



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*

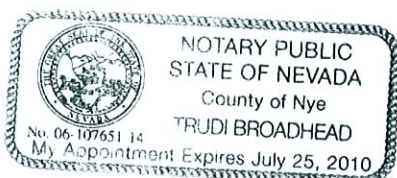
Print Name: THOMAS SAITTA

Subscribed and sworn before me

This 3rd day of October, 2007

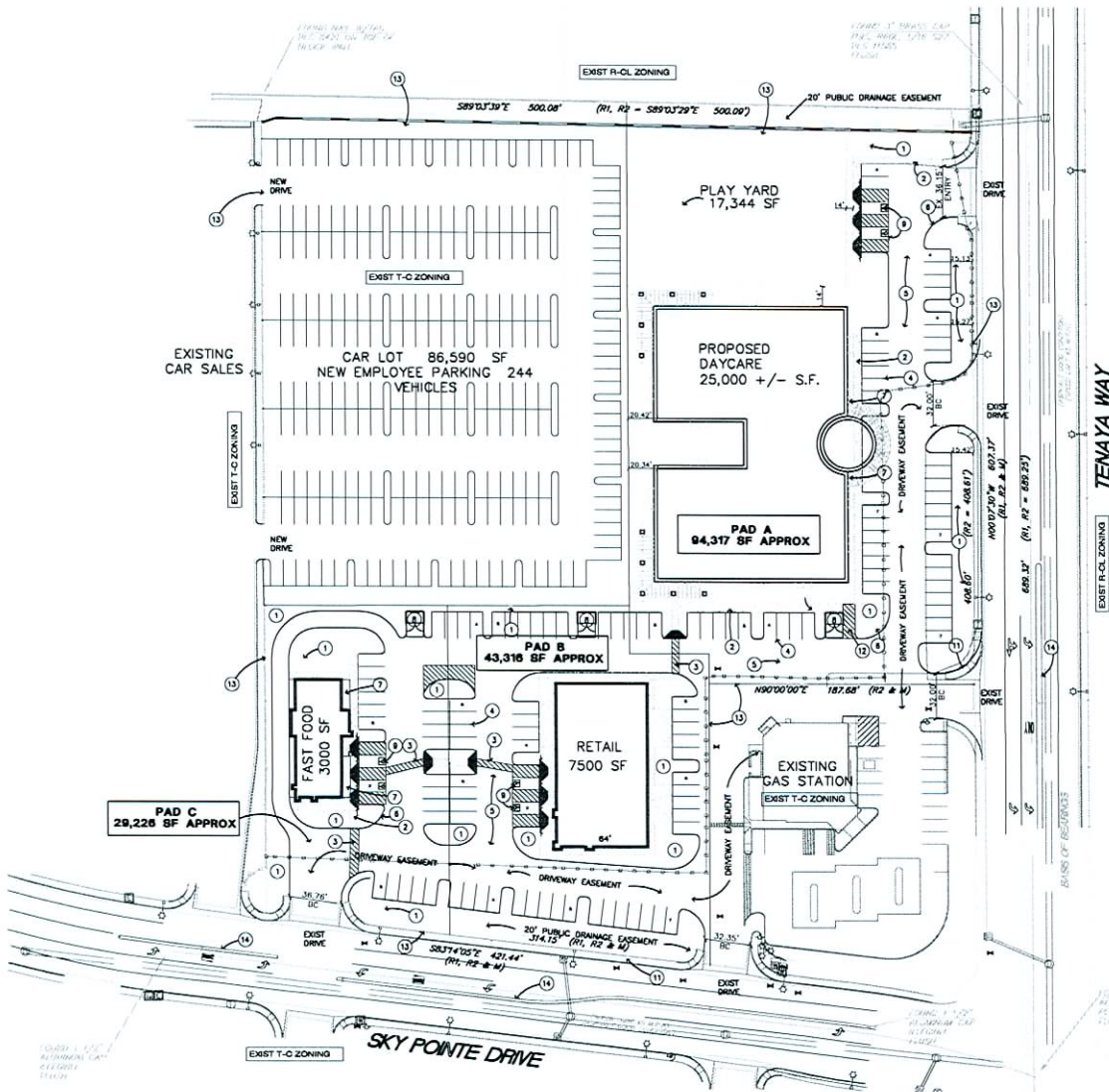
Trudi Broadhead

Notary Public in and for said County and State

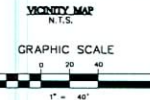


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PROPOSED SITE PLAN
SCALE: 1" = 40'-0"



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 100
LAS VEGAS, NV 89134
CONTACT: CHRIS WICKERS
702-851-7200 PHONE
702-851-7201 FAX

BUILDING AREA

PAD	USE	AREA (S.F.)
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.

