



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-25271 APN: 125-27-410-006

Name of Property Owner: SAITTA FAMILY TRUST

Name of Applicant: Venture Development Group

Name of Representative: VTN Consulting, Jason Kepple

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: *Thomas Saitta*

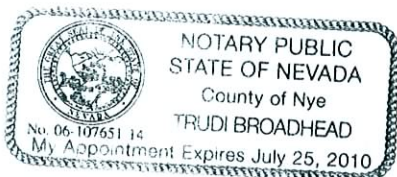
Print Name: THOMAS SAITTA

Subscribed and sworn before me

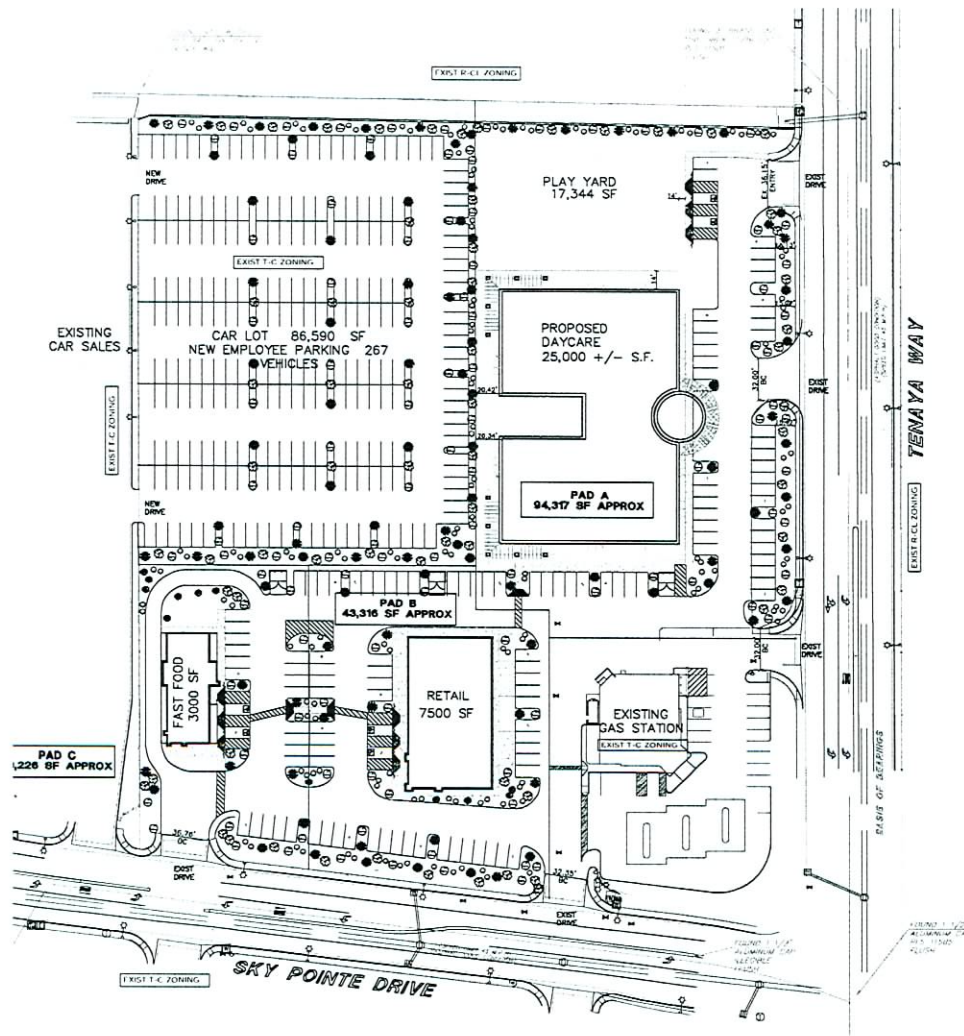
This 3rd day of October, 2007

Trudi Broadhead

Notary Public in and for said County and State



RECEIVED
OCT 23 2007



VICINITY MAP
N.T.S.



