PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35868** APN: 138-03-201-009

Name of Property Owner: CT-1, LLC

Name of Applicant: CT-1, LLC

Name of Representative: Warren 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 Shutts

Print Name: Bradley Shutts

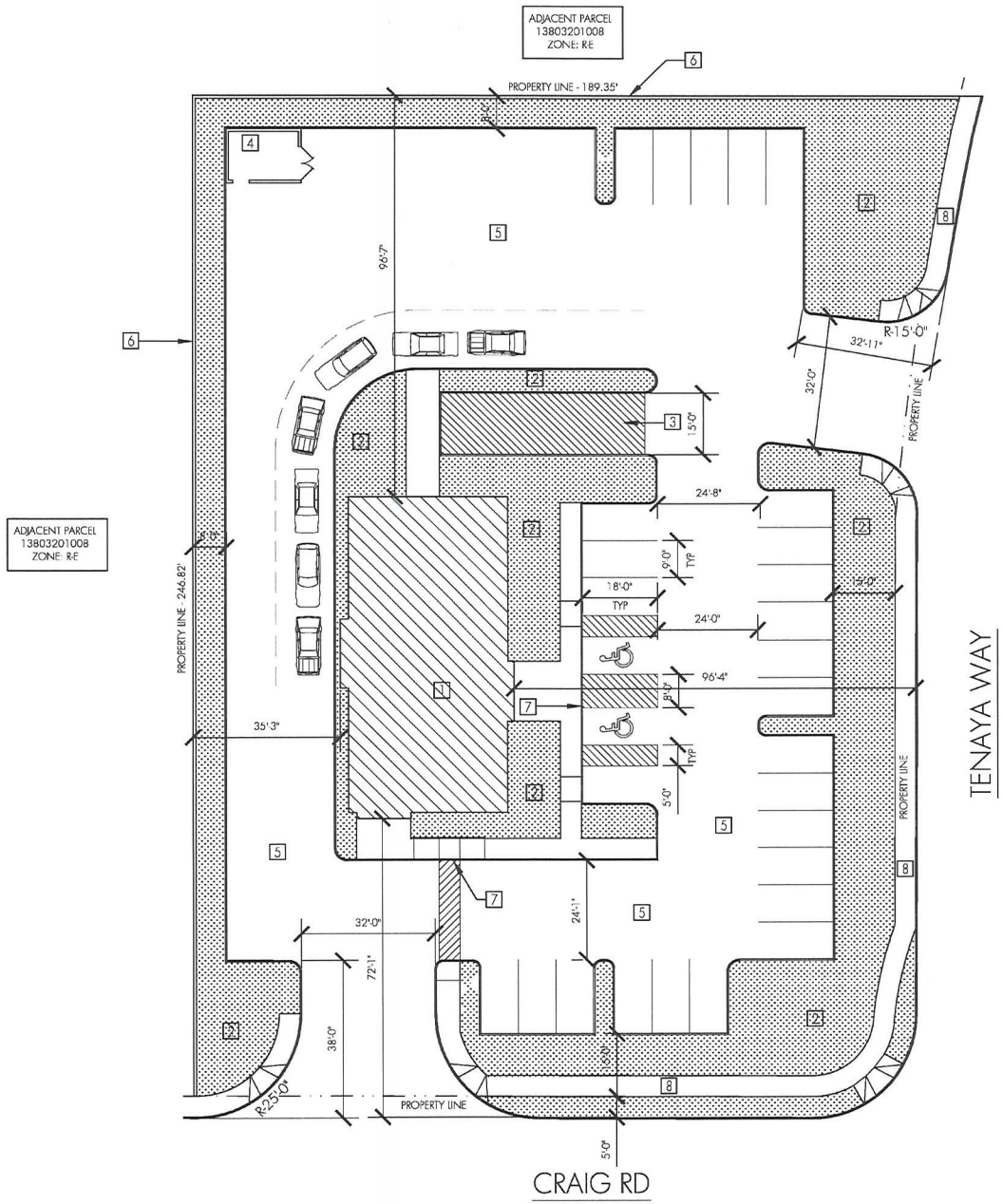
Subscribed and sworn before me

This 24 day of August, 2009

_____

Notary Public in and for said County and State

ALISON M. MILLER
Notary Public State of Nevada
No. 97-0128-1
My appt. exp. Jan. 26, 2013