GAS SALES: EMPLOYEE PARKING: 88,990 S.F.

TOTAL SITE: 122,000 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

ASBLAKE 25 STAFF AND 200 CHILDREN= 43 REQUIRED

PAD-B RETAIL: 7,500 S.F. 7500 S.F. RETAIL/175= 43

PAD-C FAST FOOD: 3,000 S.F. 3000 S.F. 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 = 5 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 CURB
7. LANDSCAPE PLANTER
8. GATED CHW TRASH ENCLOSURE
9. ACCESSIBLE PARKING
10. ACCESSIBLE RAMP
11. EXISTING CONC. SIDEWALK
12. 10'-0" (MIN.) LOADING ZONE
13. PROPERTY LINE
14. EXISTING CONCRETE MEDIAN

CLARK COUNTY

2727 SOUTH HANCOCK BOULEVARD
SUITE 100
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PH: (702) 851-7200 FAX: (702) 851-7201
WWW.VENTUREDEV.COM

CONSULTING ENGINEER

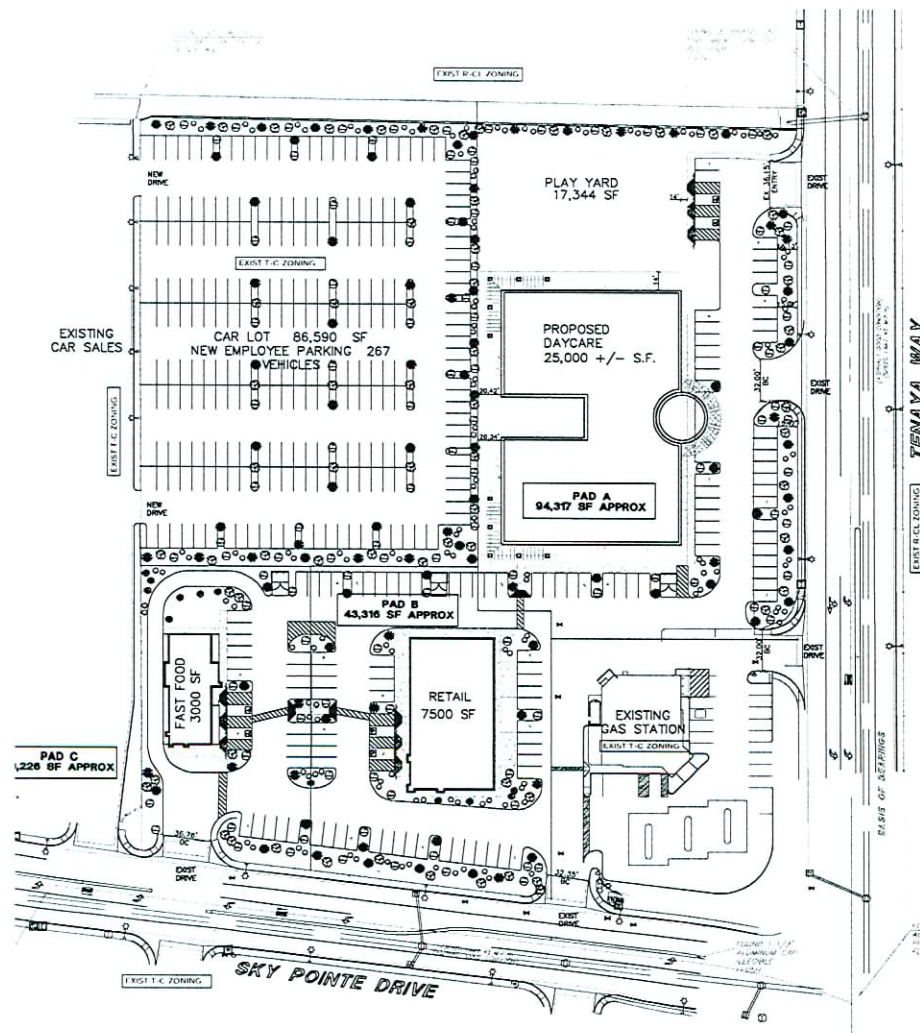
VENTURE DEVELOPMENT
RETAIL CENTER FOR
VENTURE DEVELOPMENT GROUP
NWC SKY POINTE DRIVE AND
TENAYA WAY

DRAWN BY: _____
CHECKED BY: _____
PROJECT NO: _____
SCALE: 1" = 40'-0"

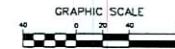
SHEET
EX-1
1 OF 1 SHEETS
DRAWING NO: _____

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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.

