



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 Grove
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: **SDR-21700** 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 Chippotittle

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: _____

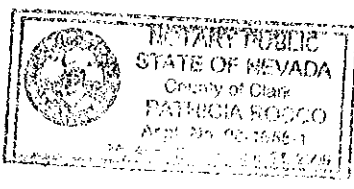
Signature of Property Owner: *Albert D. Massi*

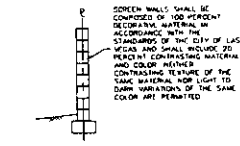
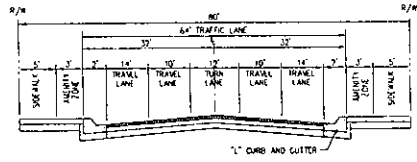
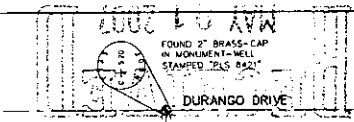
Print Name: Albert D. MASSI

Subscribed and sworn before me

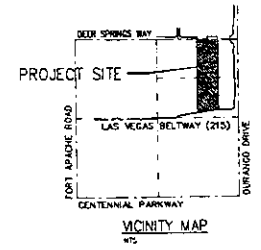
This 27th day of April, 2017

Patricia Rosco
Notary Public in and for said County and State





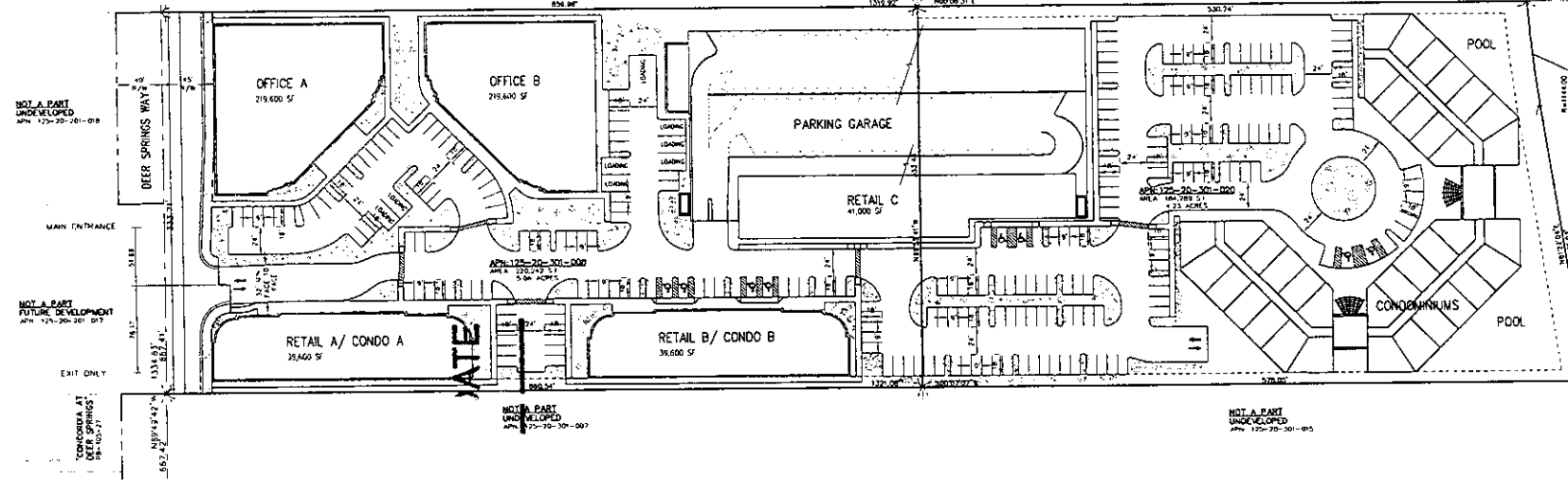
- TREES**
- ACACIA WHITA (SOUTHWEST SPECT ACACIA) 24" BOX
 - WAGHINGTONIA ROBURATA HYBRID (MEXICAN FAN PALM) 15" HT.
 - MONDEL PINE 24" BOX
 - FRAXINUS VELUTINA MODESTO (MODESTO ASH) 24" BOX
 - CHITALPA TASHKENTENSIS (DONTALPA) 24" BOX
- SHRUBS**
- BACCHARIS SANDWICHENSIS (DESERT BROOM) 5 GAL
 - LEUCOPHYLLUM SPECIES = OLIVARIUS (TEXAS RANGER) 5 GAL
 - NEURARIUM THUS 'COMPACTA' (DWARF YUCCA) 5 GAL
- SUB SHRUBS & GROUND COVER**
- CONVELLULUS MAURITANICUS (ORANGE WORKING GLOVE) 1 GAL
 - LANTANA SPECIES (LANTANA) 1 GAL
 - SALVA SPECIES (SAGE) 1 GAL



