



## 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: \_\_\_\_\_

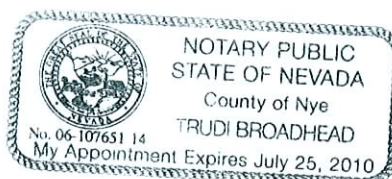
Print Name: \_\_\_\_\_

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



F:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED

OCT 23 2007



## SITE DATA

APN

12527410008

TITLE REPORT NO.: 07-05-0144-88

### PROJECT DESCRIPTION

NEW COMMERCIAL CENTER CONSISTING OF 3 BUILDINGS.

SITE DATA

ZONING

GROSS SITE AREA:

PROJECT 1

DEVELOPER

BUILDING AREA

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 SF   |
| CAR SALES              | EMPLOYEE PARKING | 88,500 S.F. |
| TOTAL GYM              |                  | 124,000 SF  |

TOTAL SITE  
\$1,000,000.00

MAX LOT CO  
PROVIDED LC

PARKING REQ

PAD-A DAYCARE 25

7500 SE RETAIL / 7500 SE

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 PABONG-11B |
|------------------|---------------------------|

REQUIRED DESIGN CD SPACES = 5 SPACES

PROVIDED DISABLED SPACES = 8 SPACES

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT.

### ① 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 PLANTER.
8. GATED CMU TRASH ENCLOSURE.
9. ACCESSIBLE PARKING.
10. ACCESSIBLE RAMP.
11. EXISTING CONC. SIDEWALK
12. 10'x25' (MIN.) LOADING ZONE.
13. PROPERTY LINE.
14. EXISTING CONCRETE MEDIAN

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

RECEIVED  
OCT 23 2007

|                                                                                                                  |               |        |                                                                                                                       |    |          |
|------------------------------------------------------------------------------------------------------------------|---------------|--------|-----------------------------------------------------------------------------------------------------------------------|----|----------|
| DRAWN BY: _____                                                                                                  | SHEET         |        | DATE                                                                                                                  | BY | REVISION |
|                                                                                                                  | 1 OF          | 1      |                                                                                                                       |    |          |
| DESIGNED BY: _____                                                                                               | SHEET         |        |                                                                                                                       |    |          |
| CHECKED BY: _____                                                                                                | SHEET         |        |                                                                                                                       |    |          |
| PROJECT NO: _____                                                                                                | SCALE: 1"=40' | 1"=40' |                                                                                                                       |    |          |
| USE-1                                                                                                            | N.A.          | USE-1  |                                                                                                                       |    |          |
| DRAWING NO. _____                                                                                                |               |        | DRAWING NO. _____                                                                                                     |    |          |
| <b>RETAIL CENTER FOR<br/>VENTURE DEVELOPMENT GROUP</b>                                                           |               |        | <b>CLARK COUNTY</b>                                                                                                   |    |          |
| <b>VENTURE DEVELOPMENT</b>                                                                                       |               |        | <b>CLARK COUNTY</b>                                                                                                   |    |          |
| 2324 E. CHARLECK RD., SUITE 300<br>PHOENIX, ARIZONA 85008<br>(602) 944-1234                                      |               |        | 2277 SOUTH RANCHO BOULEVARD<br>LAS VEGAS, NEVADA 89118-5148<br>PH. (702) 872-1566 FAX (702) 381-1837 WEB: PARKYNN.COM |    |          |
|  <b>PARKYNN</b><br>CONSULTING |               |        | CONSULTING • CONTRACTORS • PLANNERS • LAND SURVEYORS                                                                  |    |          |

RECEIVED  
OCT 23 2007

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 THE PROPERTY OF JEFF LOOKER ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JEFF LOOKER ARCHITECT. PROJECT AND SITE NOT BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF JEFF LOOKER ARCHITECT.

