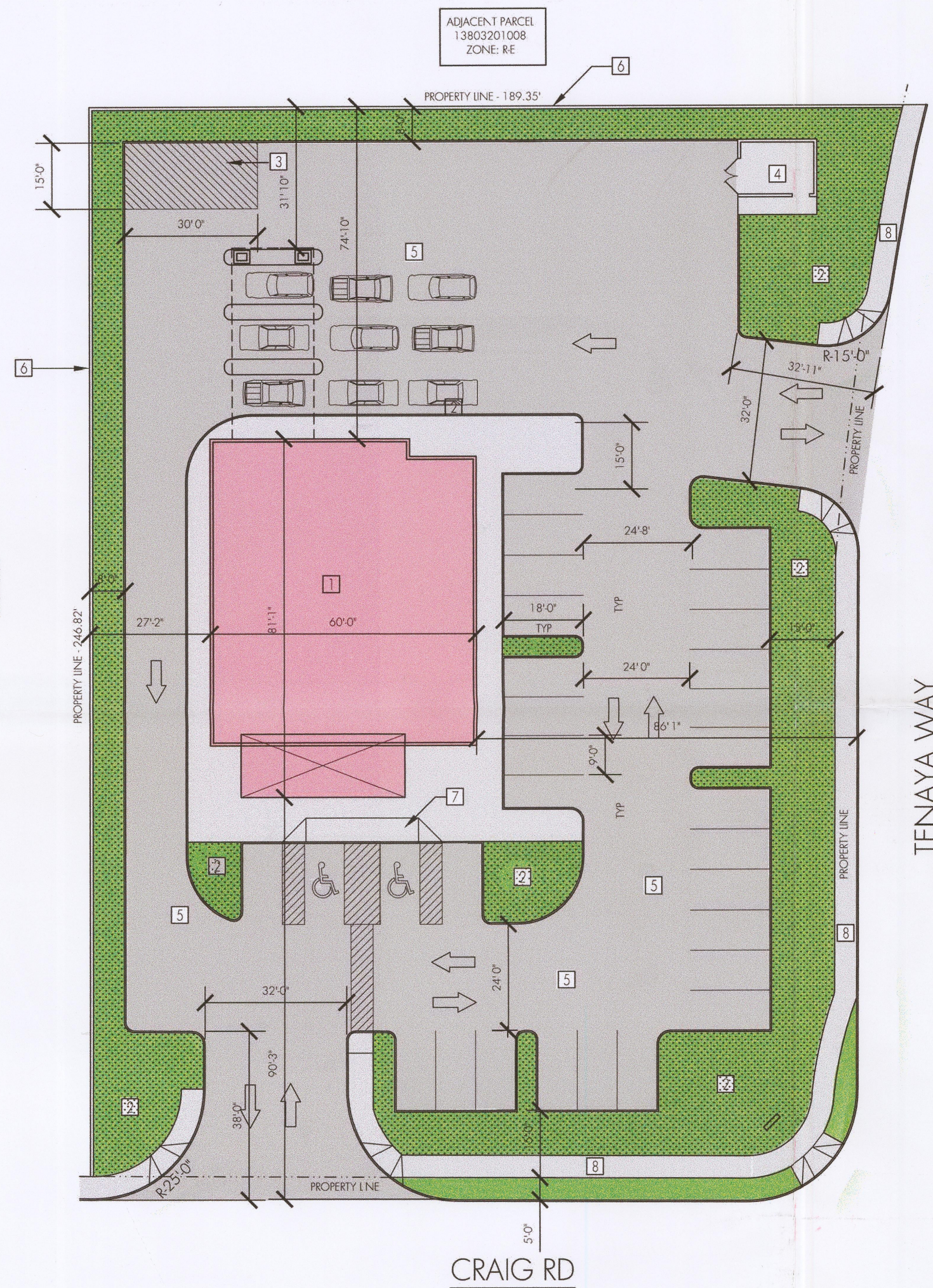
FLOOR PLAN SCALE: $\frac{1}{8}" = 1'-0"$