NOT A PART UNDEVELOPED APN 125-20-20-025

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

NOT A PART UNDEVELOPED APN 125-20-20-018

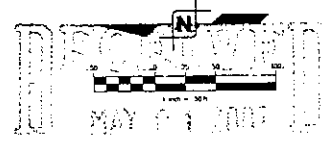
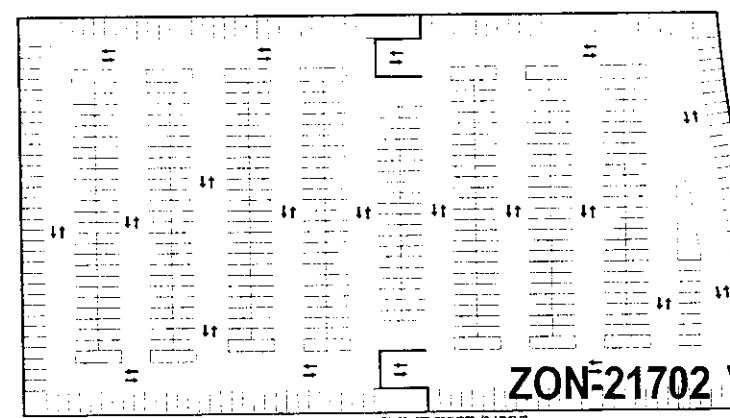


SITE SUMMARY

SITE AREA (GROSS)	401,531 SF
8.38 ACRES	
SITE AREA (NET)	389,743 SF
8.93 ACRES	
OPEN SPACE	105,509 SF (27.1% OF SITE)
FLOOR AREA RATIO	243.1
BUILDING AREA	
OFFICE (12 STORIES)	439,200 SF
RETAIL (1 STORY)	41,000 SF
CONDOMINIUM (11 STORIES)	141,400 SF (PER TOWER)
12 UNITS PER FLOOR	
11 CONDO FLOORS PER TOWER	
400 UNITS TOTAL	424,476 SF (TOTAL)
CONDO OVER RETAIL (3 STORIES, 2 BUILDINGS)	
6 UNITS PER FLOOR	
16 UNITS PER BUILDING	
36 UNITS TOTAL	79,200 SF (TOTAL)
PARKING GARAGE (11 STORIES)	619,300 SF
TOTAL BUILDING SF	1,744,168 SF

PARKING CALCULATIONS

USE	REQUIREMENTS	SPACES PROVIDED	PARKING REQUIRED
OFFICE	1 SP/1000 SF	410	1,464 SPACES
RETAIL	1 SP/1000 SF	41	184 SPACES
CONDOMINIUM	1.75 SPACES/UNIT	707	777 SPACES
GUEST	1 SP/1000 SF	41	74 SPACES
TOTAL REQUIRED			2,479 SPACES
TOTAL PROVIDED		2,479 SPACES	
HANDICAP STALLS PROVIDED		35 SPACES	
HANDICAP STALLS REQUIRED			35 SPACES
LOADING ZONE STALLS PROVIDED		8	
LOADING ZONE STALLS REQUIRED			8



LEGAL DESCRIPTION
 LOCATED IN A PORTION OF THE NORTHWEST QUARTER THE 1/4 OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 80 (E7E), S34W - CLARK COUNTY, NEVADA

BASES OF BEARINGS
 NORTH BEARING: EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 80 (E7E), S34W. ALSO BEING THE CENTERLINE OF CENTENNIAL PARKWAY AS MEASURED BY THE WRIGHT ENGINEERING LOCAL GRID COORDINATE SYSTEM.