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

ELEVATIONS

REVISIONS

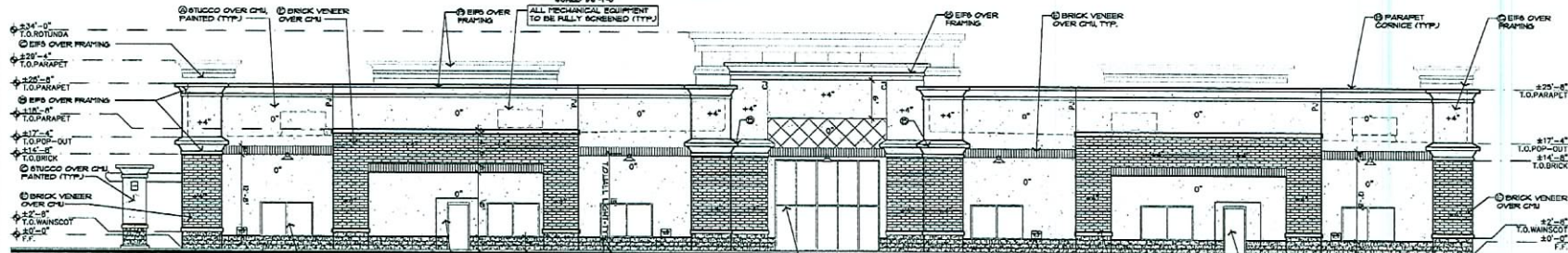
NO. 2947  
STATE OF NEVADA

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

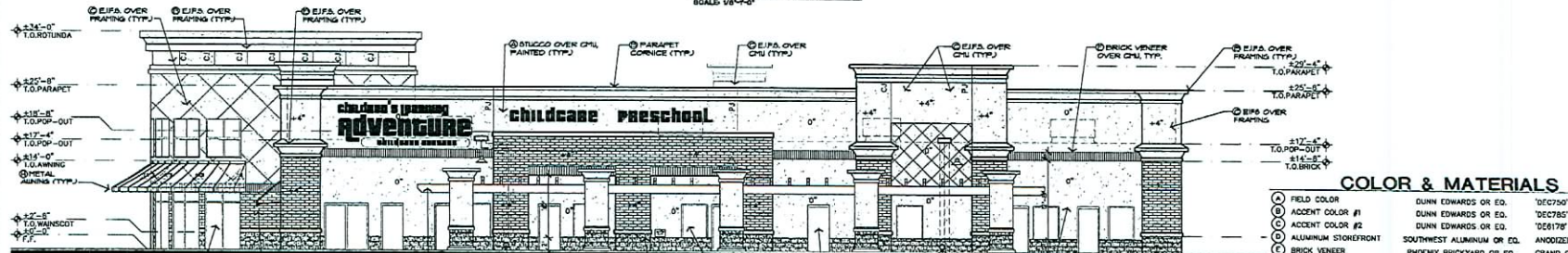
A1.2



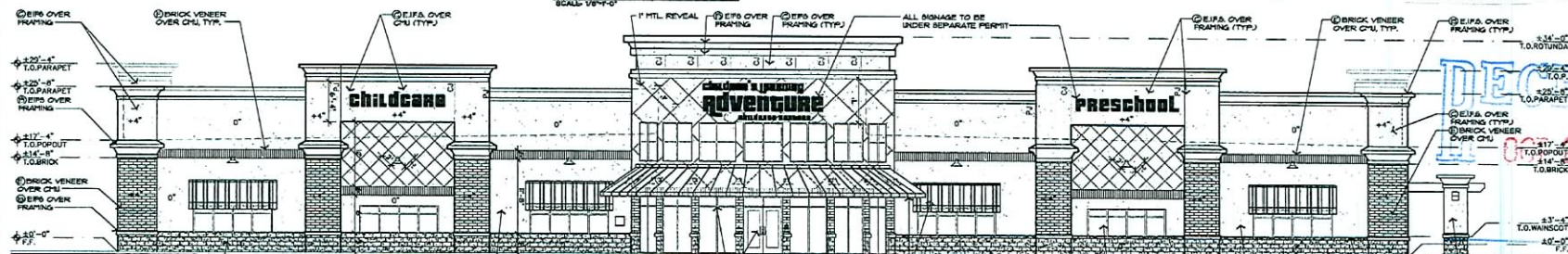
**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



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



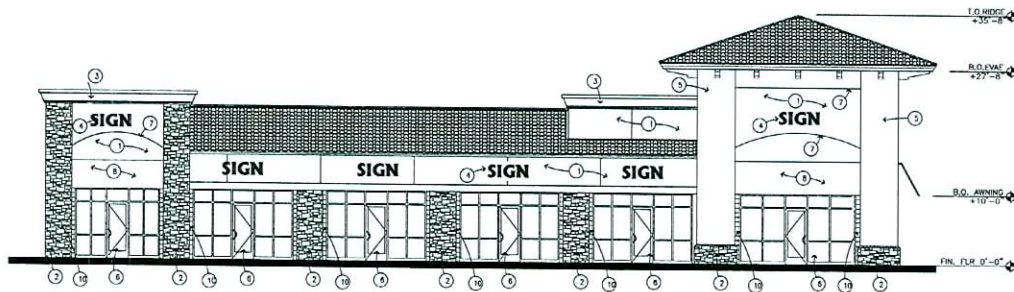
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