TREE/PLANT SCHEDULE				
SYM.	QTY.	SIZE	SPACING	NAME
	91	36" BOX	VARIES	RIO GRANDE ASH
	96	36" BOX	VARIES	CHITALPA
	63	36" BOX	N/A	MEXICAN FAN PALM
	124	36" BOX	VARIES	PURPLE ROBE LOCUST
	17	1 GALLON	VARIES	GROUND SHRUBS

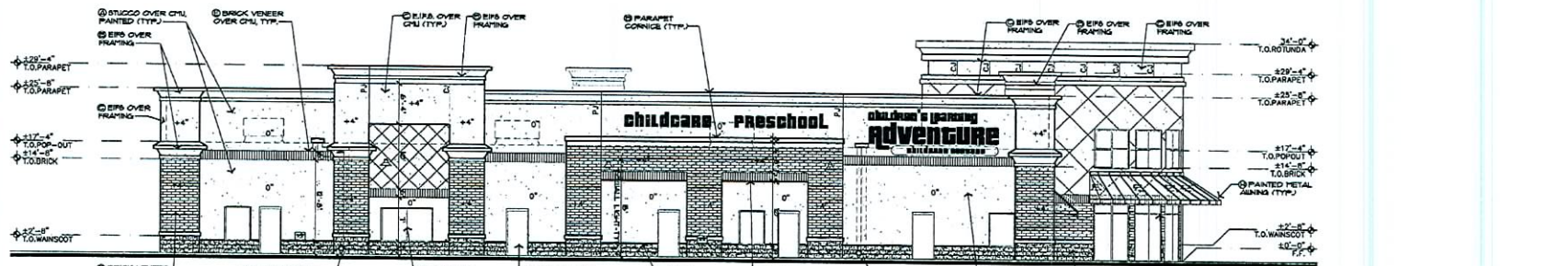
GENERAL NOTES
 1. Landscape shall conform to requirements of Chapter 19A (City of Las Vegas and the Town Center Development Standards).
 2. The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
 3. The number and types of plant may vary from this proposed conceptual plan.



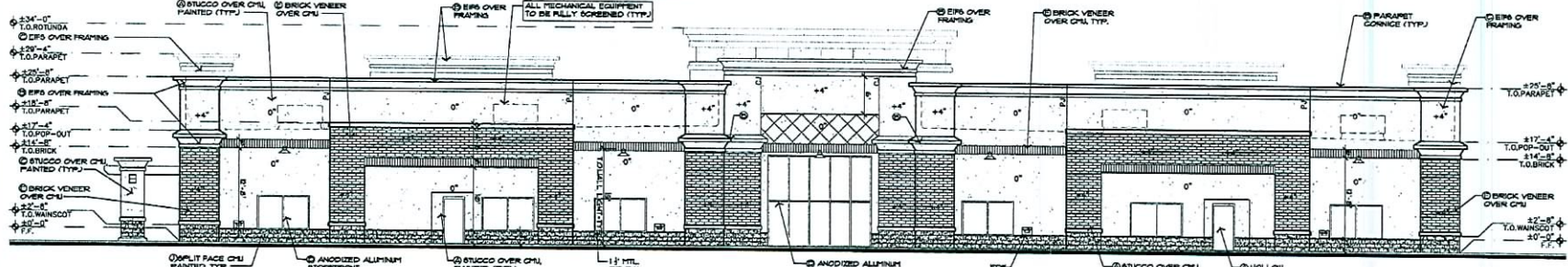
RECEIVED
 NOV 08 2007

DATE: _____	BY: _____
SCALE: 1" = 40'	PROJECT NO: _____
DESIGNED BY: _____	CHECKED BY: _____
DRAWN BY: _____	DATE: _____
CONCEPTUAL LANDSCAPE PLAN NWC SKY PONTÉ DRIVE AND TENAYA WAY	
VENTURE DEVELOPMENT 3733 SOUTH MARSH ROAD SUITE 100 LAS VEGAS, NV 89145-5148 (702) 735-1000 FAX: (702) 735-1001 WWW.VENTUREDEV.COM	
CLARK COUNTY PLANNING DEPARTMENT 	
SHEET EX1 1 OF 1 SHEETS DRAWING NO.	

