



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-25270** APN: 125-27-410-006

Name of Property Owner: SAITTA FAMILY TRUST

Name of Applicant: VENTURE DEVELOPMENT GROUP

Name of Representative: VTN CONSULTING, JASON KEPPLER

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: _____

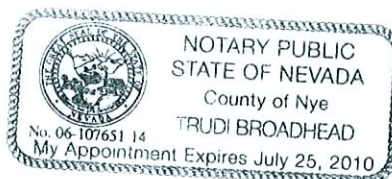
Print Name: _____

Subscribed and sworn before me

This 22 day of Oct, 20 07

Trudi Broadhead
Notary Public in and for said County and State

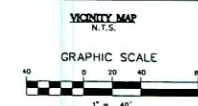
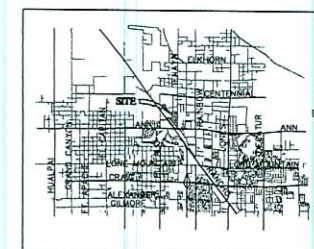
Revised 11-14-06



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SITE DATA

APN # 12527410006
TITLE REPORT NO: 07-05-0144-BB

PROJECT DESCRIPTION
NEW COMMERCIAL CENTER CONSISTING OF 3 BUILDINGS

SITE DATA
ZONING: EXISTING T-C (TOWN CENTER)

GROSS SITE AREA: 6.97 +/- ACRES

PROJECT DATA
DEVELOPER: VENTURE DEVELOPMENT
1731 VILLAGE CENTER CIRCLE,
SUITE 120
LAS VEGAS, NV 89134
CONTACT: CHRIS WICKERS
702-851-7200 PHONE
702-851-7201 FAX

BUILDING AREA

PAD-A	DAYCARE	25,000 S.F.
PAD-B	RETAIL	7,500 S.F.
PAD-C	FAST FOOD	3,000 S.F.
TOTAL PADS A, B, AND C		35,500 S.F.
CAR SALES	EMPLOYEE PARKING	86,590 S.F.
TOTAL SITE		122,090 S.F.

MAX LOT COVERAGE: 30%
PROVIDED LOT COVERAGE: 11.8%

PARKING REQUIRED

PAD-A DAYCARE 25,000 S.F. DAYCARE PARKING 1/STAFF 1/10 CHILDREN
ASSUME 25 STAFF AND 200 CHILDREN= 45 REQUIRED

PAD-B RETAIL 7,500 S.F. 7500 SF RETAIL/175= 43
PAD-C FAST FOOD 3,000 S.F. 3000 SF RESTAURANT/100= 30 REQ
EXISTING GAS STATION EXISTING 14 SPACES PROVIDED