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

RECEIVED
APR 13 2010

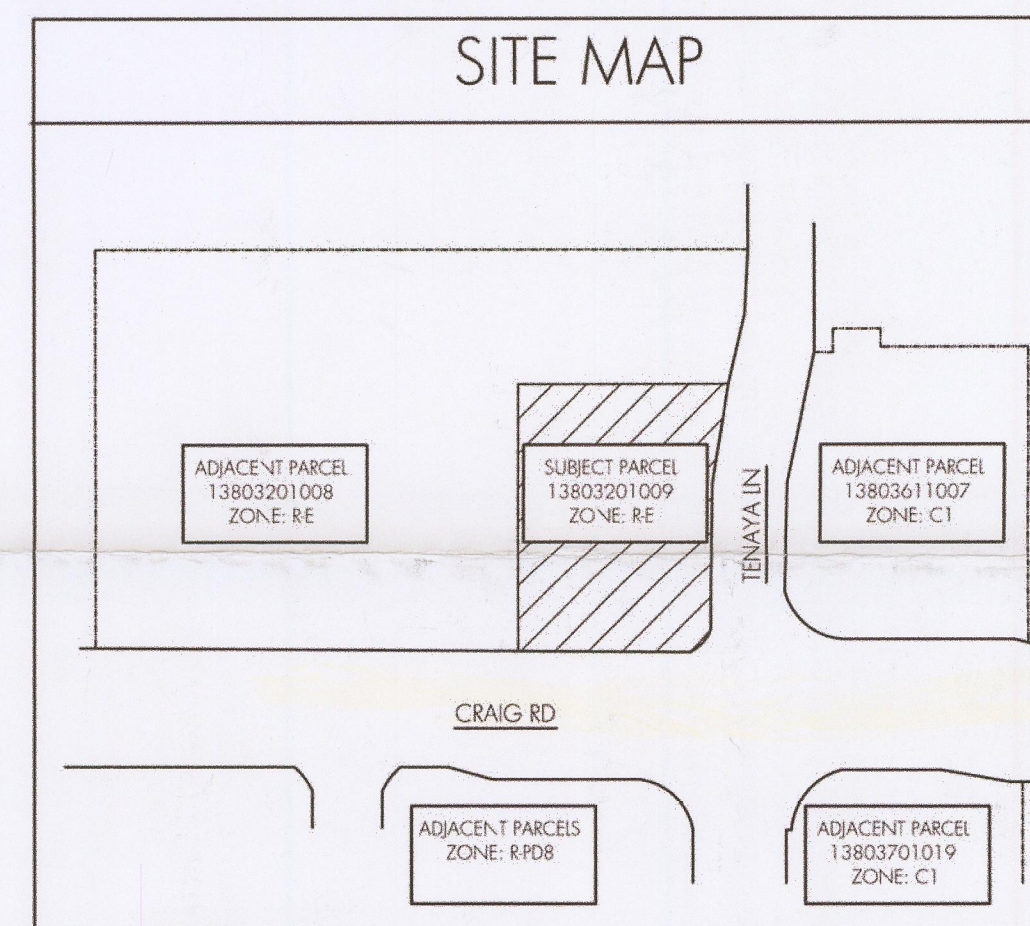
SDR-37940
05/27/10 PC

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

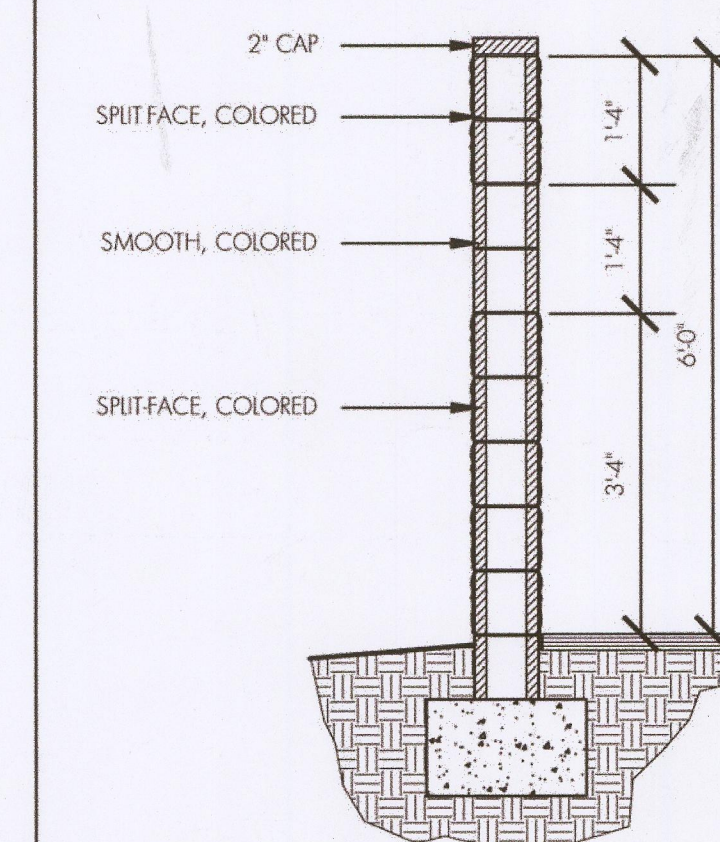


SITE DATA	
PARCEL:	13803201009
ADDRESS:	7204 W CRAIG RD
JURISDICTION:	LAS VEGAS - 89129
ZONING:	RE
SUBDIVISION:	PARCEL MAP FILE 105 PAGE 42
LOT SIZE:	1 ACRE
F.A.R.:	1:15.71
BUILDING SIZE:	4,195 SF
PARKING:	
REQUIRED:	4:1000 SF = 17 STALLS
PROVIDED:	30 STALLS

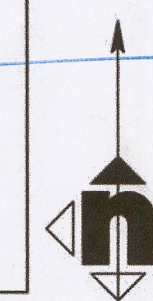
KEYNOTES	
1	PROPOSED BANK
2	LANDSCAPED AREA - REFER TO LANDSCAPE PLAN
3	LOADING ZONE
4	TRASH ENCLOSURE
5	PAVED AREA
6	6'-0" HIGH DECORATIVE MASONRY WALL - SEE SECTION ON BELOW
7	CURB ACCESS
8	5'-0" CONCRETE WALK



PROPOSED PERIMETER MASONRY WALL SECTION



RECEIVED
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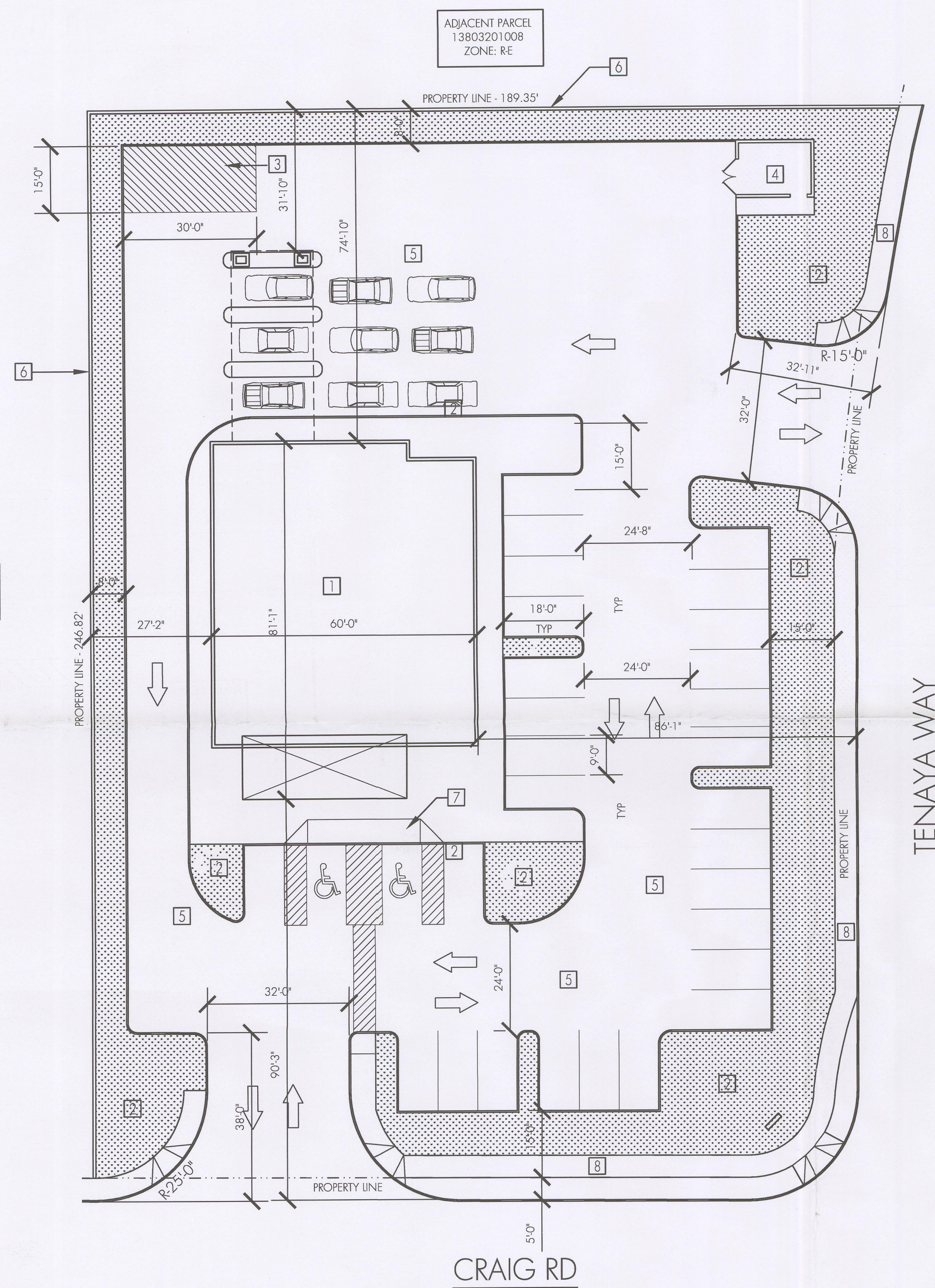