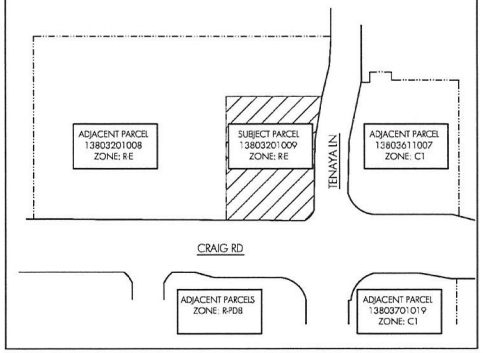
SITE DATA

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:	2,772 SF
PARKING:	
REQUIRED:	1:100 SF = 28 STALLS
PROVIDED:	29 STALLS

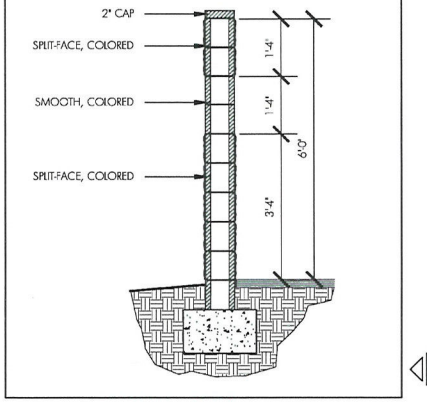
KEYNOTES

1. PROPOSED RESTAURANT
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. ZERO CURB FOR ACCESS
8. 5'-0" CONCRETE WALK