ZON-21702 VAR-21703
SUP-21704 SDR-21700
 06/14/07 PC

WRIGHT
Client Driven
 7425 PLYMOUTH BLVD. SUITE 100
 LAS VEGAS, NV 89129
 P 702.933.2000 F 702.933.7000
 WWW.WRIGHTDESIGN.COM

DATE:	6/23/07
DRAWN BY:	SJB
PROJECT NO.:	081788
SCALE:	1"=50'
PRELIMINARY SITE PLAN	
DATE:	6/23/07
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PROJECT NO.:	081788
SCALE:	1"=50'
PRELIMINARY SITE PLAN	
DATE:	6/23/07
DRAWN BY:	SJB
PROJECT NO.:	081788
SCALE:	1"=50'
PRELIMINARY SITE PLAN	

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PRINCIPAL OFFICE PROFESSIONAL
DALE ALAN HEINRICH, ARCHITECT
NA-14-1424

3228 South Durango Dr. Suite 100
Las Vegas, Nevada 89117
Telephone: 702.261.1774
Fax: 702.261.6011



TERRA WEST
ARCHITECTURE

MIXED USE PROJECT
SOUTHWEST CORNER OF DEER SPRINGS AND DURANGO
APN # 125-20-301-008 & 125-20-301-020
LAS VEGAS, NEVADA

DATE: 05/14/07
DRAWN BY:
CHECKED BY:
SHEET NO.

SC-02



ELEVATION - TWO STORY RETAIL BUILDING 

SCALE: 3/16" = 1'-0"

NOTE
THIS ELEVATION IS A FACE ON ELEVATION THAT LOOKS PARALLEL TO THE PROPERTY LINE.
THE 3:1 SLOPE LINE CANNOT BE SHOWN IN THIS ELEVATION BECAUSE OF THE
RELATIONSHIP OF THE PROPERTY LINE TO THIS ELEVATION.