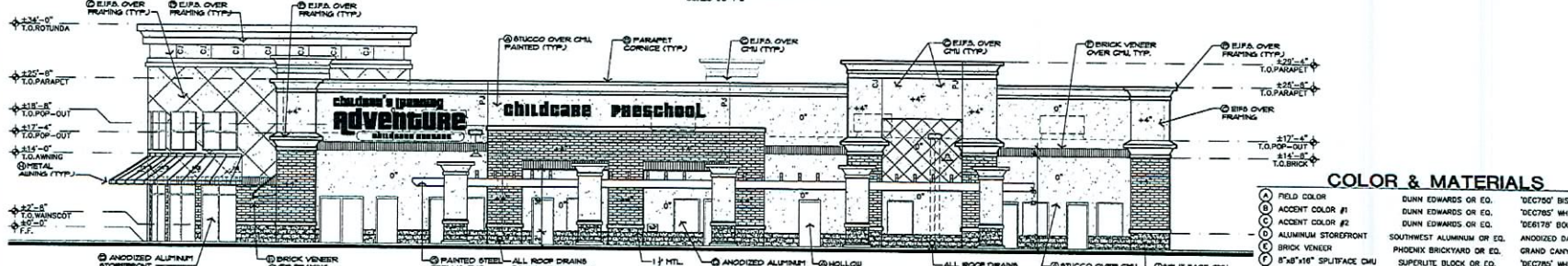
SDR-25271
REVISED
12/06/07 PC



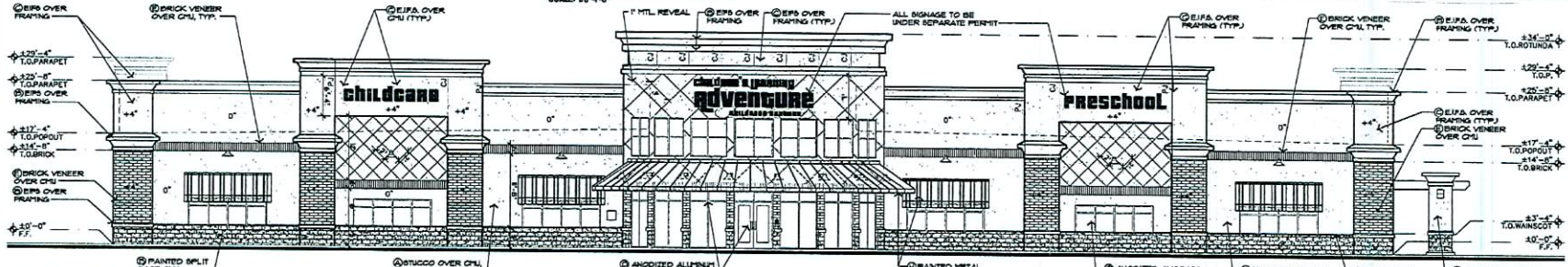
SOUTH ELEVATION
SCALE 1/8"=1'-0"



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



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



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

COLOR & MATERIALS

(A) FIELD COLOR	DUNN EDWARDS OR EQ.	"DEC750" BISON BEIGE
(B) ACCENT COLOR #1	DUNN EDWARDS OR EQ.	"DEC785" WHISPER GREY
(C) ACCENT COLOR #2	DUNN EDWARDS OR EQ.	"DEC178" BOUTIQUE BEIGE
(D) ALUMINUM STOREFRONT	SOUTHWEST ALUMINUM OR EQ.	ANODIZED DARK BRONZE
(E) BRICK VENEER	PHOENIX BRICKRYDR OR EQ.	GRAND CANYON OR EQ.
(F) 6"X6"X1/2" SPLITFACE CMU	SUPERLITE BLOCK OR EQ.	"DEC785" WHISPER GREY
(G) METAL/STEEL TRUSSIS		"DEC750" BISON BEIGE
(H) METAL ROOF AWINGS	ATAS INTERNATIONAL OR EQ.	03 - MEDIUM BRONZE

Jeff
Looker
Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
FAX: (480) 958-5571

This drawing is an instrument of service and is the property of the architect. It is to be used only for the project and site specified herein. It is not to be used for any other project or site without the written consent of the architect.