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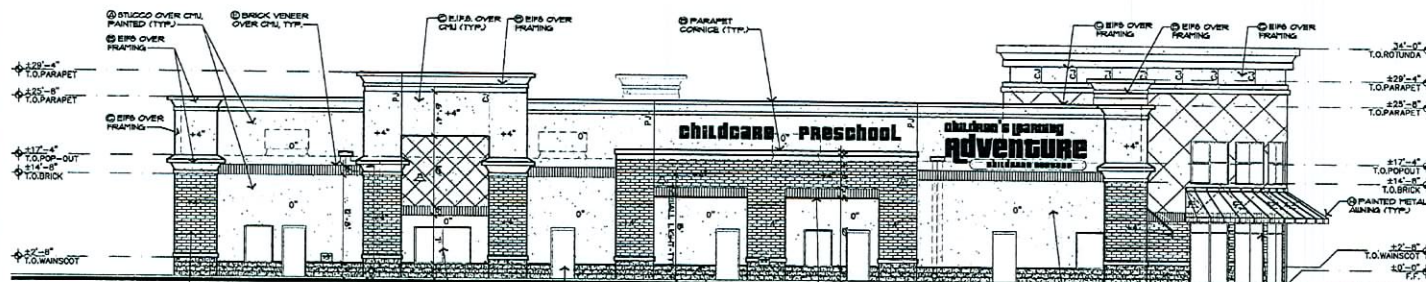
VENTURE DEVELOPMENT
CLARK COUNTY
273 S. SANDY RIDGE BOULEVARD
LAS VEGAS, NV 89111
702.734.1111

CONCEPTUAL LANDSCAPE PLAN
NWC SKY POINTE DRIVE AND
TENAYA WAY

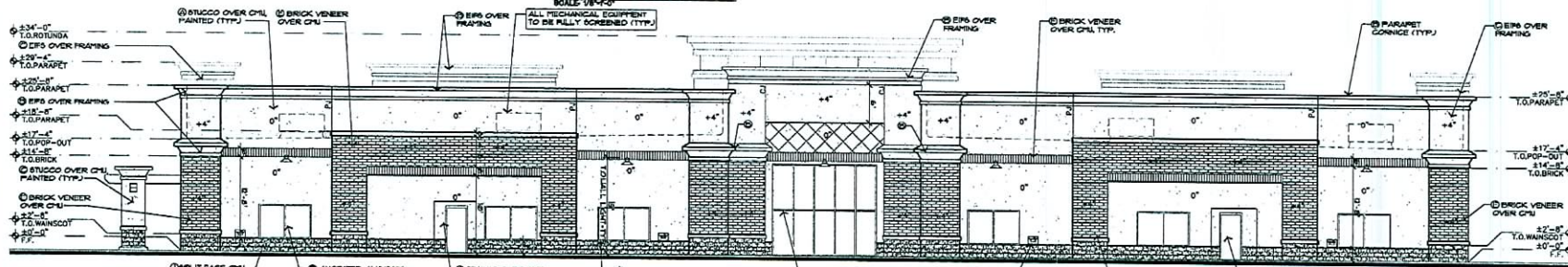
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DESIGNED BY: _____
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PROJECT NO: _____
SCALE: 1" = 40'

SHEET
EX1
1 OF 1 SHEETS
DRAWING NO.