ZON-21702 VAR-21703
SUP-21704 SDR-21700
REVISED 06/14/07 PC

RECEIVED

MAY 23 2007

PRINCIPAL DESIGN PROFESSIONAL
DALE ALAN NEUBACH, ARCHITECT
AIA, NCARB

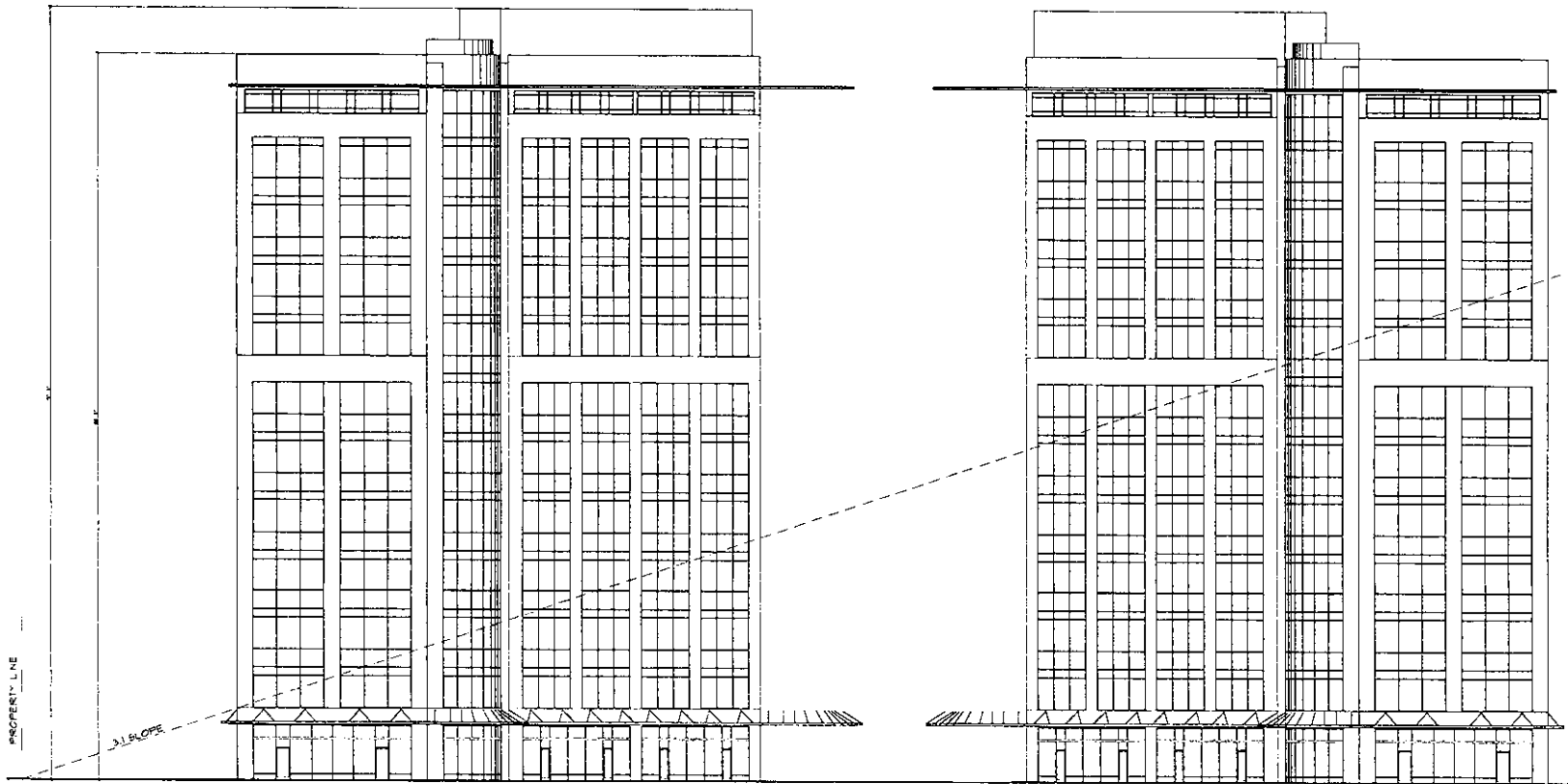
3048 South Durango - Suite 104
WEST VALLEY COMMUNITY
1400 WEST DURANGO
FARMINGTON, UT 84003



MIXED USE PROJECT
SOUTHWEST CORNER OF DEER SPRINGS AND DURANGO
APN # 125-20-301-008 & 125-20-301-020
LAS VEGAS, NEVADA

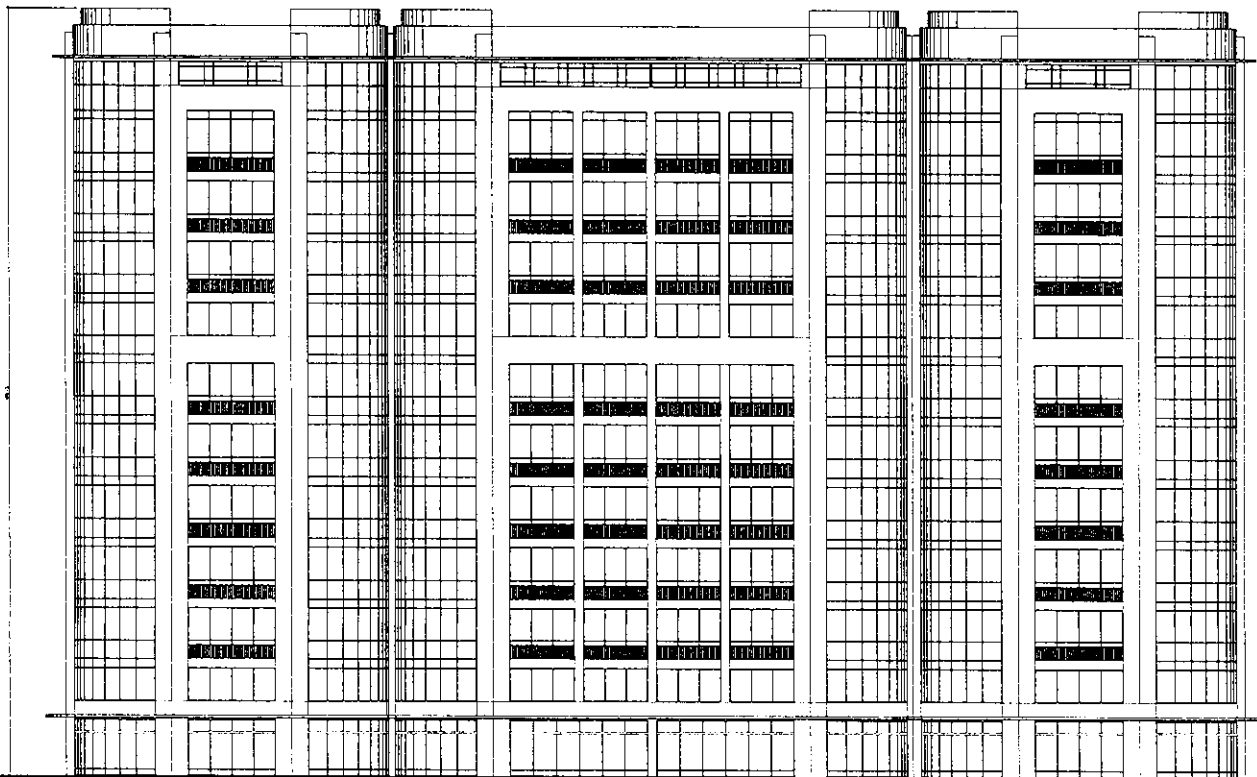
DATE: 06/14/07
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SHEET NO.