SITE PLAN SCALE: 1"=40'-0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

SDR-37940 PC 05/27/10 (SITE PLAN) STAMPED 4-8-10



SITE PLAN SCALE: 1"=40'-0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

SITE DATA

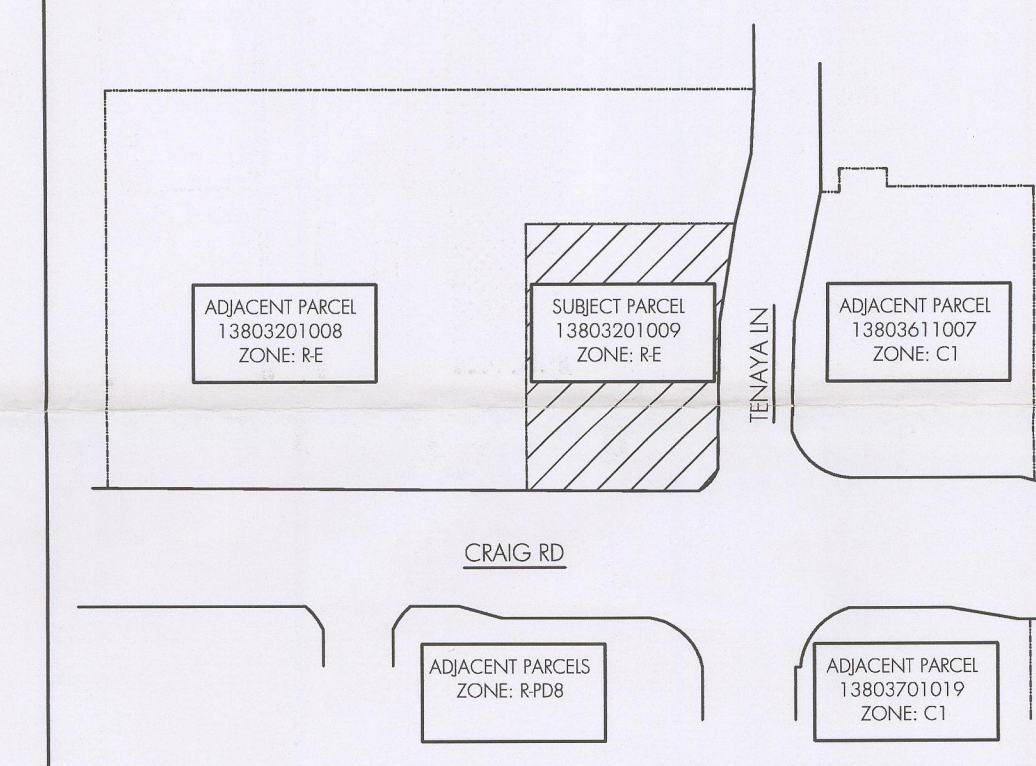
PARCEL: 13803201009
 ADDRESS: 7204 W CRAIG RD
 JURISDICTION: LAS VEGAS - 89129
 ZONING: RE
 SUBDIVISION: PARCEL MAP FILE 105 PAGE 42
 LOT SIZE: 1 ACRE
 F.A.R.: 1:15.71

BUILDING SIZE: 4,195 SF
 PARKING:
 REQUIRED: 4:1000 SF = 17 STALLS
 PROVIDED: 30 STALLS

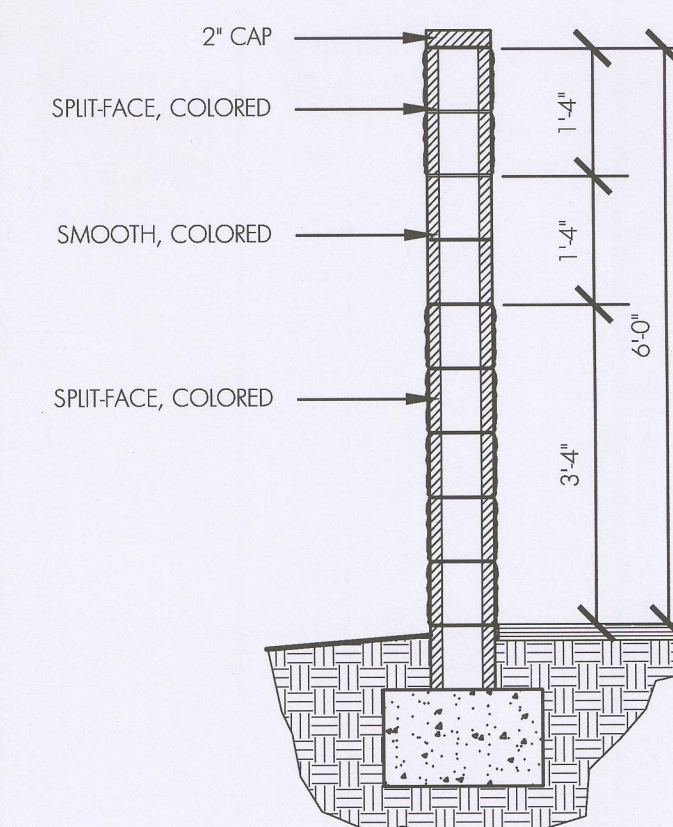
KEYNOTES

- 1 PROPOSED BANK
- 2 LANDSCAPED AREA - REFER TO LANDSCAPE PLAN
- 3 LOADING ZONE
- 4 TRASH ENCLOSURE
- 5 PAVED AREA
- 6 6'0" HIGH DECORATIVE MASONRY WALL - SEE SECTION BELOW
- 7 CURB ACCESS
- 8 5'0" CONCRETE WALK