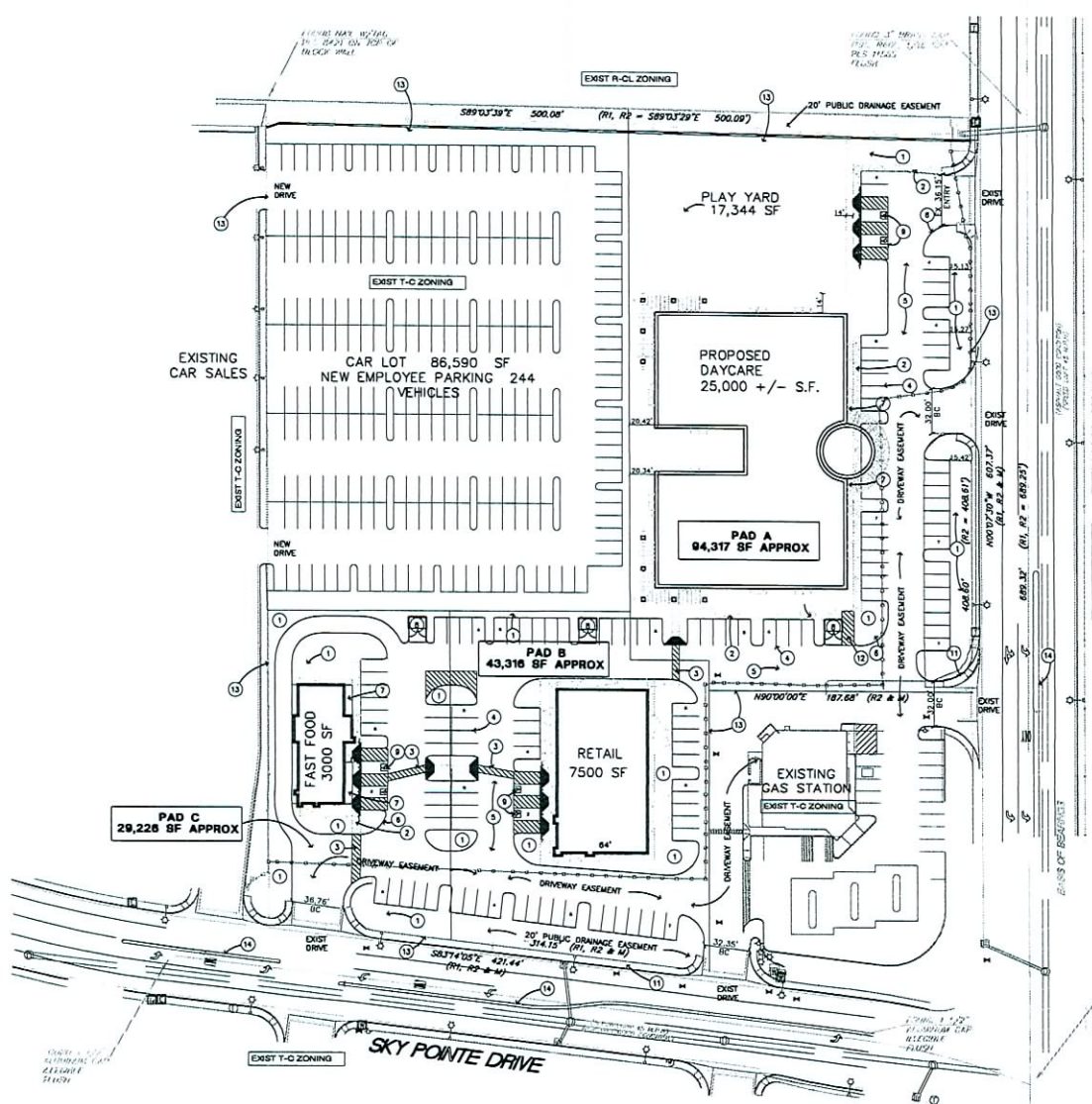
PADS A, B, AND C TOTAL REQUIRED PARKING=118
TOTAL PARKING PROVIDED= 136

REQUIRED DISABLED SPACES = 3 SPACES
PROVIDED DISABLED SPACES = 8 SPACES

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT.

KEY NOTES

1. LANDSCAPE AREA.
2. NEW CONCRETE SIDEWALK.
3. ADA PATH OF TRAVEL.
4. PARKING STRIPING.
5. ASPHALT PAVING.
6. CONCRETE CURBS.
7. LANDSCAPE PLANTING.
8. GATED GUY TRASH ENCLOSURE.
9. ACCESSIBLE PARKING.
10. ACCESSIBLE RAMP.
11. EXISTING CONC. SIDEWALK.
12. 10' X 25' (MIN.) LOADING ZONE.
13. PROPERTY LINE.
14. EXISTING CONCRETE MEDIAN.