RETAIL CENTER FOR
VENTURE DEVELOPMENT
NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION



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

A1.2

SUP-25270
SDR-25271
12/06/07 PC

RECEIVED
OCT 23 2007

Jeff
Looker
Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 720-1776
FAX: (480) 958-8571

This drawing is an illustration of design and is subject to change without notice. It is not intended to be used for construction purposes. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction or other work that may be done in reliance on this drawing. The architect is not responsible for any construction or other work that may be done in reliance on this drawing.

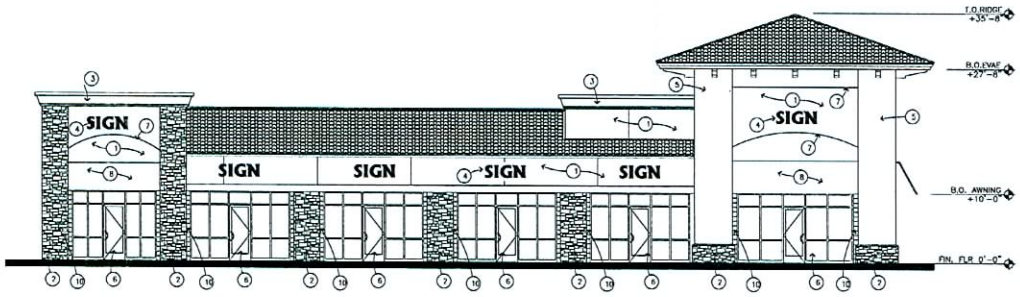
RETAIL CENTER FOR
VENTURE DEVELOPMENT
NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

EXTERIOR ELEVATIONS

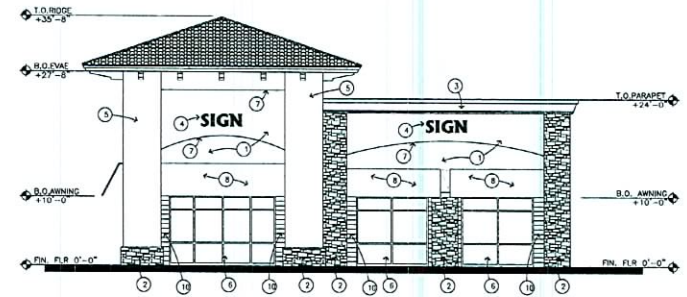
REVISIONS	



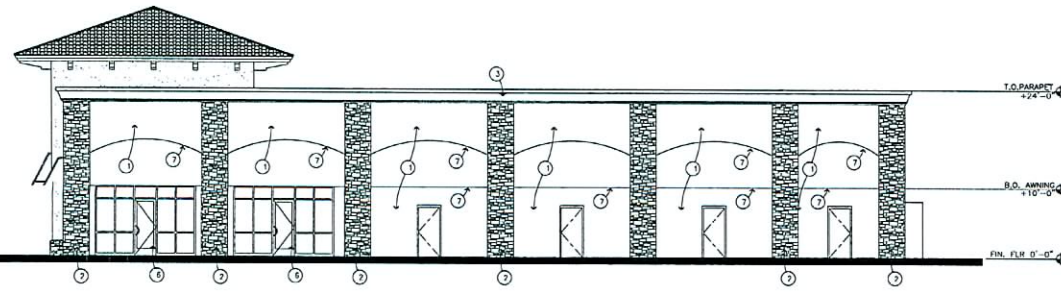
ISSUE DATE	



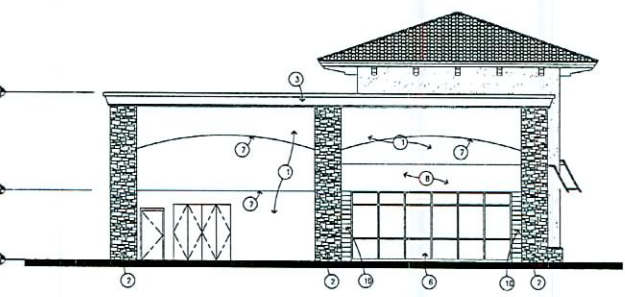
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