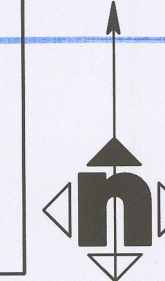
SITE MAP



PROPOSED PERIMETER MASONRY WALL SECTION



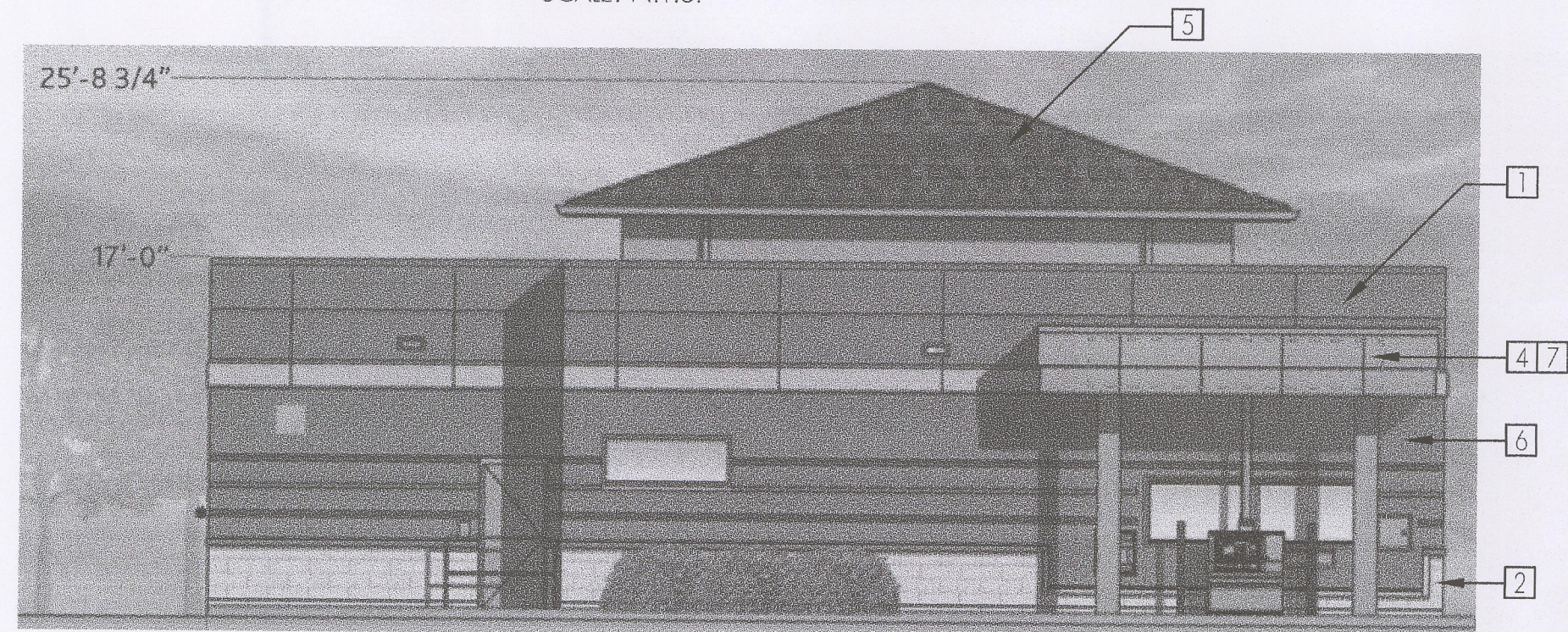
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SDR-37940

CT-1, LLC | RBA ARCHITECTURE
 April 6, 2010

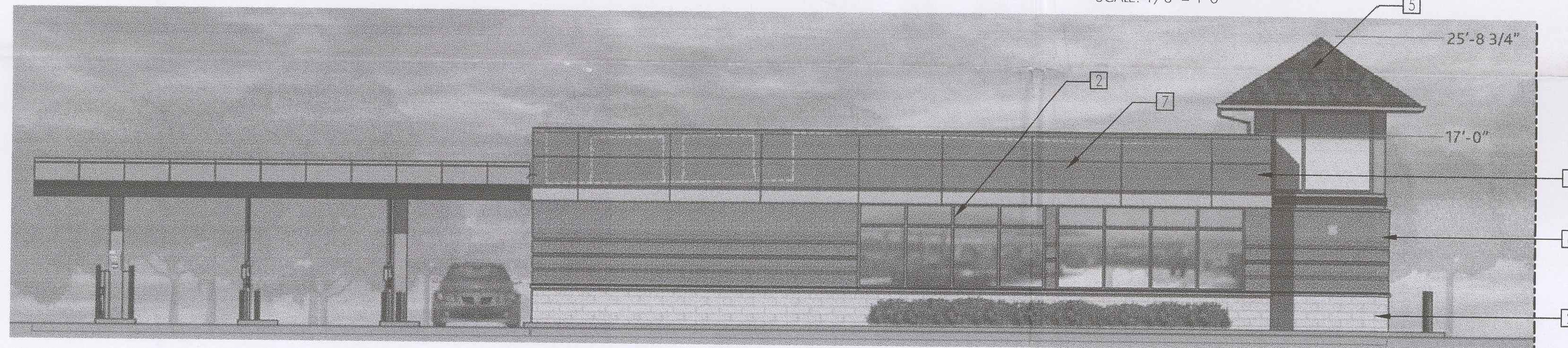
3:1 SITELINE DIAGRAM
SCALE: N.T.S.



