



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: _____

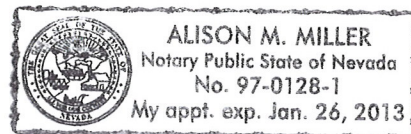
Signature of Property Owner: Bradley Shults

Print Name: Bradley Shults

Subscribed and sworn before me

This 13 day of April, 20 10

Notary Public in and for said County and State



RECEIVED

APR 13 2010

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 L proposed SC Zoning: existing R-E proposed C-1
 Commercial Square Footage 4195 sf Floor Area Ratio _____
 Gross Acres 1.0 net Lots/Units _____ Density _____
 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

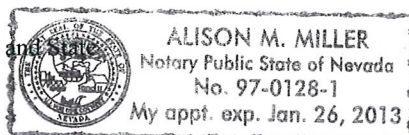
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Bradley Shultis

Subscribed and sworn before me

This 12 day of April, 20 10

Notary Public in and for said County and State



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.

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SDR 37940
CT-1, LLC

7204 W. Craig Rd.

Proposed 4.195 thousand square foot bank with drive-through.

Traffic produced by proposed development:

Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	4.195	148.15	621
AM Peak Hour			12.35	52
PM Peak Hour			25.82	108

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Craig Rd.

Average Daily Traffic (ADT)	20,525
PM Peak Hour	1,642

(heaviest 60 minutes)

Tenaya Way

Average Daily Traffic (ADT)	9,575
PM Peak Hour	766

(heaviest 60 minutes)

Traffic Capacity of adjacent streets

	Adjacent street ADT Capacity
Craig Rd.	51,800
Tenaya Way	32,775

This project is expected to add approximately 621 trips per day on Craig Rd. and Tenaya Way. This will increase the existing volumes by about 3 percent on Craig and by about 6 percent on Tenaya. Currently, Craig is at about 40 percent of capacity and Tenaya is at about 29 percent of capacity.

Based on Peak Hour use, this development will add roughly 108 additional cars into the area; or about 2 every minute.

Note that this report assumes all traffic from this development uses all named streets.