KEYED NOTES

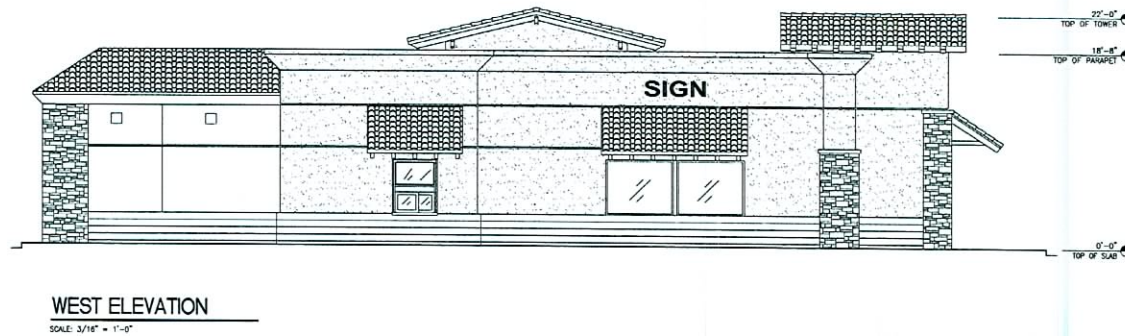
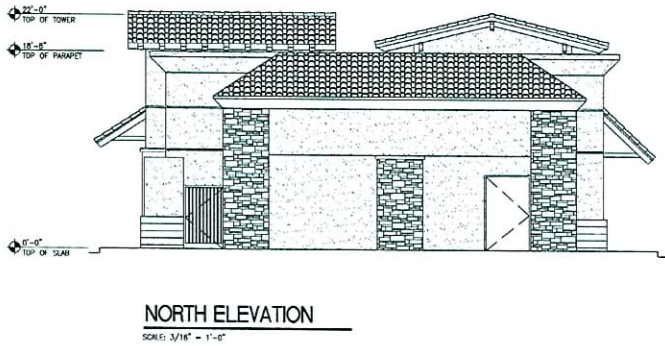
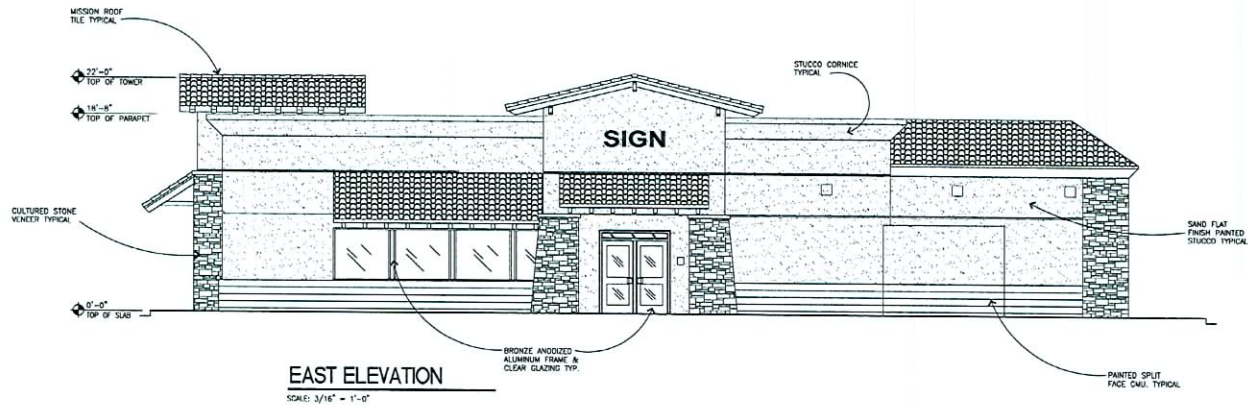
- ① EPS FINISH SYSTEM
- ② MANUFACTURED STONE VENEER
- ③ EPS CAP
- ④ SIGNAGE UNDER SEPARATE PERMIT
- ⑤ EPS ON POP-OUT PILASTER
- ⑥ ALUM STOREFRONT & CLASS
- ⑦ EPS SCORE JOINT
- ⑧ FABRIC & METAL AWNING
- ⑨ NOT USED
- ⑩ SPLIFFACE CMU VENEER