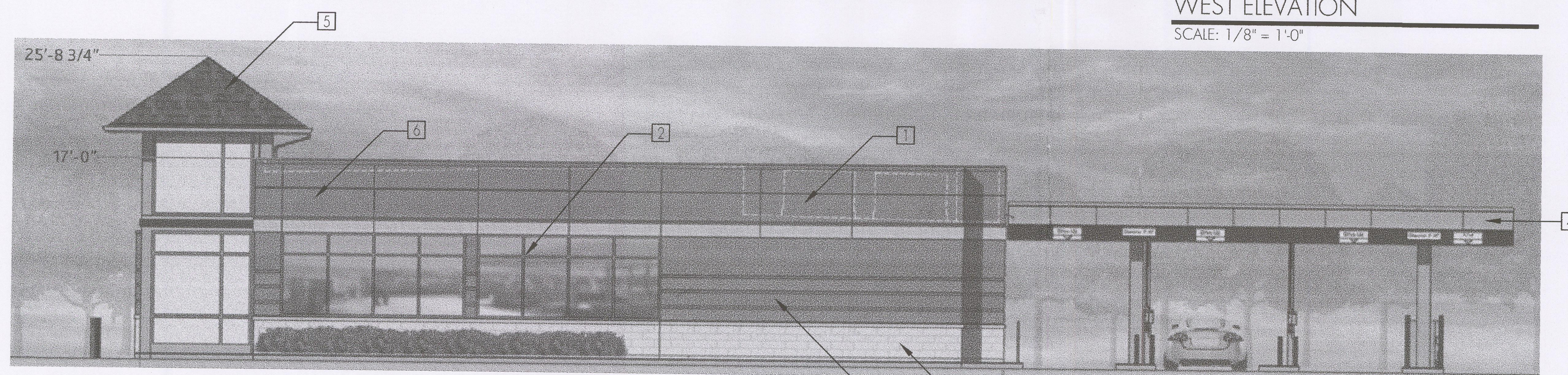
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



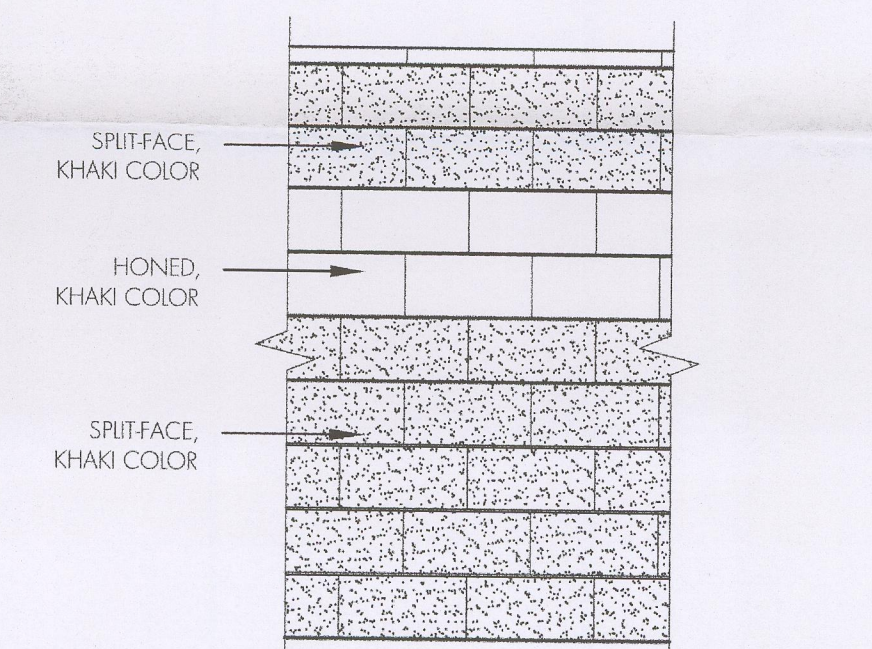
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS SCALE: AS NOTED

BANK - 7204 W CRAIG RD - LAS VEGAS, NV



TYPICAL PERIMETER CMU WALL ELEV
SCALE: 1/2" = 1'-0"