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

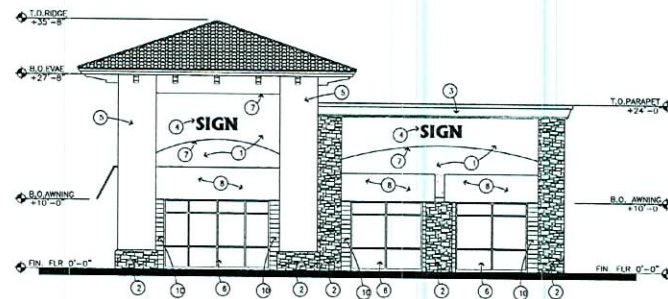
- COLOR & MATERIALS**
- (A) FIELD COLOR
  - (B) ACCENT COLOR #1
  - (C) ACCENT COLOR #2
  - (D) ALUMINUM STOREFRONT
  - (E) BRICK VENEER
  - (F) 1/2" X 1/2" SQUARE CMU
  - (G) METAL/STEEL TRELLIS
  - (H) METAL ROOF AWINGS
  - DUNN EDWARDS OR EQ. DEC7500 BISON RIDGE
  - DUNN EDWARDS OR EQ. DEC7850 WHISPER GREY
  - DUNN EDWARDS OR EQ. DEC8178 BOUTIQUE BEIGE
  - SOUTHWEST ALUMINUM OR EQ. ANODIZED DARK BRONZE
  - PHOENIX BRICKYARD OR EQ. GRAND CANYON OR EQ.
  - SUPERLITE BLOCK OR EQ. DEC7850 WHISPER GREY
  - DEC7500 BISON RIDGE
  - ATAS INTERNATIONAL OR EQ. 03 - MEDIUM BRONZE

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



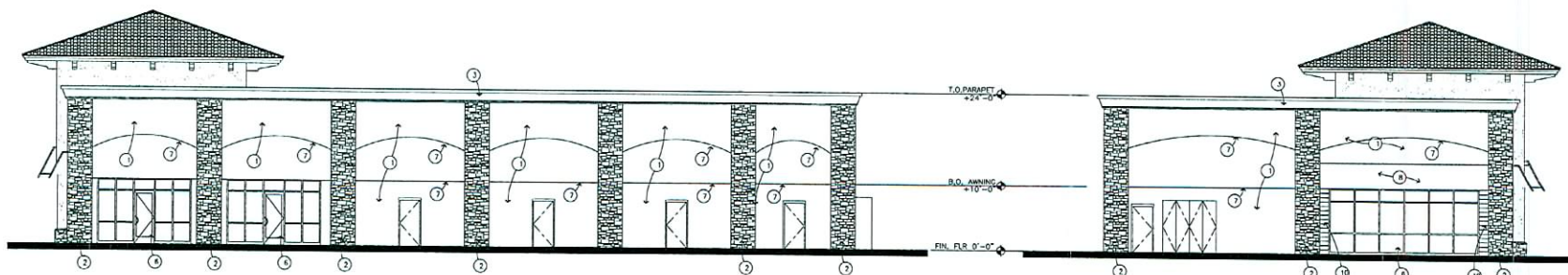
**WEST ELEVATION**

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 GAP
- 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**

Jeff  
Looker  
Architect

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

THIS DOCUMENT IS THE PROPERTY OF JEFF LOOKER ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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 JEFF LOOKER ARCHITECT.