RETAIL BUILDING

SUP-25270
SDR-25271
12/06/07 PC

RECEIVED
OCT 23 2007

A2.2



Jeff
Looker
Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 733-1778
FAX: (480) 958-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS YOURS ONLY. WHEN THE PROPERTY IS NOT IDENTIFIED, THE PROPERTY IS NOT IDENTIFIED TO ANYONE OTHER THAN THE CLIENT. ANY REPRODUCTION WITHOUT CONSENT OF THE ARCHITECT IS PROHIBITED. THIS DRAWING IS TO BE USED FOR THE PROJECT AND SITE ONLY. ANY OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. © 2007 JEFF LOOKER, ARCHITECT.

RETAIL CENTER FOR
VENTURE DEVELOPMENT
NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

FAST FOOD
ELEVATIONS

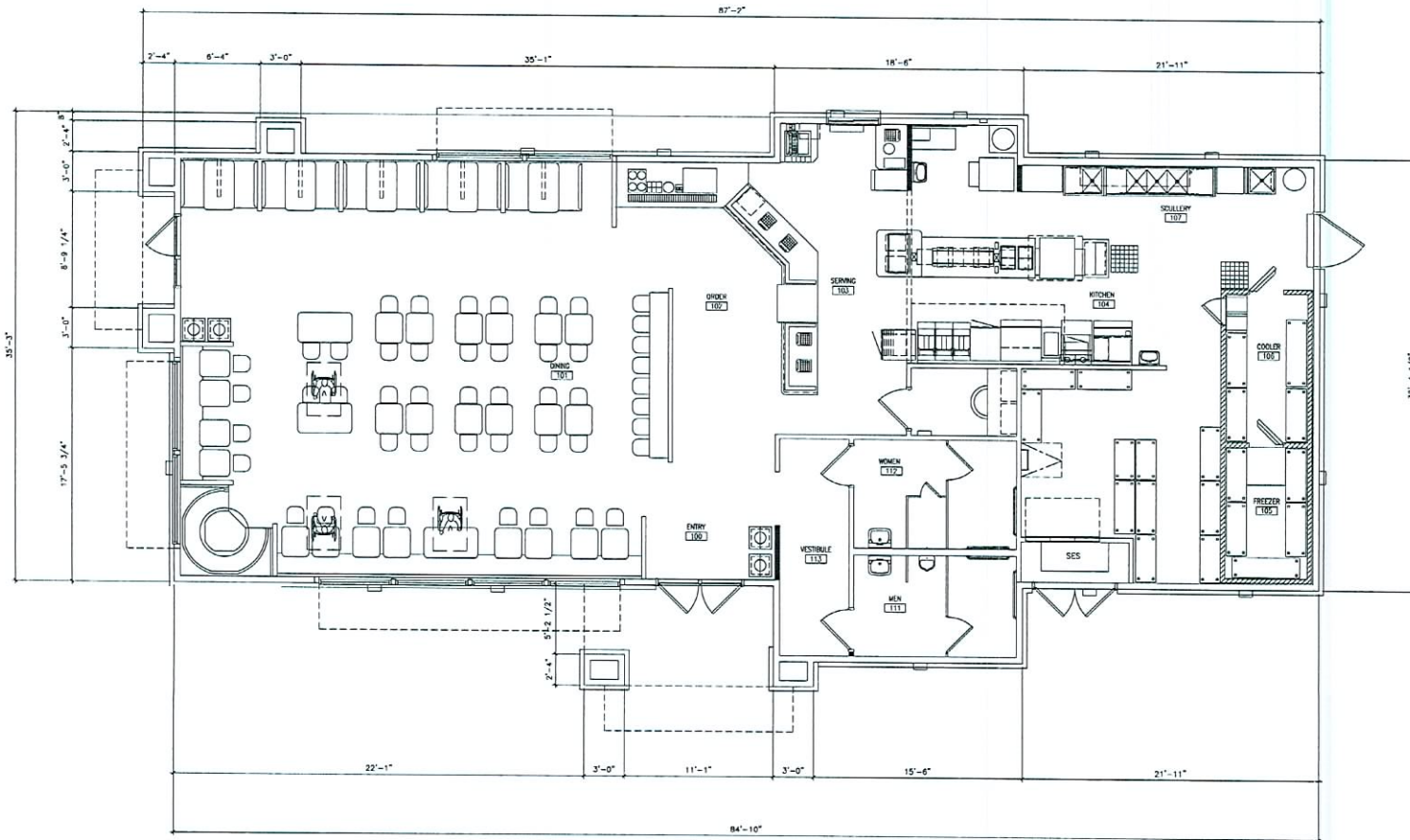
NO.	REVISIONS



ISSUE DATE
Sept 26, 2007
Job No.: LC-809
A-3.2

SUP-25270
SDR-25271
12/06/07 PC

RECEIVED
OCT 23 2007



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

Jeff
Looker
Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
FAX: (480) 968-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND SHALL NOT BE EXTENDED TO OTHER CONTRACTORS OR TO ANY OTHER PARTY.

RETAIL CENTER FOR
VENTURE DEVELOPMENT
NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