SITE MAP



PROPOSED PERIMETER MASONRY WALL SECTION



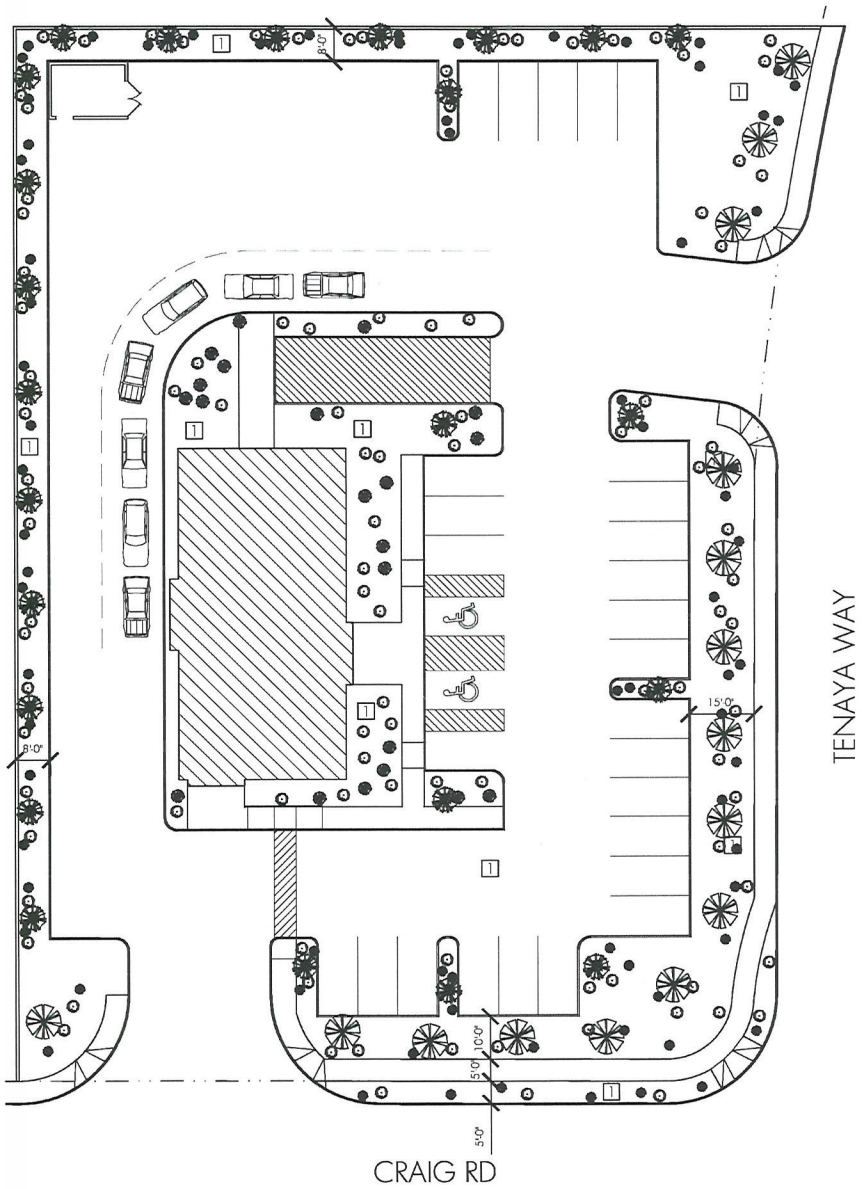
RECEIVED
OCT 05 2009

SDR-35868
REVISED
10/22/09 PC

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

CARL'S JR RESTAURANT - 7204 W CRAIG RD - LAS VEGAS, NV

CT-1, LLC | RBA ARCHITECTURE
August 31, 2009



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 (EUONYMOUS FORTUNEI) 15 GAL
- CHASTE TREE (VITUS AGNUS-CASTUS) 15 GAL

KEYNOTES

1 GROUNDCOVER - GRANITE MULCH

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

CARL'S JR RESTAURANT - 7204 W CRAIG RD - LAS VEGAS, NV

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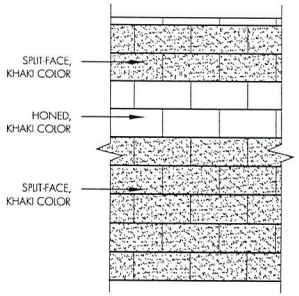
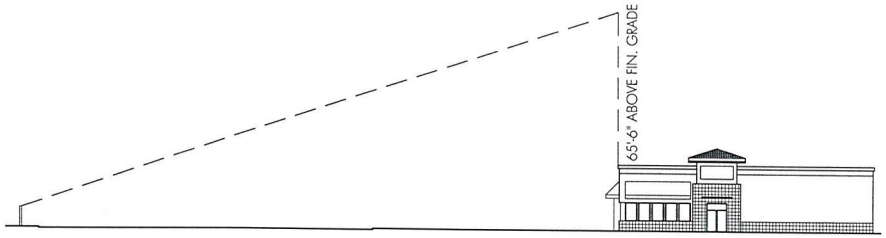


TYPICAL PERIMETER CMU WALL ELEV

SCALE: $\frac{1}{2}$" = 1'-0"

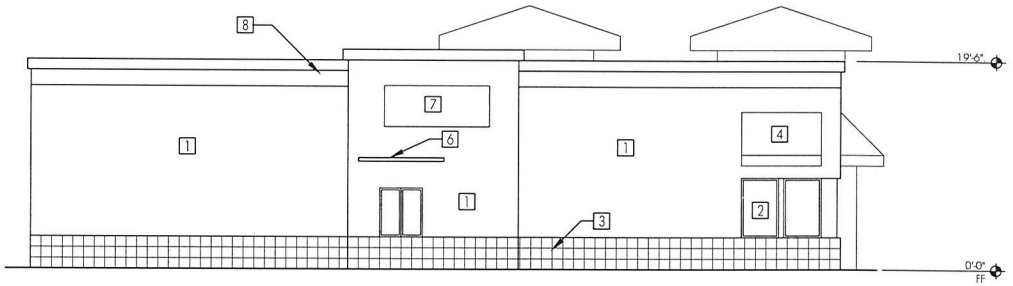


3:1 SITELINE DIAGRAM

SCALE: N.T.S.

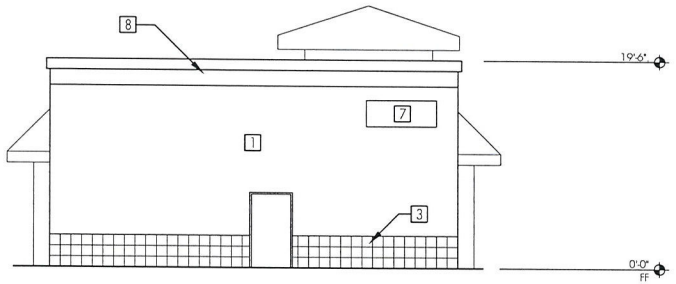
KEYNOTES

1. EXTERIOR CEMENT PLASTER - PAINTED TAWNY TAN
2. ALUMINUM STOREFRONT - YACHT BLUE
3. TILE VENEER - COPRA RED QUARTZITE
4. FABRIC AWNING - SCARLET SUPREME
5. CONCRETE ROOF TILE
6. METAL AWNING - PAINTED YACHT BLUE
7. SIGNAGE
8. EXTERIOR CEMENT PLASTER - PAINTED BISON BEIGE