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

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SDR-25271
12/06/07 PC

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VENTURE DEVELOPMENT		CLARK COUNTY	
2227 SOUTH RANCHO BOULEVARD LAS VEGAS, NEVADA 89145-2146 PH: (702) 832-7355 FAX: (702) 841-2317 WEB: WWW.VENTURE.COM		DATE: 12/06/07	
CONSULTING		SHEET: EX1	
RETAIL CENTER FOR VENTURE DEVELOPMENT GROUP		SCALE: 1" = 40'-0"	
NWC SKY PONTE DRIVE AND TENAYA WAY		DRAWING NO.	



Jeff
Looker
Architect

2070 E. SOUTHERN AVE.
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RETAIL CENTER FOR
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NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

ELEVATIONS

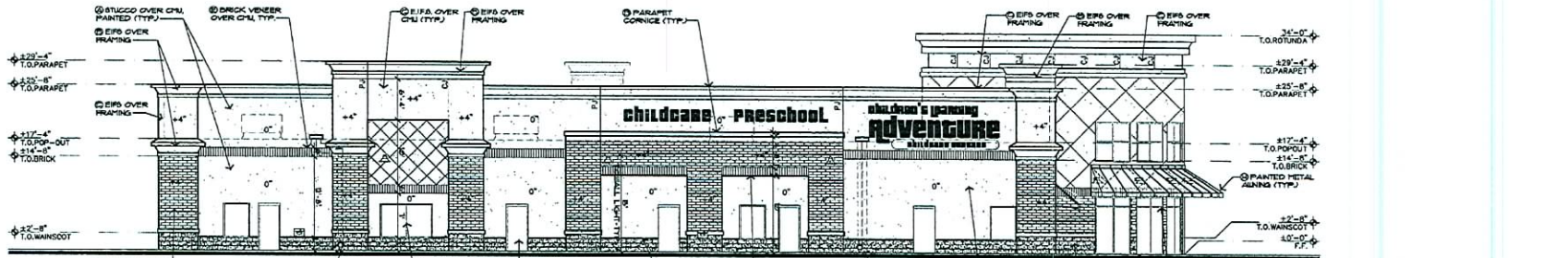
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STATE OF NEVADA

