



September 5, 2007

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
SURVEYING
LEED

Att: Andrew Reed
Planning Supervisor, Current Planning Division

Subject: Albert Massi/El Capitan Partnership - Request to Table Actions

Dear Mr. Reed:

Please accept this letter as a request to table ZON-21702, VAR-21703, SUP-21704 and SDR-21700. These items are currently scheduled for the September 13, 2007 meeting of the City of Las Vegas Planning Commission.

We understand that once these items are tabled, they are held indefinitely until raised from the table at the request of the applicant. We understand that we will be responsible for the costs of readvertising and renotifying these items at that time.

Thank you for your assistance.

Sincerely,

Gary Leobold, AICP
WRIGHT ENGINEERS

c. Bernie Chippoletti
Albert Massi

7425 Park Drive
Las Vegas, NV 89126
(702) 933-7000
(702) 933-2800
(800) 933-7611
wrighteng.com/cvna



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-21702** APN: 125-20-301-008/ 125-20-301-020

Name of Property Owner: El Capitan Partership / Albert Massi

Name of Applicant: Terra west Development/ Bernie Chippotettle

Name of Representative: Wright Engineers/ Gary Leobold

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: _____

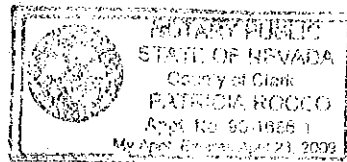
Signature of Property Owner: *[Handwritten Signature]*

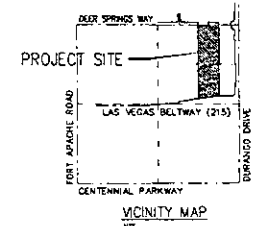
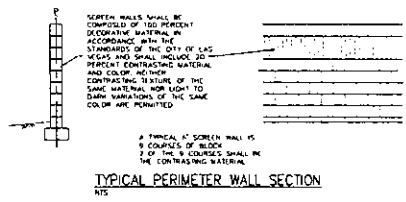
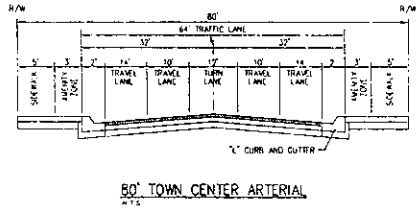
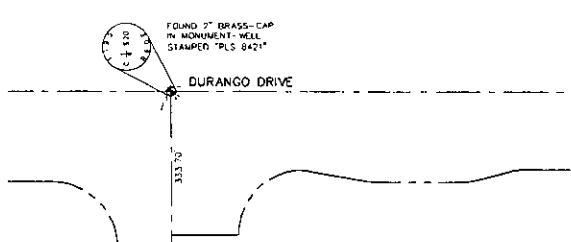
Print Name: Albert D. Massi

Subscribed and sworn before me

This 27th day of April, 2007

[Handwritten Signature]
Notary Public in and for said County and State





NOT A PART
UNDEVELOPED
APN: 125-20-301-023

NOT A PART
UNDEVELOPED
APN: 125-20-301-009

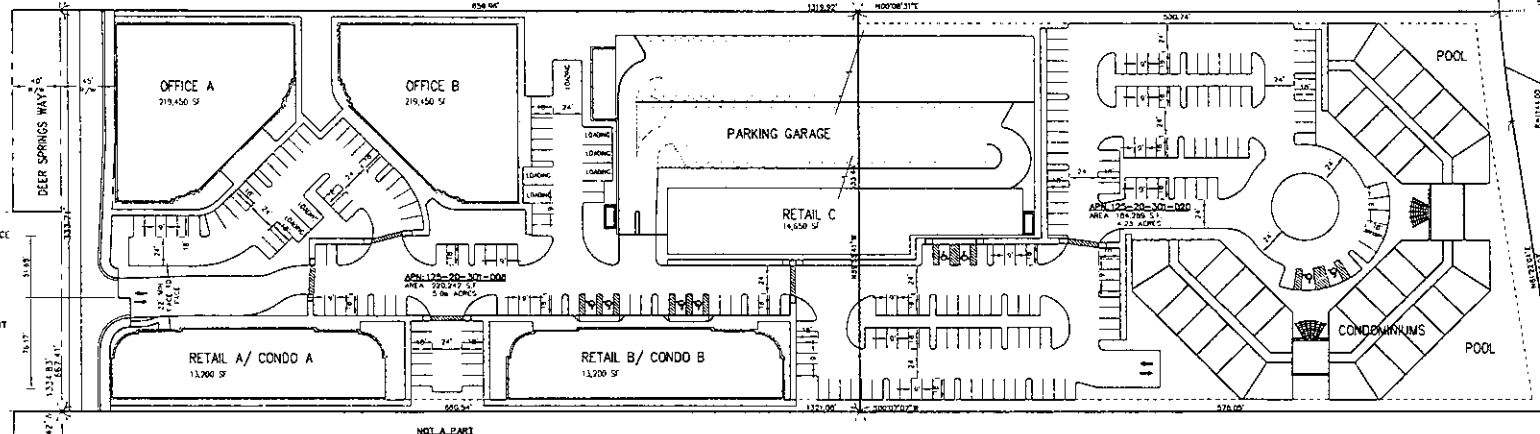
NOT A PART
UNDEVELOPED
APN: 125-20-301-019