WEST ELEVATION

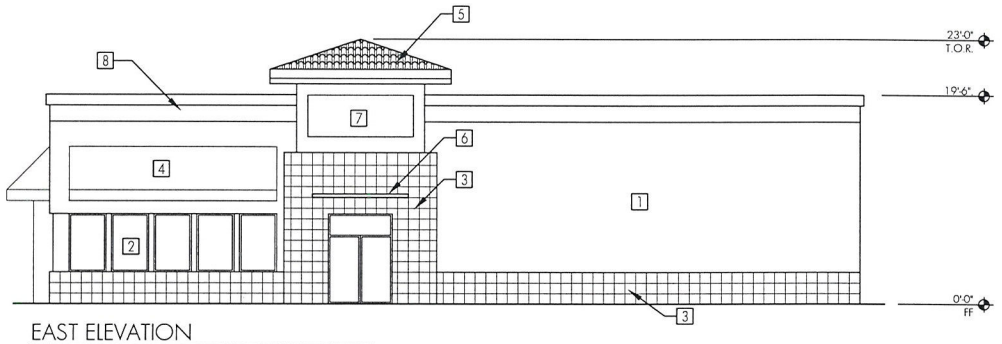
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

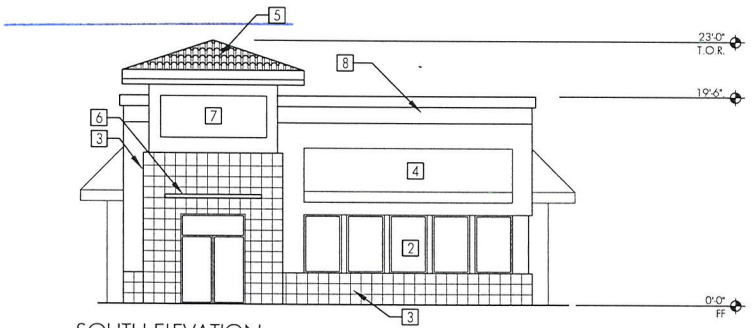
SCALE: 1/8" = 1'-0"