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

EXTERIOR ELEVATIONS

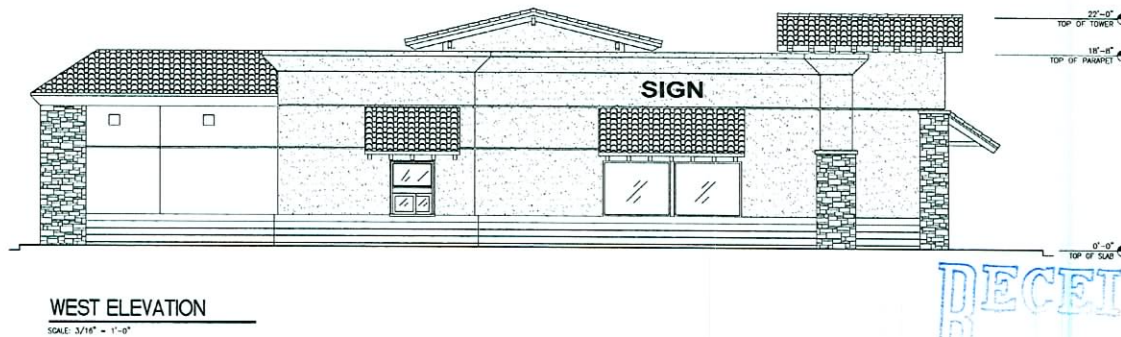
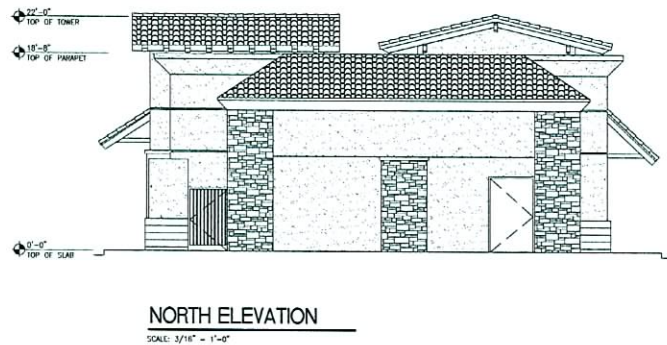
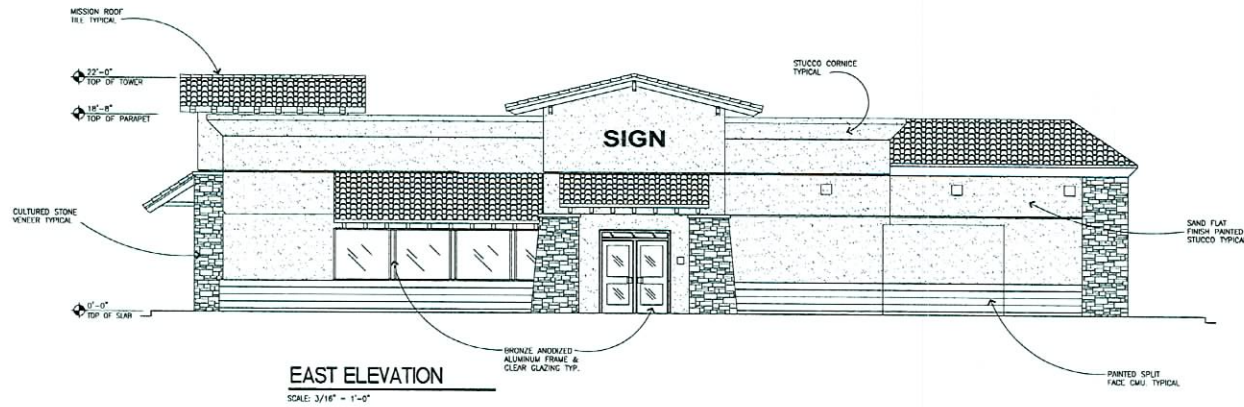
| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |



| ISSUE DATE     |
|----------------|
| Sept. 26, 2007 |
| Job No.        |
| LC-809         |
| SHEET NUMBER   |
| A2.2           |

RECEIVED  
OCT 23 2007

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



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

RECEIVED  
OCT 23 2007

Jeff  
Looker  
Architect

2070 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PHONE: (480) 730-1778  
FAX: (480) 958-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE  
AND IS THE PROPERTY OF THE ARCHITECT.  
IT IS TO BE USED ONLY FOR THE PROJECT AND  
LOCATION SPECIFICALLY IDENTIFIED HEREON.  
ANY REPRODUCTION OR TRANSMISSION OF  
THIS DRAWING WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT IS PROHIBITED.  
THIS DRAWING IS THE PROPERTY OF THE  
ARCHITECT AND SHALL NOT BE USED FOR OTHER  
PROJECTS.  
COPYRIGHT 2007, JEFF LOOKER, ARCHITECT