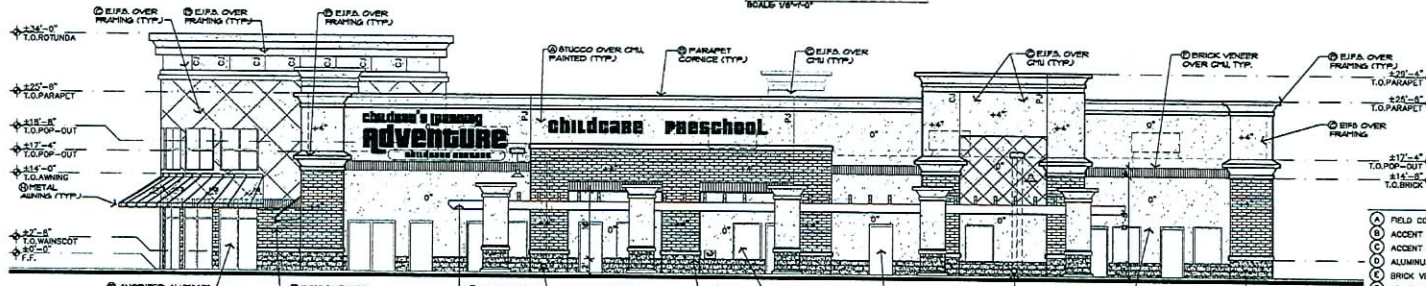
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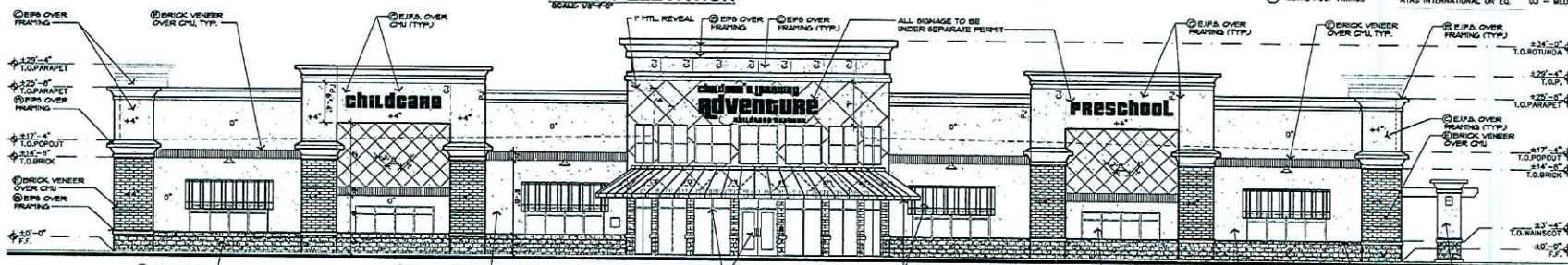
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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 BRICKYARD OR EQ. | GRAND CANYON OR EQ. |
| (F) 8"X16" SPLITFACE CHU | SUPERLITE BLOCK OR EQ. | "DEC785" WHISPER GREY |
| (G) METAL/STEEL TRELLIS | ATAS INTERNATIONAL OR EQ. | "DEC750" BISON BEIGE |
| (H) METAL ROOF AWINGS | | 03 - MEDIUM BRONZE |

Jeff
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Architect

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NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