RECEIVED
SEP 02 2009



EAST ELEVATION

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



SOUTH ELEVATION

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

EXTERIOR ELEVATIONS SCALE: AS NOTED

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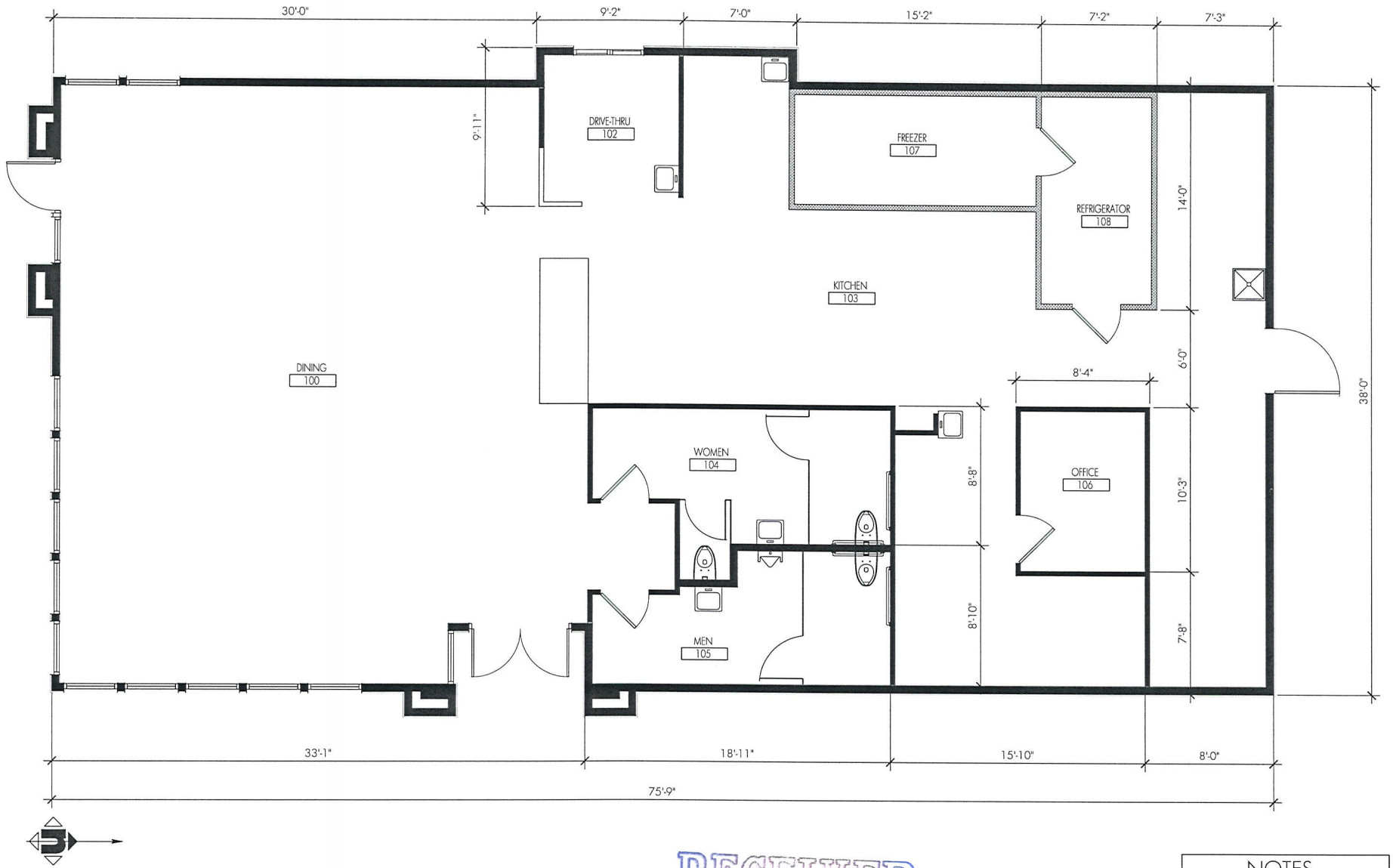

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NOTES	
MAXIMUM OCCUPANCY:	87 PERSONS
SEATING CAPACITY:	71 PERSONS

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

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CARL'S JR RESTAURANT - 7204 W CRAIG RD - LAS VEGAS, NV

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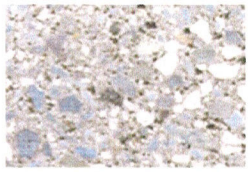
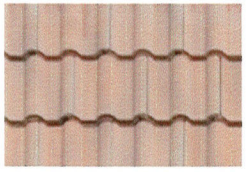
ACCENT WALL TILE

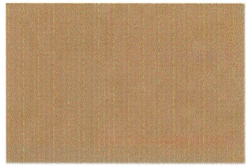
PERIMETER WALL MASONRY (FIELD)



PERIMETER WALL MASONRY (ACCENT)

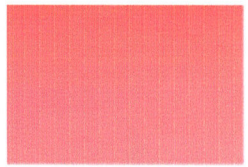


ROOF TILE



CEMENT PLASTER WALL (ACCENT)

CEMENT PLASTER WALL (FIELD)



AWNING FABRIC

STOREFRONT & TRIM

CARL'S JR RESTAURANT 7204 W CRAIG RD LAS VEGAS, NV

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SDR 35868				
CT-1, LLC				
7204 W. Craig Rd.				
Proposed 2.8 thousand square foot fast food restaurant with drive-thru.				
Traffic produced by proposed development:				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.8	496.12	1,389
AM Peak Hour			53.11	149
PM Peak Hour			34.64	97
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Craig Rd.				
Average Daily Traffic (ADT)	20,525			
PM Peak Hour	1642			
(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.	51800			
Tenaya Way	32775			
This project will add approximately 1,389 trips per day on Craig Rd. and Tenaya Way. This will increase the existing volumes by about 7 percent on Craig and by about 15 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 149 additional cars into the area; or about 5 every 2 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				