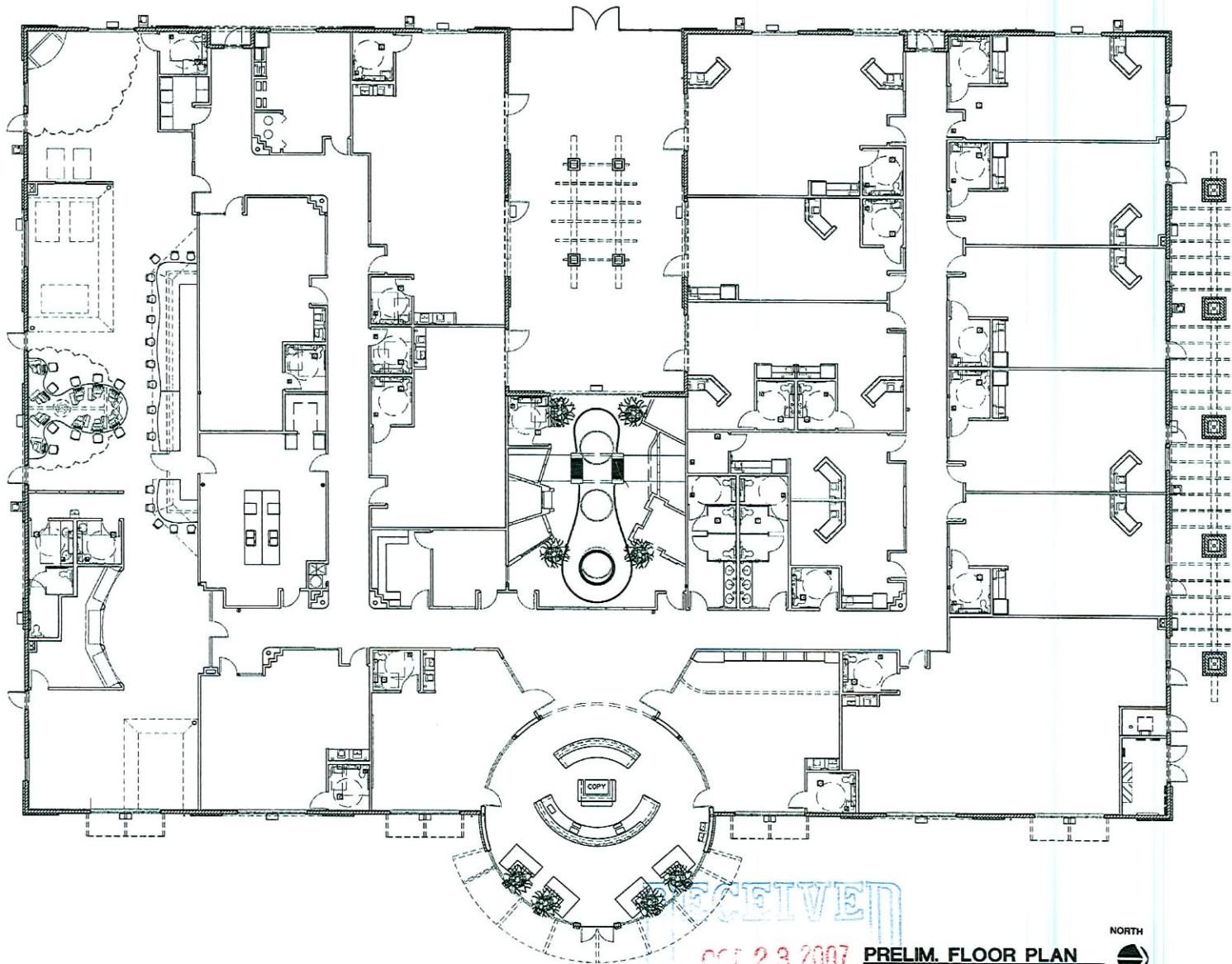
RETAIL CENTER FOR  
**VENTURE DEVELOPMENT**  
NWC SKY POINTE DRIVE AND TENAYA WAY  
LAS VEGAS, CLARK COUNTY, NEVADA

FAST FOOD  
ELEVATIONS

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |
|           |



| ISSUE DATE    |
|---------------|
| Sept 14, 2007 |
| Job No.       |
| LC-809        |
| SHEET NUMBER  |
| A-3.2         |



OCT 23 2007

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



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

Jeff  
Looker  
Architect

2070 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PHONE: (480) 730-1776  
FAX: (480) 955-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE  
AND IS THE PROPERTY OF JEFF LOOKER ARCHITECT.  
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE  
SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE  
REPRODUCED, COPIED, 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 JEFF  
LOOKER ARCHITECT.