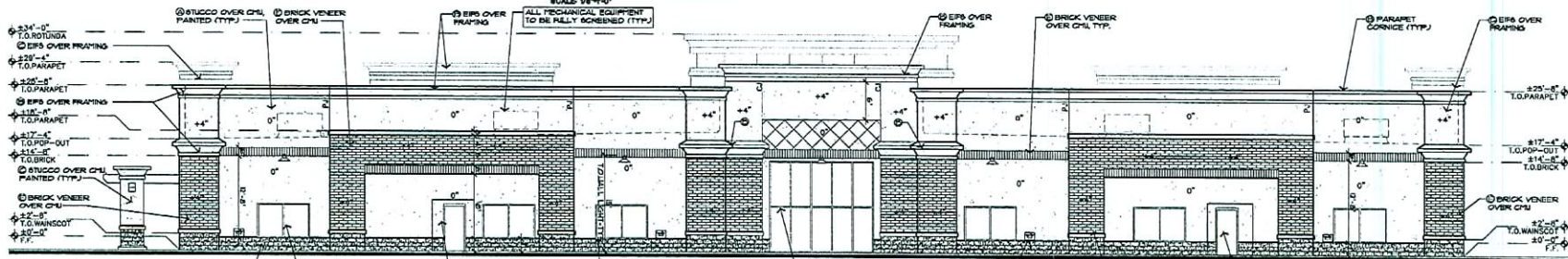
ISSUE DATE
Sept 26, 2007
Job No. LC-809

SHEET NUMBER

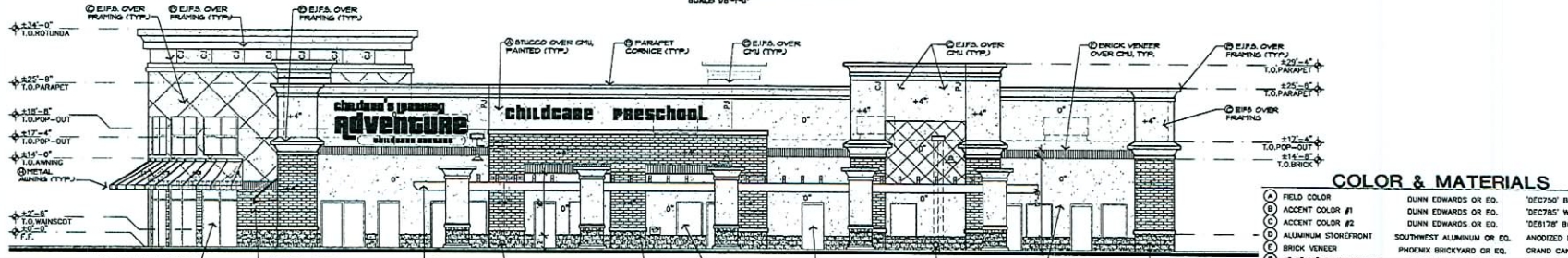
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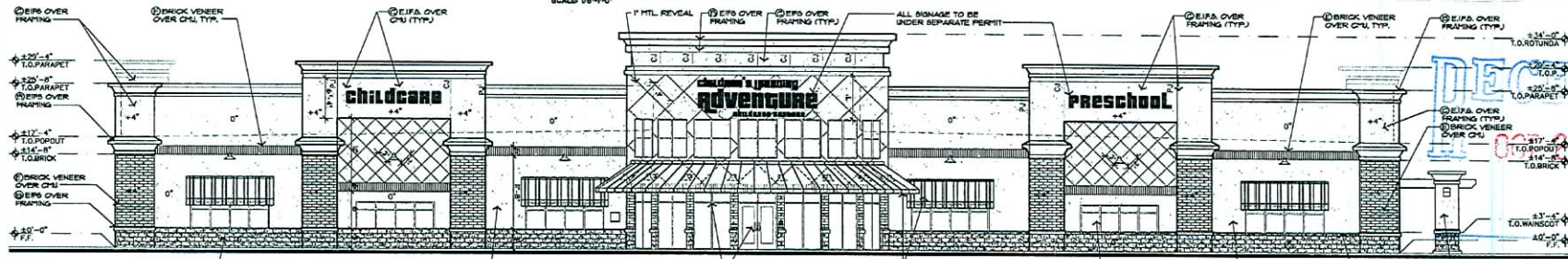
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

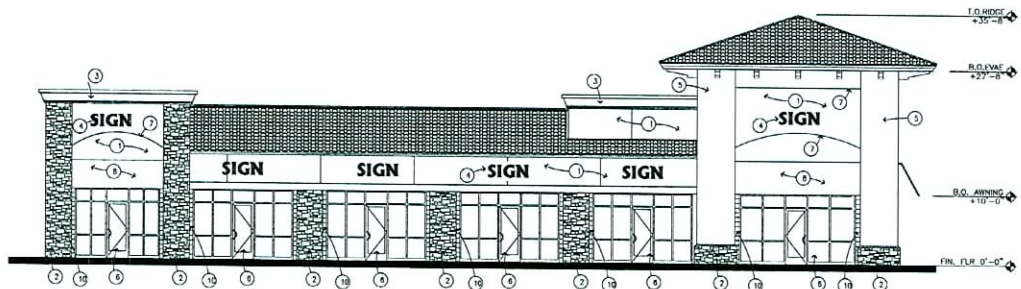


WEST ELEVATION
SCALE: 1/8"=1'-0"