FLOOR PLAN

NO.	REVISIONS

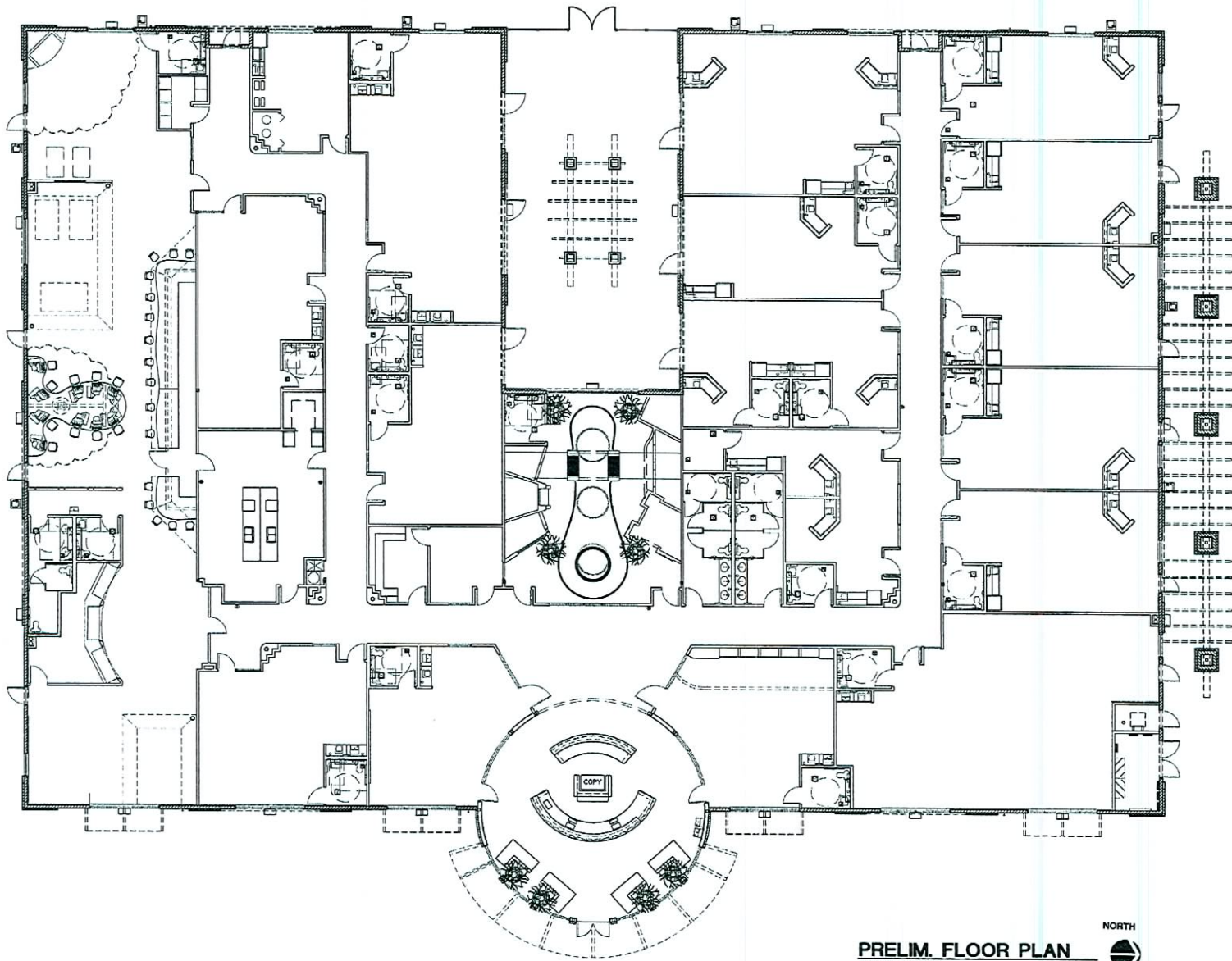


ISSUE DATE
Sept 26, 2007

Job No.: LC-809
A3.1

RECEIVED
OCT 23 2007

SUP-25270
SDR-25271
12/06/07 PC



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



SUP-25270
SDR-25271
12/06/07 PC

RECEIVED
OCT 23 2007

Jeff
Looker
Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
FAX: (480) 908-0371

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF JEFF LOOKER ARCHITECT IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

RETAIL CENTER FOR
VENTURE DEVELOPMENT
NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

FLOOR PLAN

NO.	REVISIONS



ISSUE DATE
Sept 26, 2007

Job No.: LC-809
SHEET NUMBER: **A1.1**

SDR 25271				
Venture Development Group				
NWC Tenaya Way & Sky Pointe Dr.				
Proposed 34.5 thousand square foot shopping center.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	25	79.26	1,982
AM Peak Hour			12.79	320
PM Peak Hour			13.18	330
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	7.5	42.94	322
AM Peak Hour			1.03	8
PM Peak Hour			3.75	28
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2	496.12	992
AM Peak Hour			53.11	106
PM Peak Hour			34.64	69
<i>(heaviest 60 minutes)</i>				
Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	34.5		3,296
AM Peak Hour				434
PM Peak Hour				427
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Tenaya Way				
Average Daily Traffic (ADT)	10,275			
PM Peak Hour	822			
<i>(heaviest 60 minutes)</i>				
Sky Pointe Dr.				
Average Daily Traffic (ADT)	9,425			
PM Peak Hour	754			

<i>(heaviest 60 minutes)</i>				
Azure Dr.				
Average Daily Traffic (ADT)	6,650			
PM Peak Hour <i>(heaviest 60 minutes)</i>	532			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Tenaya Way	32,585			
Sky Pointe Dr.	34,300			
Azure Dr.	34,300			
This project will add approximately 3,296 trips per day on Tenaya Way, Sky Pointe Dr., and Azure Dr. This will increase expected volumes by about 32 percent on Tenaya, by about 35 percent on Sky Pointe, and by about 50 percent on Azure. Tenaya is at about 32 percent of capacity, Sky Pointe is at about 27 percent of capacity, and Azure is at about 2 percent of capacity.				
Based on Peak Hour use, this development will add roughly 434 additional cars into the area; which works out to about 7 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				