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

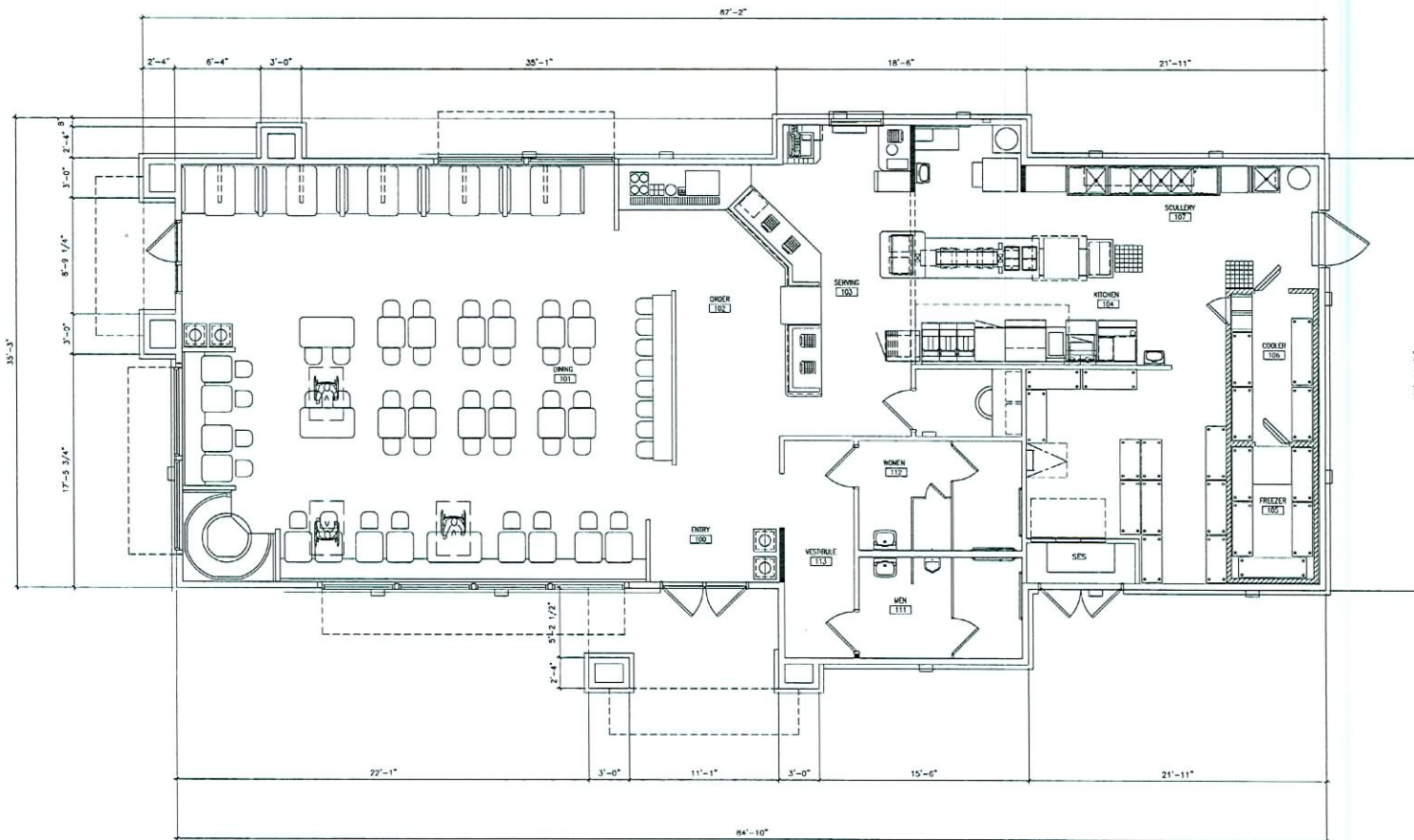
FLOOR PLAN

| REVISIONS |
|-----------|
|           |



| ISSUE DATE      |
|-----------------|
| Sept 25, 2007   |
| Job No.: LC-809 |
| SHEET NUMBER    |

A1.1



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

RECEIVED  
OCT 23 2007

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

Jeff  
Looker  
Architect

2070 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85283  
PHONE: (480) 730-1776  
FAX: (480) 968-6571

THIS DRAWING IS THE PROPERTY OF JEFF LOOKER ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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 JEFF LOOKER ARCHITECT.

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

FLOOR PLAN

REVISIONS

NO. 2947  
ARCHITECT  
STATE OF NEVADA

ISSUE DATE  
Sept 26, 2007  
Job No.: LC-009  
A3.1