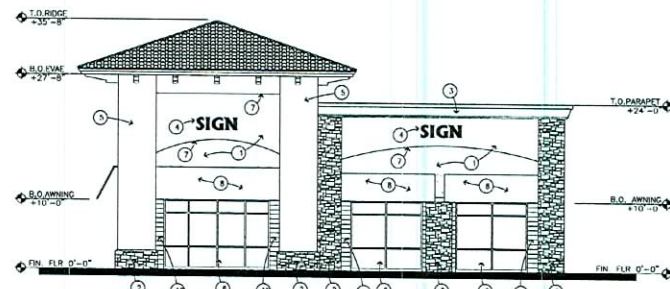
COLOR & MATERIALS

- | | | |
|-----------------------|---------------------------|------------------------|
| ① FIELD COLOR | DUNN EDWARDS OR EQ. | DEC7500 BISON RIDGE |
| ② ACCENT COLOR #1 | DUNN EDWARDS OR EQ. | DEC7805 WHISPER GREY |
| ③ ACCENT COLOR #2 | DUNN EDWARDS OR EQ. | DEC8178 BOUTIQUE BEIGE |
| ④ ALUMINUM STOREFRONT | SOUTHWEST ALUMINUM OR EQ. | ANODIZED DARK BRONZE |
| ⑤ BRICK VENEER | PHOENIX BRICKYARD OR EQ. | GRAND CANYON OR EQ. |
| ⑥ 18"X18" SQUARE CMU | SUPERLITE BLOCK OR EQ. | DEC7805 WHISPER GREY |
| ⑦ METAL/STEEL TRELLIS | - | DEC7500 BISON RIDGE |
| ⑧ METAL ROOF AWINGS | ATAS INTERNATIONAL OR EQ. | 03 - MEDIUM BRONZE |

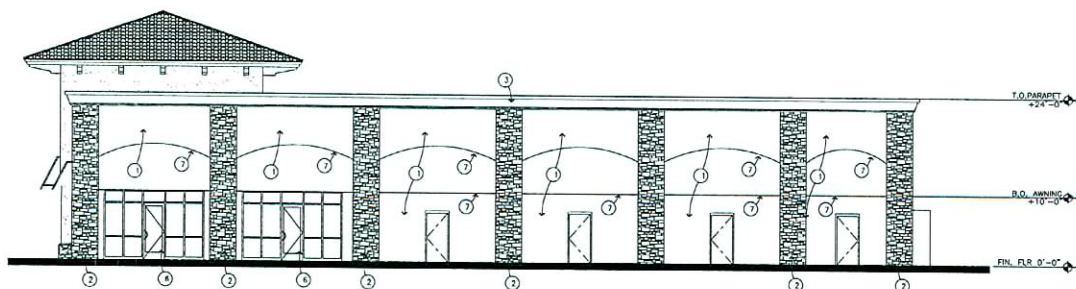
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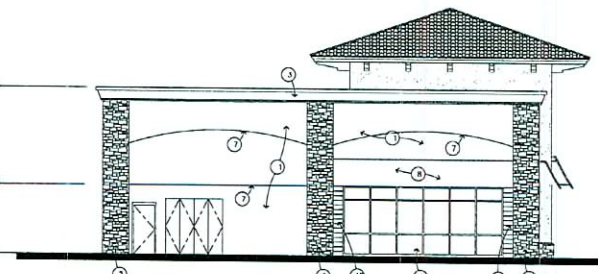
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

KEYED NOTES

- 1 EIFS FINISH SYSTEM
- 2 MANUFACTURED STONE VENEER
- 3 EIFS CAP
- 4 SIGNAGE UNDER SEPARATE PERMIT
- 5 EIFS ON POP-OUT PLASTER
- 6 ALUM STOREFRONT & GLASS
- 7 EIFS SCORE JOINT
- 8 FABRIC & METAL AWNING
- 9 NOT USED
- 10 SPLIFFACE CMU VENEER