ELEVATIONS

REVISIONS

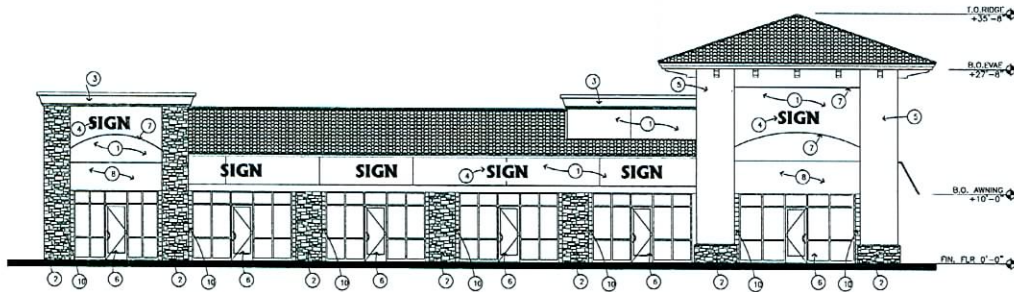


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Job No.: LC-809

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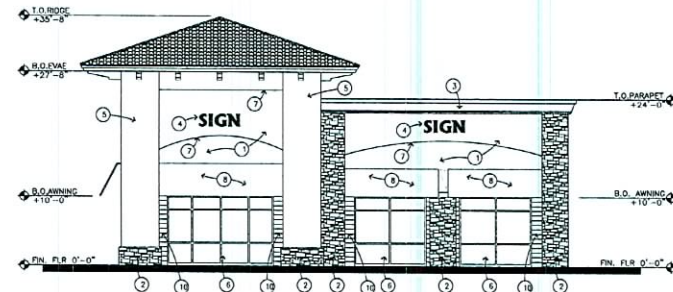
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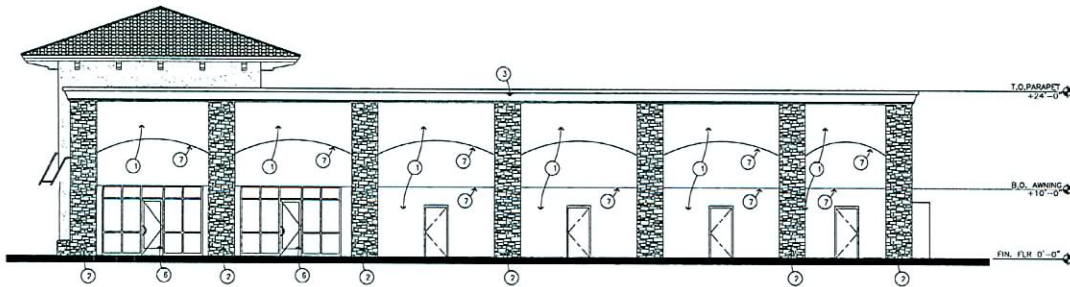
WEST ELEVATION

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



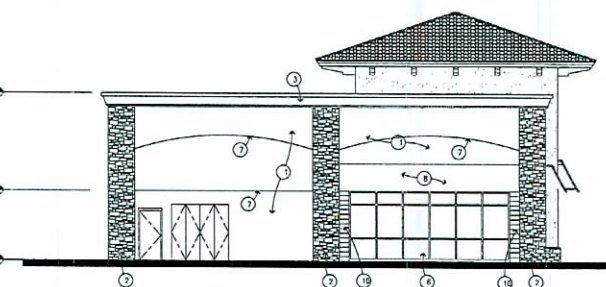
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

KEYED NOTES

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

RETAIL BUILDING

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EXTERIOR ELEVATIONS

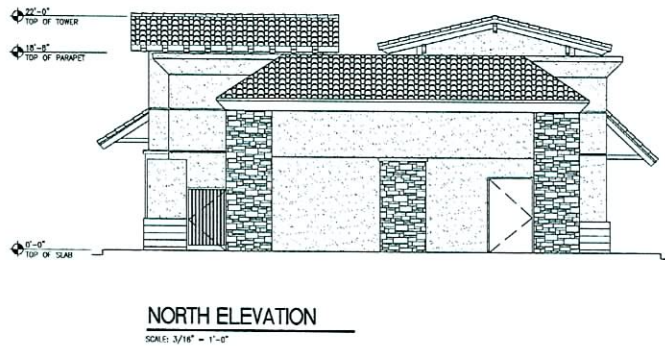
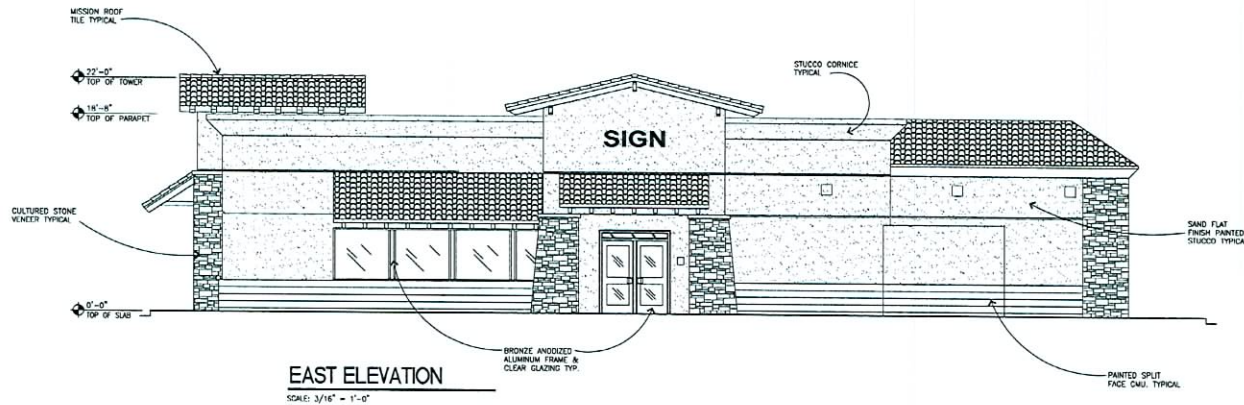
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FAST FOOD
ELEVATIONS

