



April 9, 2012

Ms. Alison Miller
CT-1, LLC
4375 Polaris Avenue, Suite #4
Las Vegas, Nevada 891033

**RE: SDR-44882 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - APRIL 2012**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Ms. Miller:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-37940) FOR PROPOSED SITE MODIFICATIONS FOR A FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THRU) on 1.0 acres at 7204 West Craig Road (APN 138-03-201-009), O (Office) Zone, Ward 4 (Anthony), has been considered administratively by the Planning and Development Department staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-37940), except as modified herein shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/19/12, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 03/19/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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Public Works

8. This site shall connect to the City of Las Vegas public sewer system.
9. Meet with the Traffic Engineering Section of the Department of Public Works to determine the final geometric design of the driveway and median island modifications on Tenaya Way. Comply with the recommendations of the Traffic Engineering Section.
10. An update to the previously approved 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 or the submittal of any construction drawings for this site. Comply with the recommendations of the updated Traffic Impact Analysis prior to occupancy of the site.
11. Site development to comply with all previously approved conditions of approval for SDR-37940 and all other applicable site-related actions.

This action by the Department of Planning staff on April 9, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Heather Beattie
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