RETAIL BUILDING

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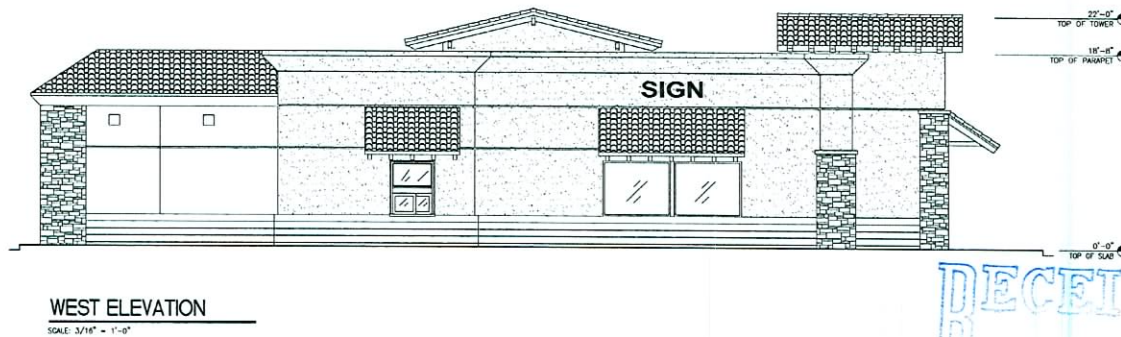
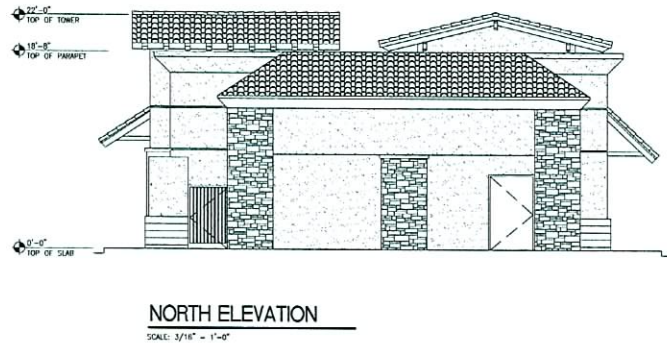
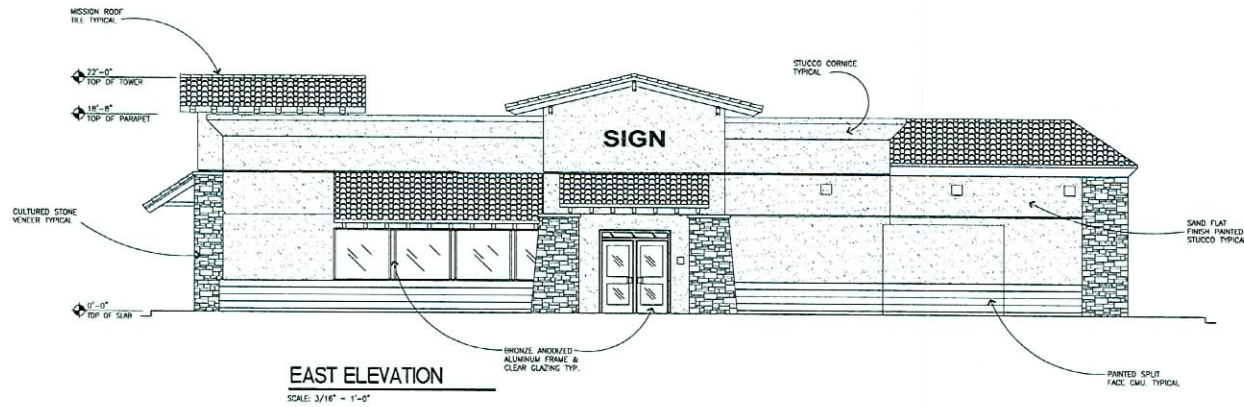
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NWC SKY POINTE DRIVE AND TENAYA WAY
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EXTERIOR ELEVATIONS