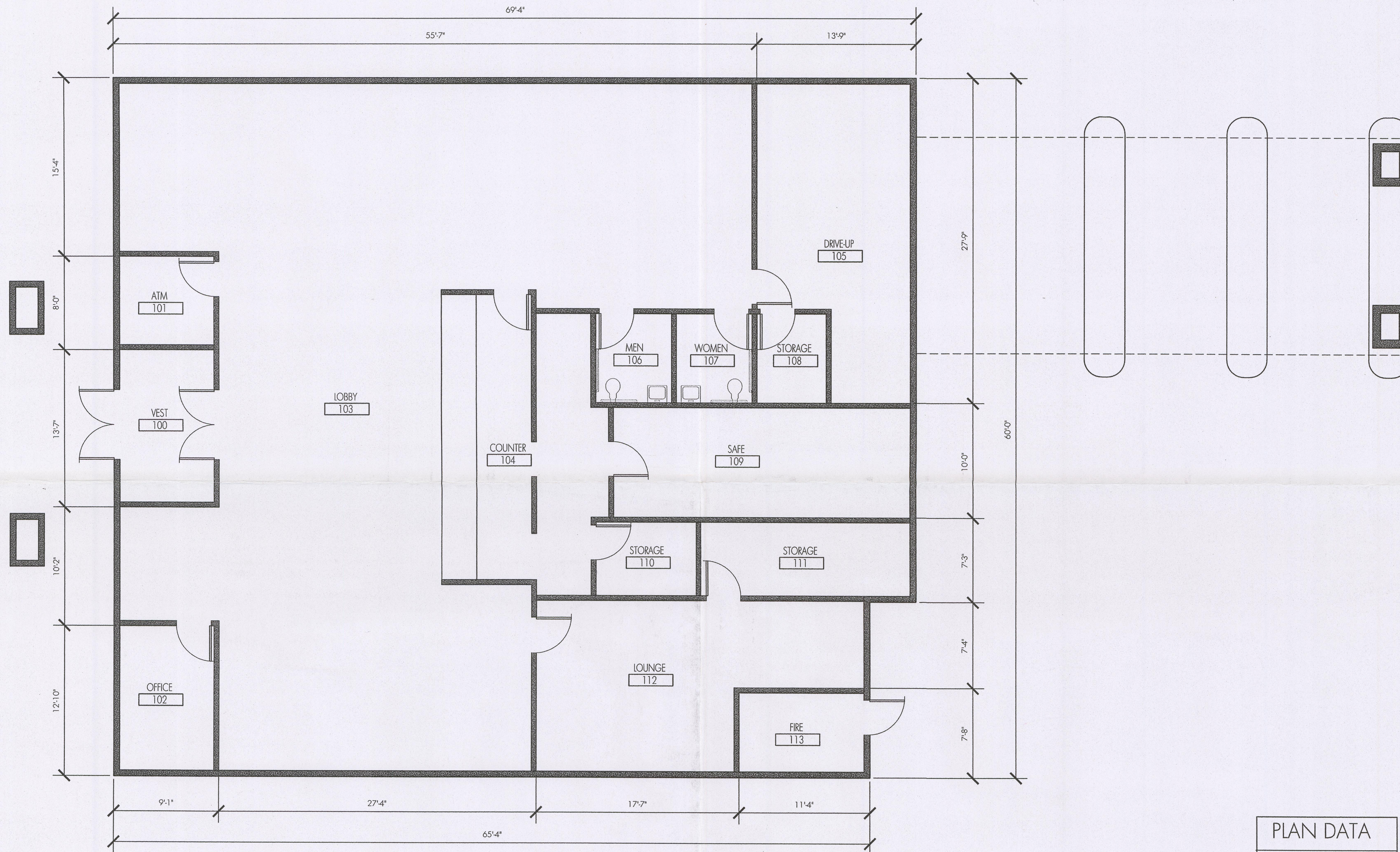
KEYNOTES

- 1 EXTERIOR CEMENT PLASTER - PAINTED RUST
- 2 ALUMINUM STOREFRONT - SILVER
- 3 TILE VENEER - TAN BRICK
- 4 EXTERIOR CEMENT PLASTER - PAINTED GREY
- 5 CONCRETE ROOF TILE - BROWN
- 6 TILE VENEER - RED BRICK
- 7 SIGNAGE

SDR-37940

CT-1, LLC RBA ARCHITECTURE
April 6, 2010

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APR 13 2010



PLAN DATA

BUILDING SIZE: 4,195 SF
OCCUPANCY: 42 PERSONS

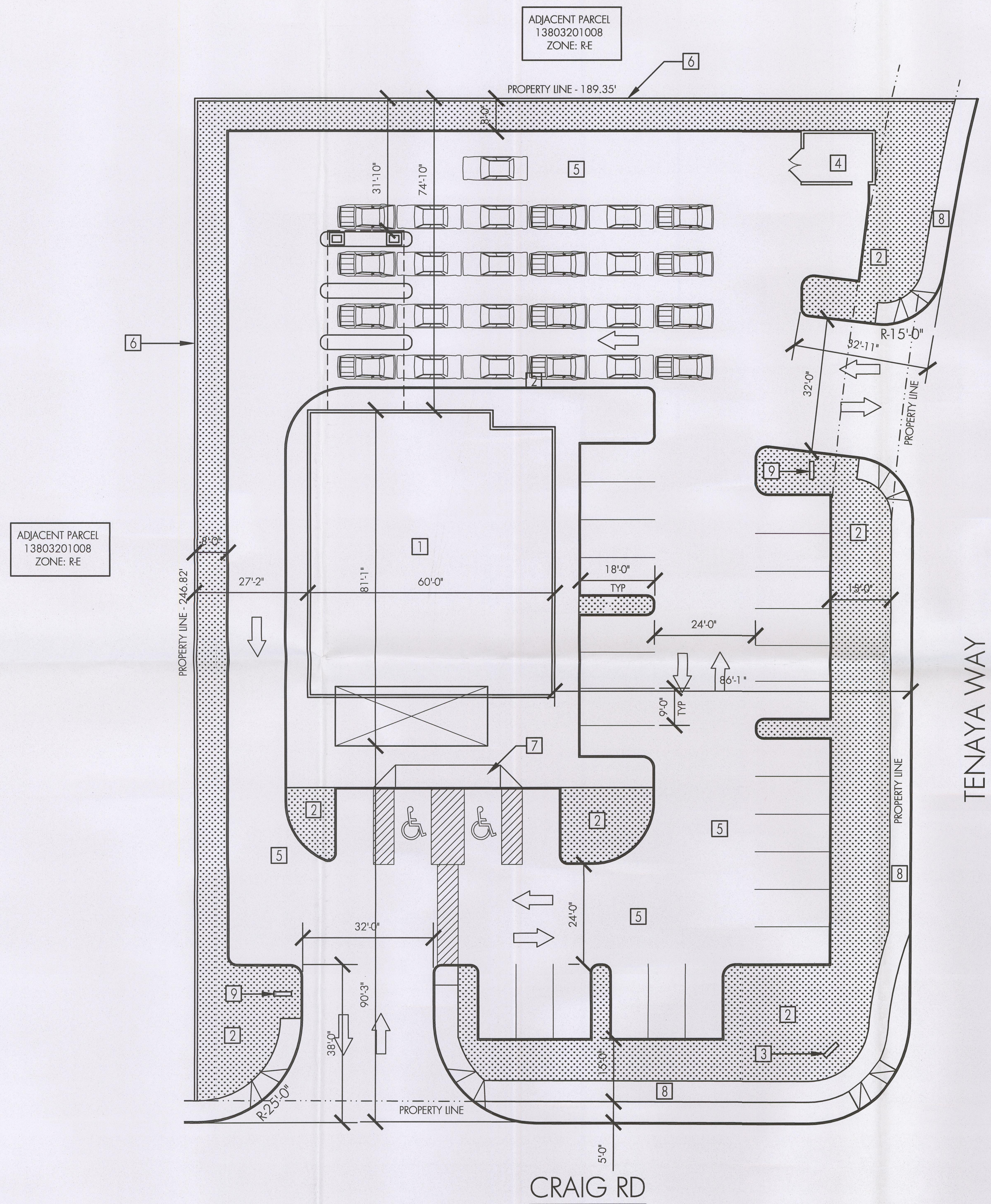
FLOOR PLAN SCALE: $\frac{1}{8}" = 1'-0"$