NOT A PART
UNDEVELOPED
APN: 125-20-301-010

NOT A PART
FUTURE DEVELOPMENT
APN: 125-20-301-017

NOT A PART
UNDEVELOPED
APN: 125-20-301-007

NOT A PART
UNDEVELOPED
APN: 125-20-301-015



SITE SUMMARY

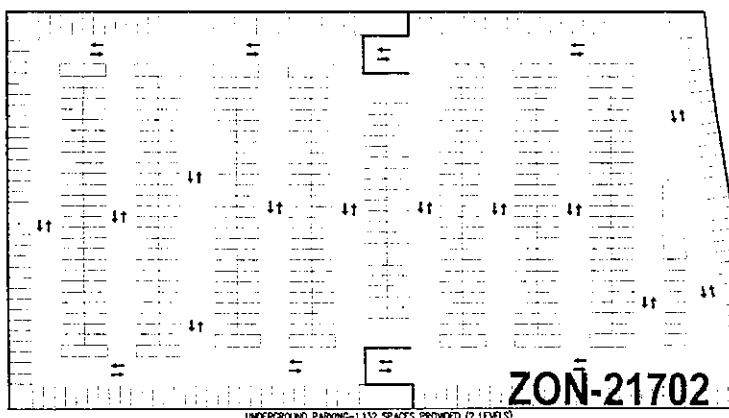
SITE AREA (GROSS)	404,531 SF 9.29 ACRES
SITE AREA (NET)	388,742 SF 8.93 ACRES
OPEN SPACE	105,508 SF (27.1% OF SITE)
FLOOR AREA RATIO	2.5:1 W/O PARKING STRUCTURE 4.1:1 WITH PARKING STRUCTURE
DENSITY	47.8 UNITS PER ACRE

BUILDING AREA

OFFICE (12 STORIES)	438,900 SF
RETAIL (1 STORY)	43,600 SF
CONDOMINIUM (12 STORIES)	150,700 SF (PER TOWER)
12 UNITS PER FLOOR 11 CONDO FLOORS PER TOWER	408 UNITS TOTAL
CONDO OVER RETAIL (3 STORIES, 2 BUILDINGS)	6 UNITS PER FLOOR 18 UNITS PER BUILDING 36 UNITS TOTAL
PARKING GARAGE (11 STORIES)	651,140 SF
TOTAL BUILDING SF	1,642,240 SF

PARKING CALCULATIONS

USE	AREA/UNITS	STANDARD	PARKING PROVIDED
OFFICE	438,900 SF	1 SPACE/200 SF	2,195 SPACES
RETAIL	43,600 SF	1 SPACE/250 SF	175 SPACES
CONDOMINIUM	408 UNITS	1.75 SPACES/ 2 BEDROOM UNIT	714 SPACES
GUEST		1 SPACE/ 4 UNITS	74 SPACES
TOTAL REQUIRED			3,158 SPACES
TOTAL PROVIDED			3,158 SPACES
HANDICAP STALLS REQUIRED			35 SPACES
HANDICAP STALLS PROVIDED			35 SPACES
LOADING ZONE STALLS REQUIRED			0
LOADING ZONE STALLS PROVIDED			0



LEGAL DESCRIPTION
 SOUTHWEST 1/4 OF THE NORTHWEST QUARTER (1/4) OF THE
 SOUTHWEST QUARTER (1/4) OF SECTION 26, TOWNSHIP 19 NORTH,
 RANGE 80 WEST, & 9N, CLATSOP COUNTY, OREGON

BASIS OF BEARINGS
 NORTH BEARING EAST BEING THE SOUTH LINE OF THE
 "SOUTHWEST QUARTER (1/4) OF SECTION 26, TOWNSHIP 19 NORTH,
 RANGE 80 WEST, & 9N, CLATSOP COUNTY, OREGON".

THIS PLAN IS PREPARED AS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CLATSOP COUNTY ENGINEER.

WRIGHT
 Civil Engineer
 7425 W. LAS VEGAS BLVD., SUITE 100
 LAS VEGAS, NV 89123
 P: 702.251.0000 F: 702.833.3000
 INFO@WRIGHT-CE.COM

PRELIMINARY SITE PLAN

DATE	6/10/07
DRAWN BY	BAB
PROJECT NO.	002569
SCALE	1"=50'
SHEET	SITE 1
1 OF 1 SHEETS	
DRAWING NO.	

ZON-21702 VAR-21703
SUP-21704 SDR-21700
REVISED 07/12/07 PC

RECEIVED
 JUN 28 2007