SC-03



ELEVATION - TWELVE STORY OFFICE BUILDINGS 4
SCALE 3/8" = 1'-0"

ZON-21702 VAR-21703
SUP-21704 SDR-21700
REVISED 06/14/07 PC



ELEVATION - TWELVE STORY CONDOMINIUMS 

SCALE 3/8" = 1'-0"

NOTE:

THIS ELEVATION IS A FACE ON ELEVATION THAT LOOKS DIAGONALLY ACROSS THE SITE.
THE 31 SLOPE LINE CANNOT BE SHOWN IN THIS ELEVATION BECAUSE OF THE
RELATIONSHIP OF THE PROPERTY LINE TO THIS ELEVATION.

ZON-21702 VAR-21703
 SUP-21704 SDR-21700
 REVISED 06/14/07 PC

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Principal Architect
 DALE ALAN HENNING, ARCHITECT
 MR. HENNING

See also drawings: 125-20-301-008
 125-20-301-009
 125-20-301-010
 125-20-301-011

TERRA WEST

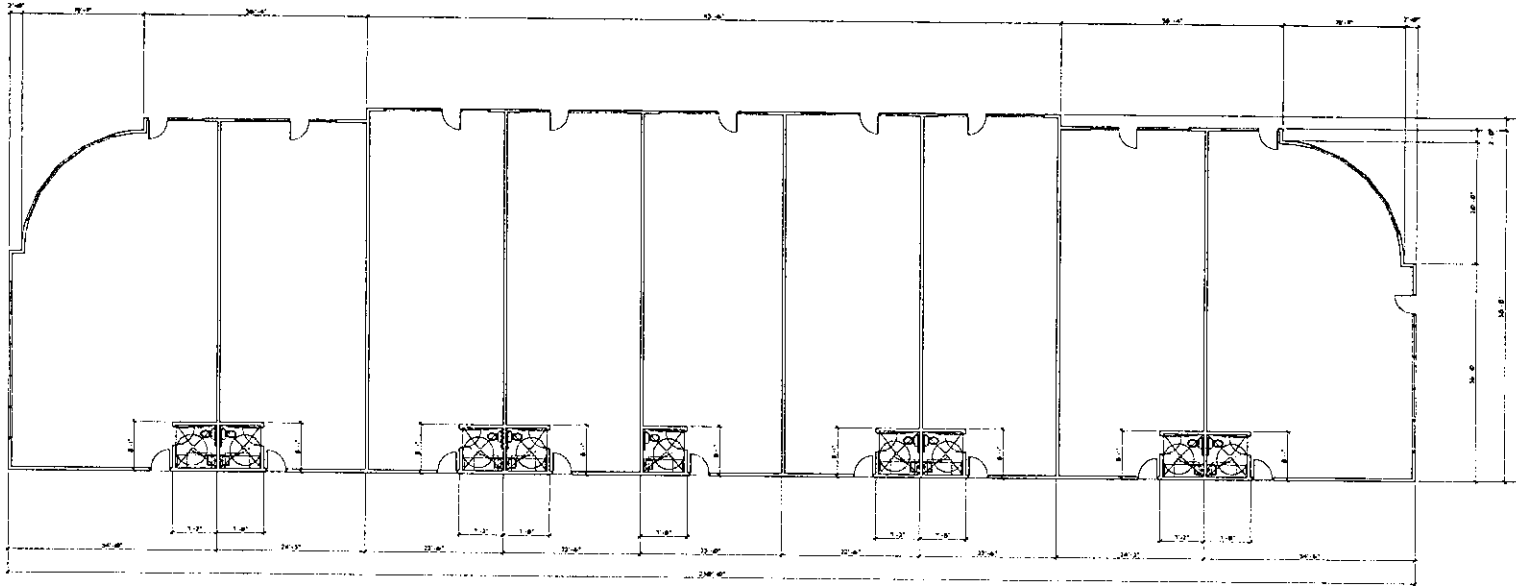


NEW DEVELOPMENT

MIXED USE PROJECT
 SOUTHWEST CORNER OF DEER SPRINGS AND DURANGO
 APN # 125-20-301-008 & 125-20-301-020
 LAS VEGAS, NEVADA

DATE: 05/21/07
 DRAWN BY: JDL
 CHECKED BY: DAW
 SHEET NO.

SC-04



TYPICAL RETAIL SHELL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ZON-21702 VAR-21703
 SUP-21704 SDR-21700
 REVISED 06/14/07 PC

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PRINCIPAL DESIGN PROFESSIONAL
 DOLE ALAN RODRIGUEZ, ARCHITECT
 AA 04008

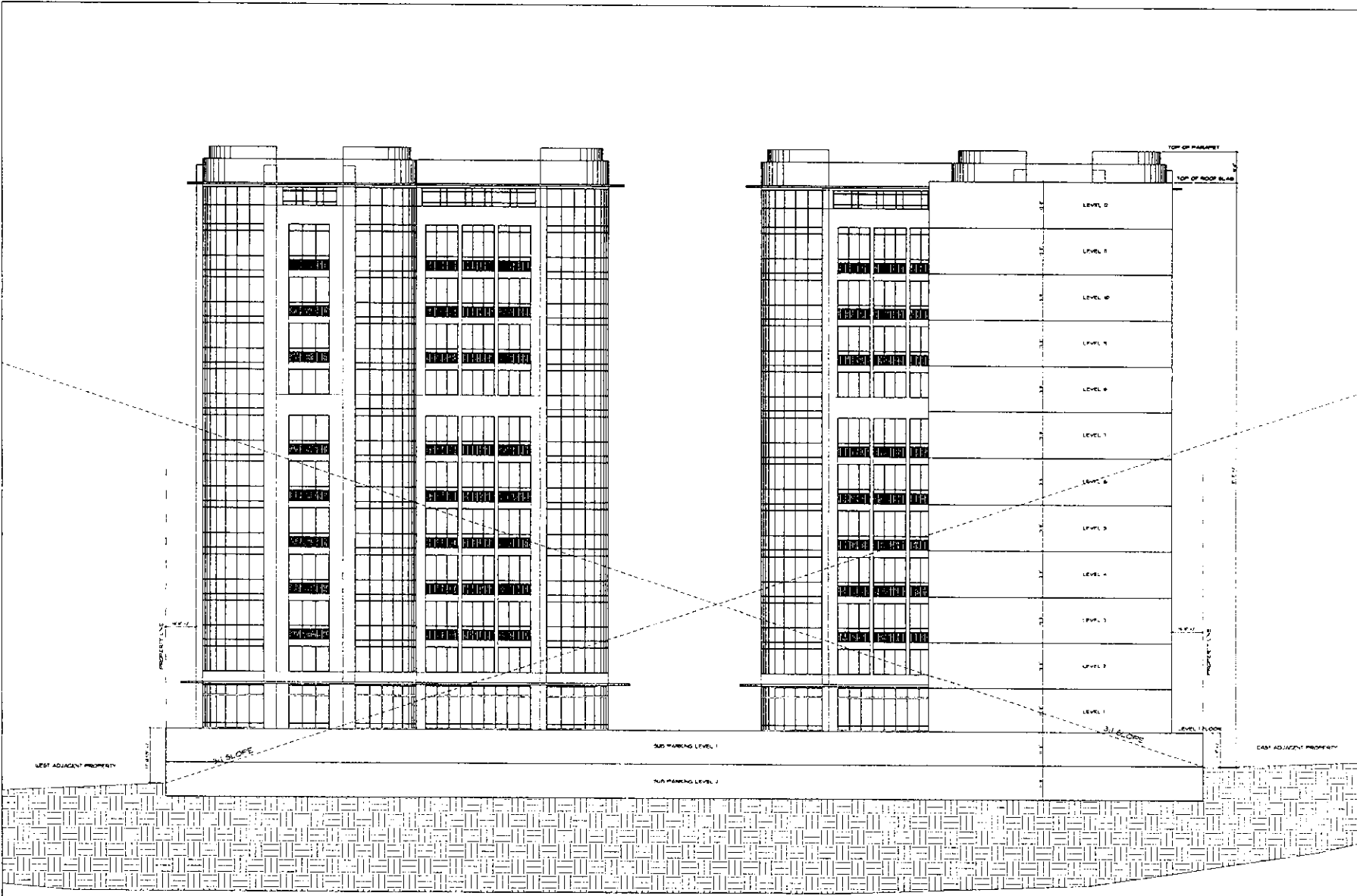
1000 South Durango Dr., Suite 100
 Las Vegas, Nevada 89119
 Telephone: (702) 381-1174
 Fax: (702) 381-1071