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

SDR-37940

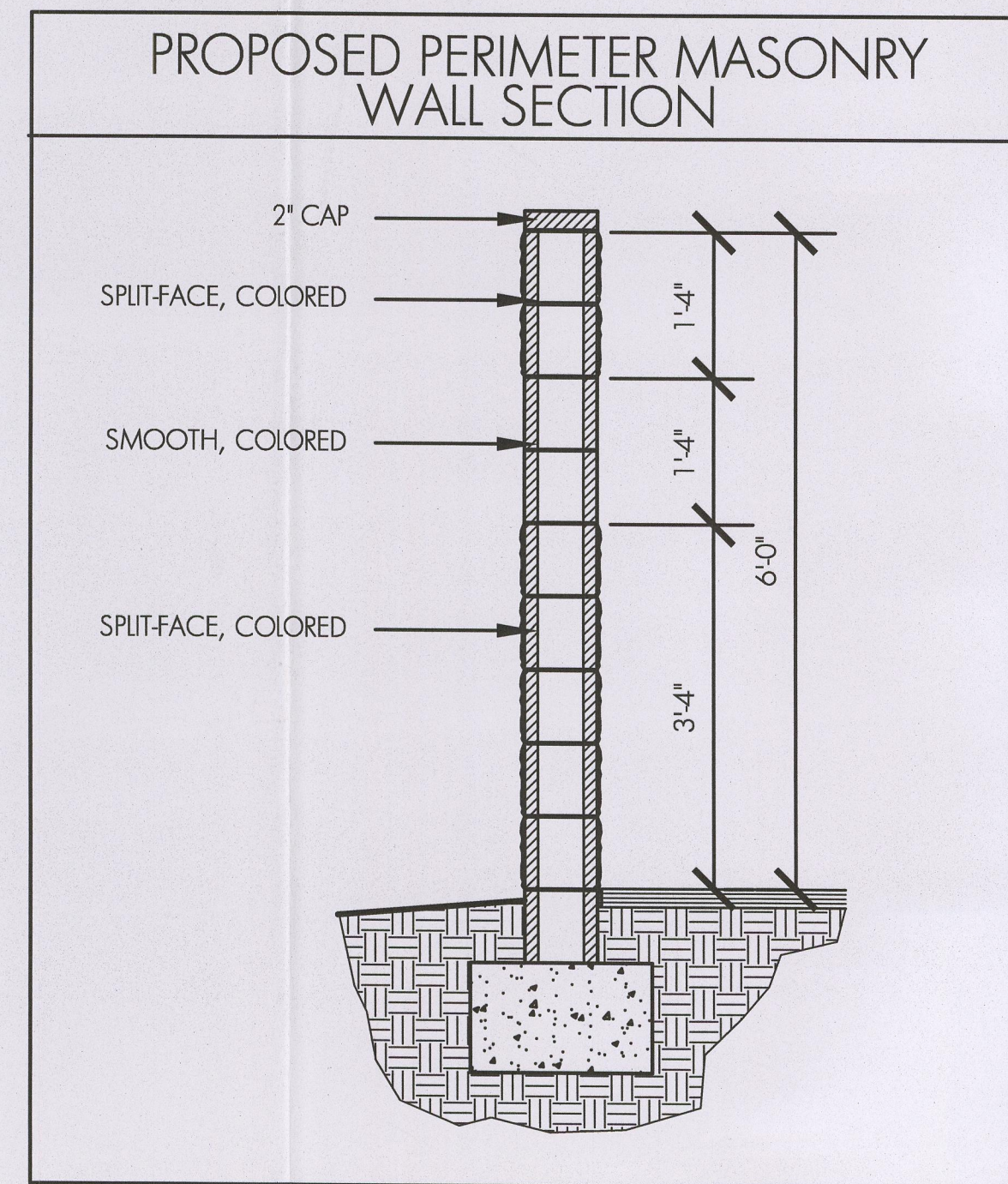
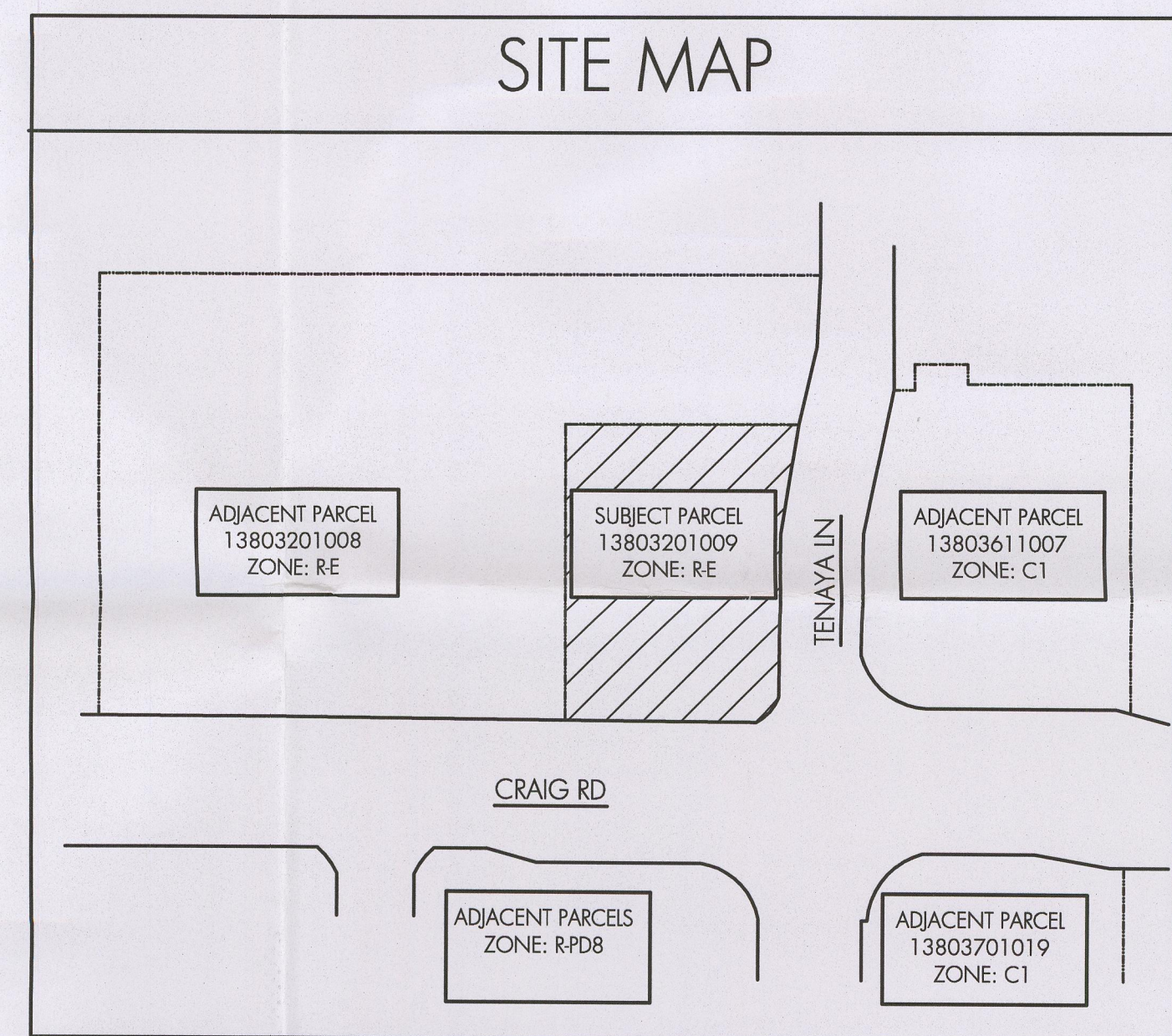
RECEIVED
APR 13 2010