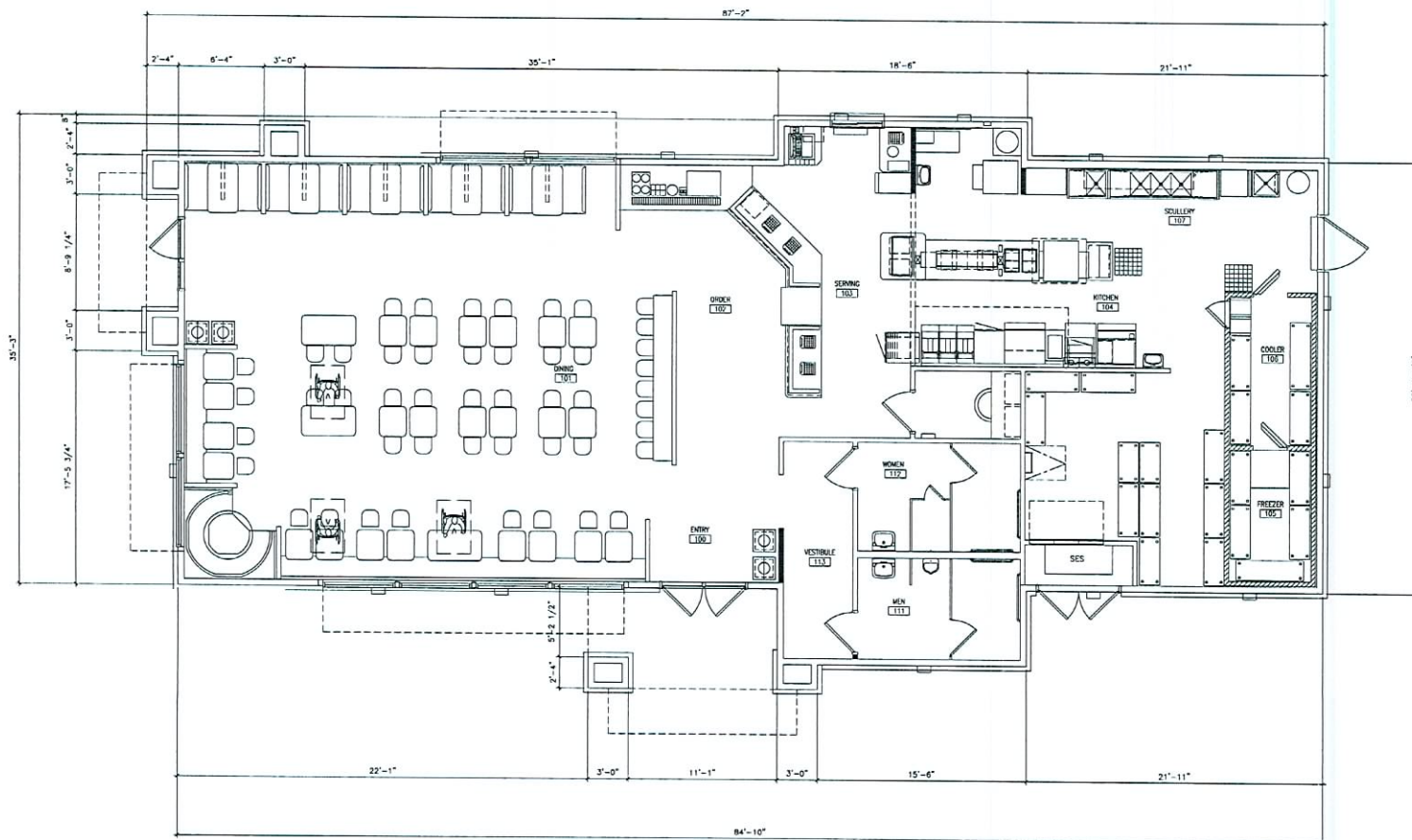
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N
FLOOR PLAN
SCALE: 1/4" = 1'-0"

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NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