TERRA WEST

 INC. (CORPORATE)

MIXED USE PROJECT
 SOUTHWEST CORNER OF DEER SPRINGS AND DURANGO
 APN # 125-20-301-008 & 125-20-301-020
 LAS VEGAS, NEVADA

DATE: 05/01/07
 DRAWN BY: DAA
 CHECKED BY: DAA
 SHEET NO.
SC-01A



SITE SECTION (LOOKING SOUTH) 

SCALE: 3/8" = 1'-0"

ZON-21702 VAR-21703
 SUP-21704 SDR-21700
 REVISED 06/14/07 PC

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PROFESSIONAL DESIGN PROFESSIONAL
 DALE ALAN HENNING, ARCHITECT
 No. 1000

235 South Durango Dr., Suite 100
 Las Vegas, NV 89102
 Tel: 702-311-1411
 Fax: 702-311-1411

TERRA WEST

 THE DESIGN GROUP

MIXED USE PROJECT
 SOUTHWEST CORNER OF DEER SPRINGS AND DURANGO
 APN # 125-20-301-008 & 125-20-301-020
 LAS VEGAS, NEVADA

DATE: 06/14/07
 DRAWN BY:
 CHECKED BY:
 SHEET NO. SC-05

SDR 21700				
Terra West Development				
South Side of Deer Springs Way, West of Durango Dr.				
Proposed 9.29-acre mixed-use development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	444	5.86	2,602
AM Peak Hour			0.44	195
PM Peak Hour			0.52	231
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	439.2	11.01	4,836
AM Peak Hour			1.55	681
PM Peak Hour			1.49	654
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	41	42.94	1,761
AM Peak Hour			1.03	42
PM Peak Hour			3.75	154
<i>(heaviest 60 minutes)</i>				
Net Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	MIXED USE DEVELOPMENT [ACRE]	9.29		9,198
AM Peak Hour				918
PM Peak Hour				1,039
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Deer Springs Way				
Average Daily Traffic (ADT)	3,242			
PM Peak Hour	259			
<i>(heaviest 60 minutes)</i>				

Durango Dr.				
Average Daily Traffic (ADT)	26,579			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2,126			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Deer Springs Way	16200			
Durango Dr.	51700			
This project will add approximately 9,198 trips per day on Deer Springs Way and Durango Dr. This will increase the expected volumes by about 284 percent on Deer Springs and about 35 percent on Durango. Deer Springs is at about 20 percent capacity and Durango is at about 51 percent capacity.				
Based on Peak Hour use, this development will add roughly 1,039 additional cars into the area; which works out to about 17 cars every minute.				
Note that this report assumes all traffic from this development uses all named streets.				