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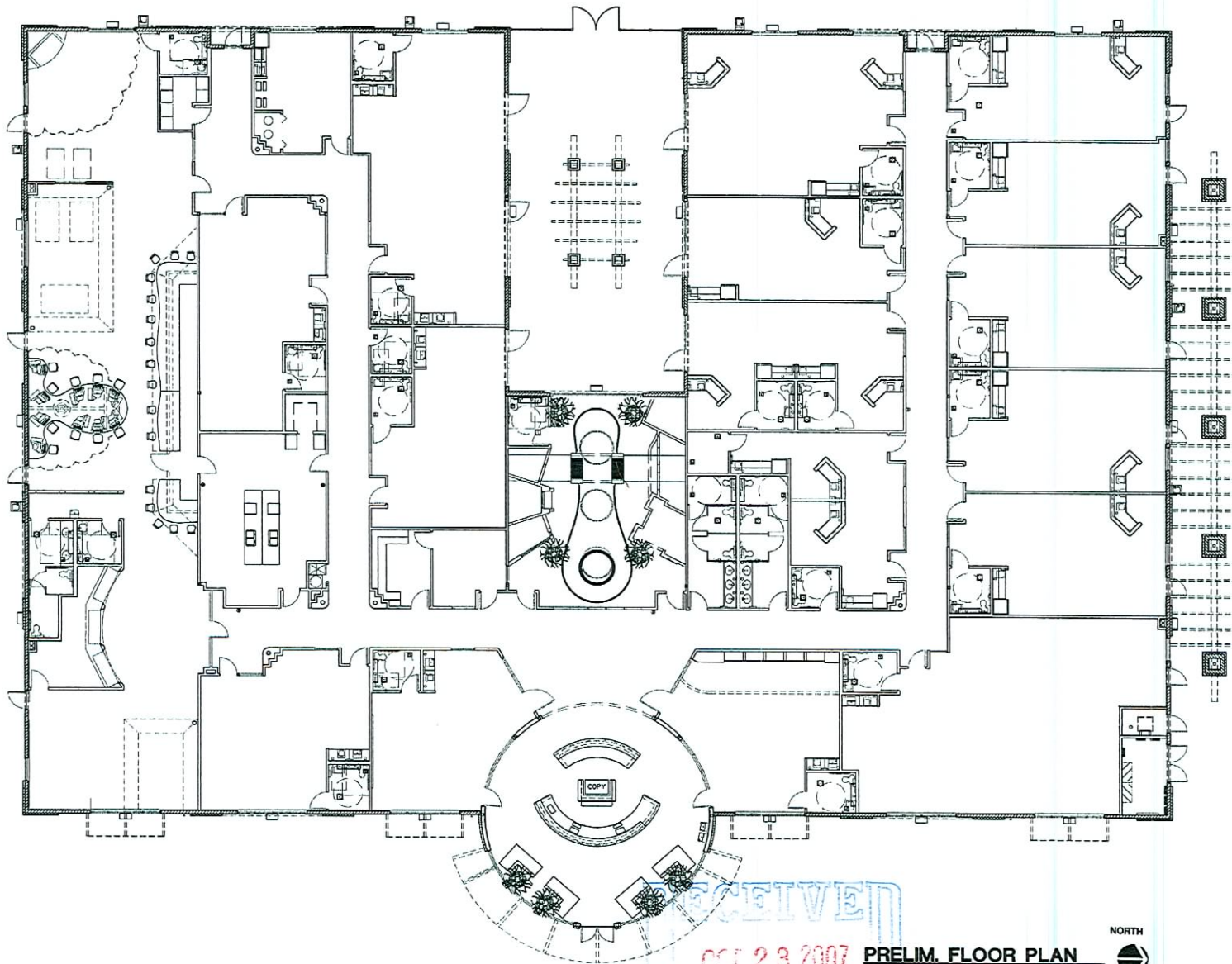
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FAST FOOD
ELEVATIONS

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PRELIM. FLOOR PLAN
SCALE: 1/8"=1'-0"