FLOOR PLAN

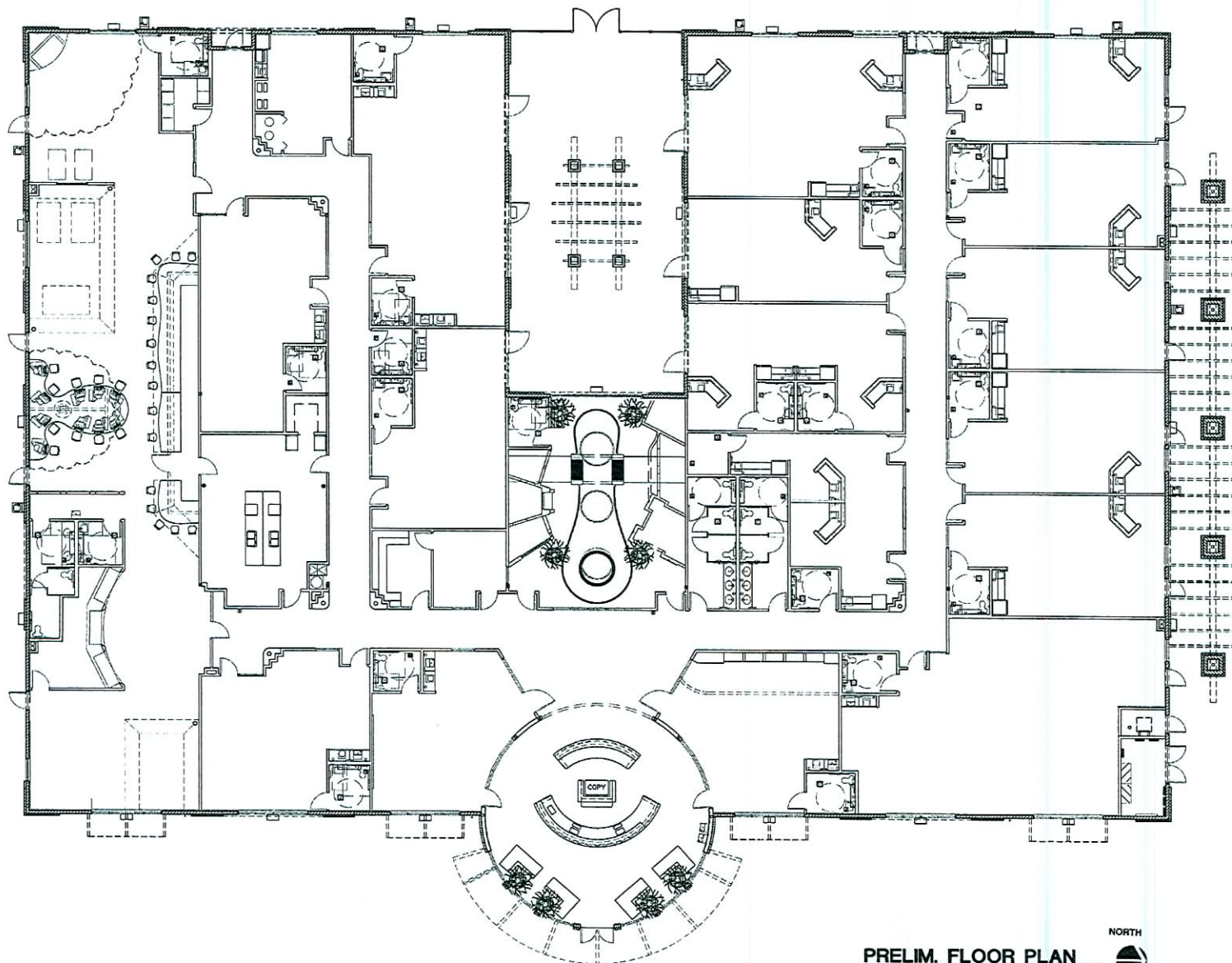
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PRELIM. FLOOR PLAN
SCALE: 1/8"=1'-0"



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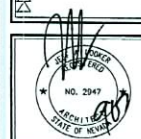
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NWC SKY POINTE DRIVE AND TENAYA WAY
LAS VEGAS, CLARK COUNTY, NEVADA

FLOOR PLAN

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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
(heaviest 60 minutes)				
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
(heaviest 60 minutes)				
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
(heaviest 60 minutes)				
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
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Tenaya Way				
Average Daily Traffic (ADT)	10,275			
PM Peak Hour	822			
(heaviest 60 minutes)				
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.				