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010



SITE DATA	
PARCEL:	13803201009
ADDRESS:	7204 W CRAIG RD
JURISDICTION:	LAS VEGAS - 89129
ZONING:	RE
SUBDIVISION:	PARCEL MAP FILE 105 PAGE 42
LOT SIZE:	1 ACRE
F.A.R.:	1:15.71
BUILDING SIZE:	4,264 SF
PARKING:	
REQUIRED:	4:1000 SF = 18 STALLS
PROVIDED:	30 STALLS

KEYNOTES	
1	PROPOSED BANK
2	LANDSCAPED AREA - REFER TO LANDSCAPE PLAN
3	PYLON SIGN
4	TRASH ENCLOSURE
5	PAVED AREA
6	6'0" HIGH DECORATIVE MASONRY WALL - SEE SECTION BELOW
7	CURB ACCESS
8	5'0" CONCRETE WALK
9	DIRECTIONAL SIGN



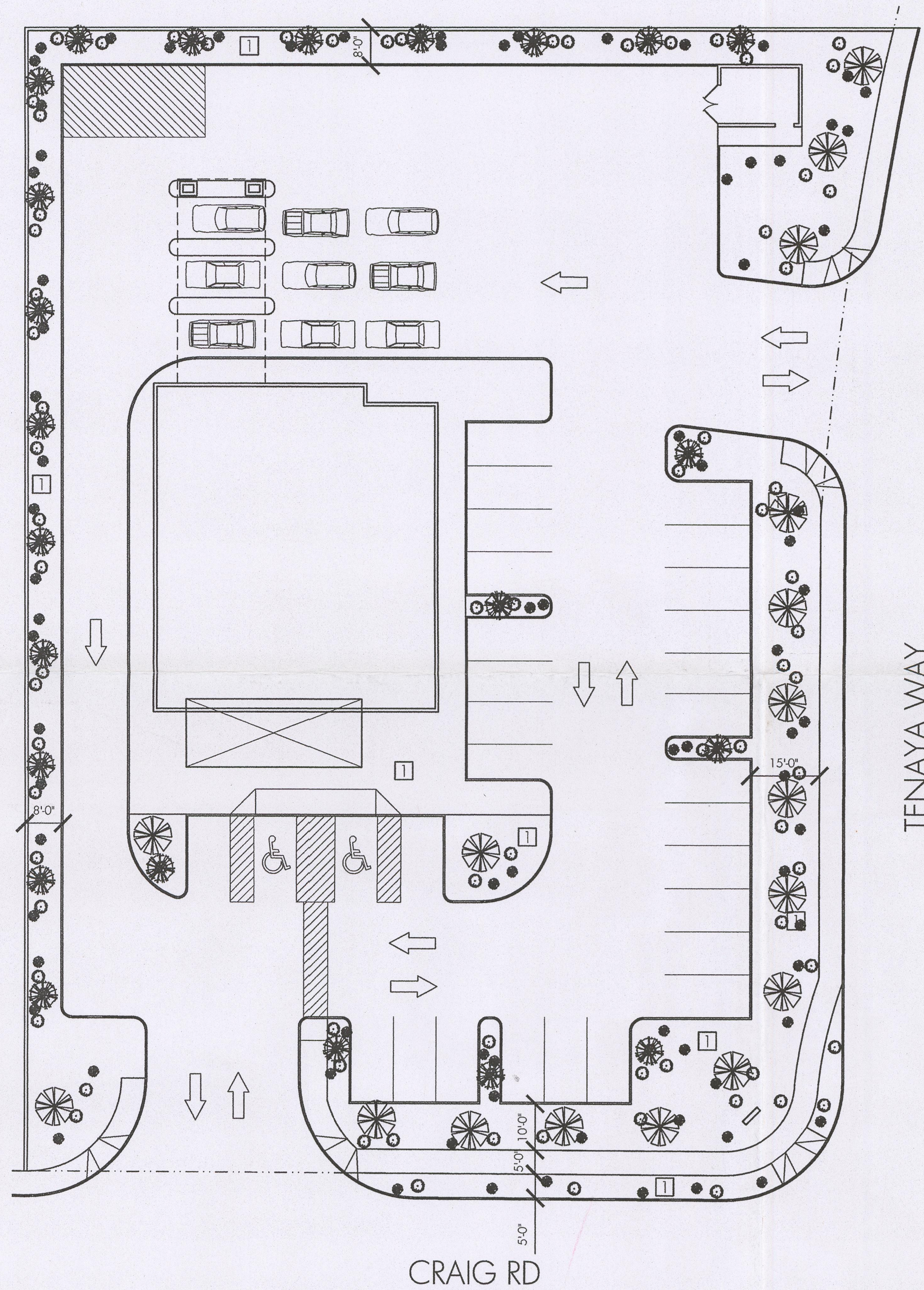
SITE PLAN SCALE: 1"=40'-0"

BANK - 7204 W CRAIG RD - LAS VEGAS, NV

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MAY 05 2010
City of Las Vegas

CT-1, LLC | RBA ARCHITECTURE
April 6, 2010

GPA-37823 ZON-37824
SDR-37940 REVISED



PLANT LEGEND	
	CHILEAN MESQUITE (PROSOPIS CHILENSIS - 24" BOX - AT 20'-0" O.C.)
	SHOESTRING ACACIA (ACACIA STENOPHYLLA) - 24" BOX - AT 20'-0" O.C.
	COMMON WINTER CREEPER (EUONYMUS FORTUNEI) 15 GAL
	CHASTE TREE (VITUS AGNUS-CASTUS) 15 GAL

KEYNOTES	
	GROUND COVER - GRANITE MULCH

LANDSCAPE PLAN SCALE: 1"=40'-0"
BANK - 7204 W CRAIG RD - LAS VEGAS, NV

SDR-37940
05/27/10 PC
CT-1, LLC | RBA ARCHITECTURE
April 6, 2010