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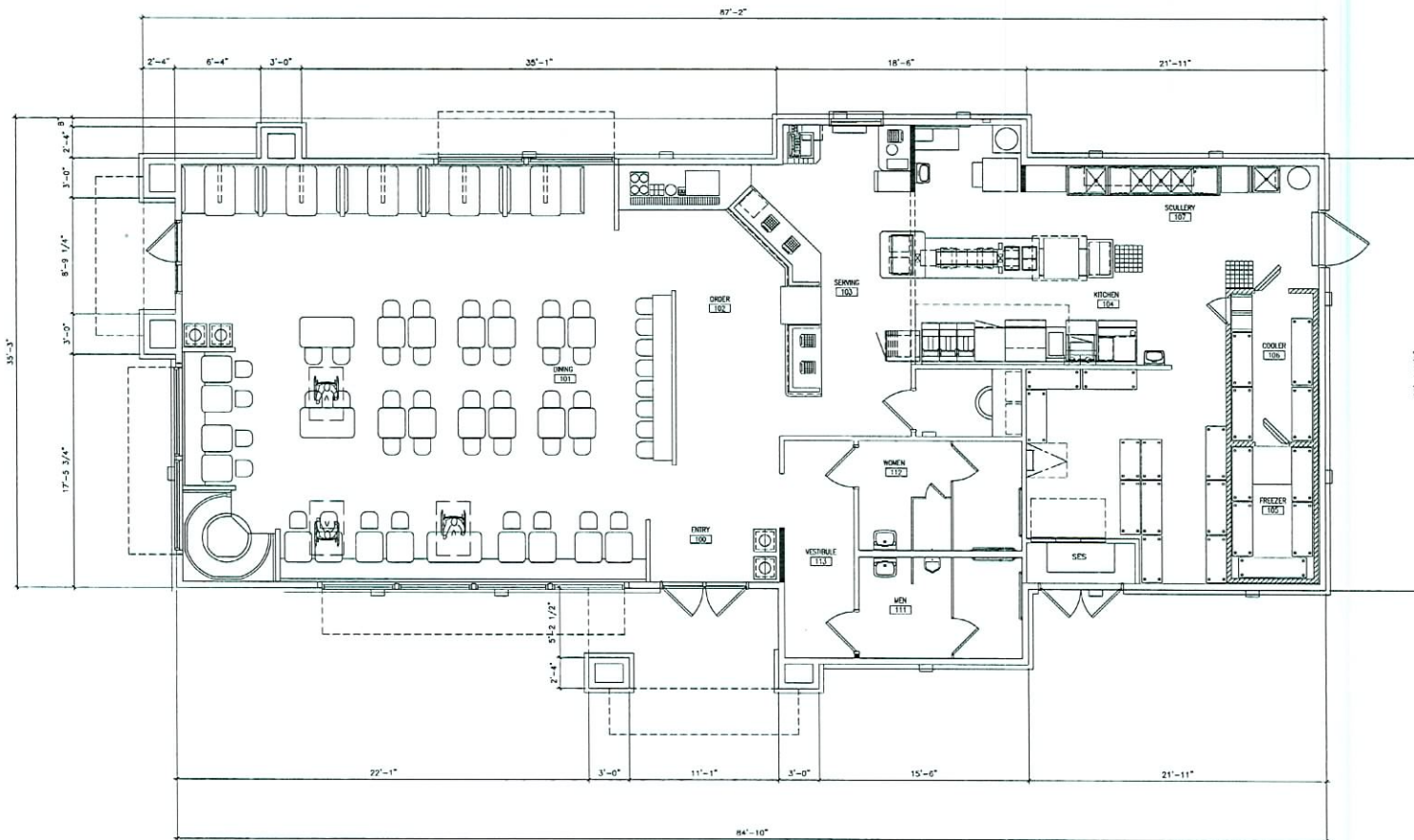
FLOOR PLAN

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

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FLOOR PLAN

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