



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 KEPPEL

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: _____

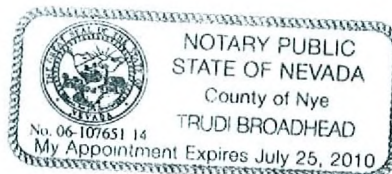
Print Name: _____

Subscribed and sworn before me

This 22 day of Oct, 20 07

Trudi Broadhead
Notary Public in and for said County and State

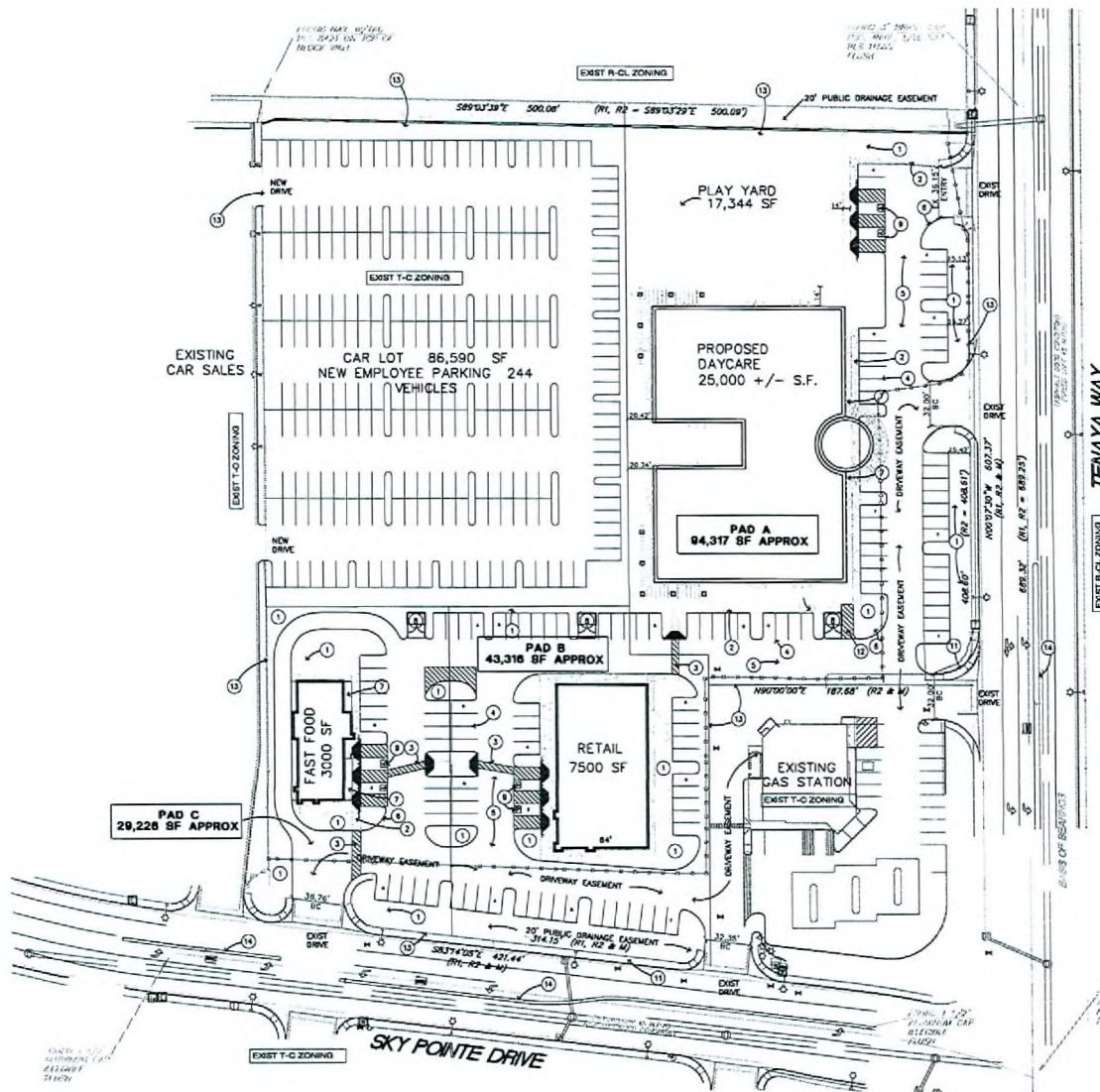
Revised 11-14-06



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



VICINITY MAP
N.T.S.



SITE DATA

APN
12527410006
TITLE REPORT NO: 07-05-0144-188

PROJECT DESCRIPTION
NEW COMMERCIAL CENTER CONSISTING OF 3 BUILDINGS

SITE DATA
ZONING
EXIST T-C (TOWN CENTER)

GROSS SITE AREA
8.97 +/- ACRES

PROJECT DATA
DEVELOPER
VENTURE DEVELOPMENT
1731 VILLAGE CENTER CIRCLE,
SUITE 120
LAS VEGAS, NV 89134
CONTACT: CHRIS VICKERS
702-831-7200 PHONE
702-831-7201 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 SF
CAR SALES		86,590 SF
TOTAL SITE		122,090 SF

MAX LOT COVERAGE
PROVIDED LOT COVERAGE
PARKING REQUIRED

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

PAD-B RETAIL 7,500 S.F.
PAD-C FAST FOOD 3,000 S.F.
EXISTING GAS STATION

PADS A, B, AND C
TOTAL REQUIRED PARKING=119
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 CURBS
7. LANDSCAPE PLANTING
8. GATED GOLF TRAIN ENCLOSURE
9. ACCESSIBLE RAMP
10. EXISTING CONC. SIDEWALK
11. 10' GOLF (HUR) LOADING ZONE
12. PROPERTY LINE
13. EXISTING CONCRETE MEDIAN

VENTURE DEVELOPMENT
CLARK COUNTY
2117 SOUTH KANAWA BOULEVARD
LAS VEGAS, NEVADA 89119
PH: (702) 351-1444
FAX: (702) 351-1444
CONSULTING ENGINEERS & ARCHITECTS

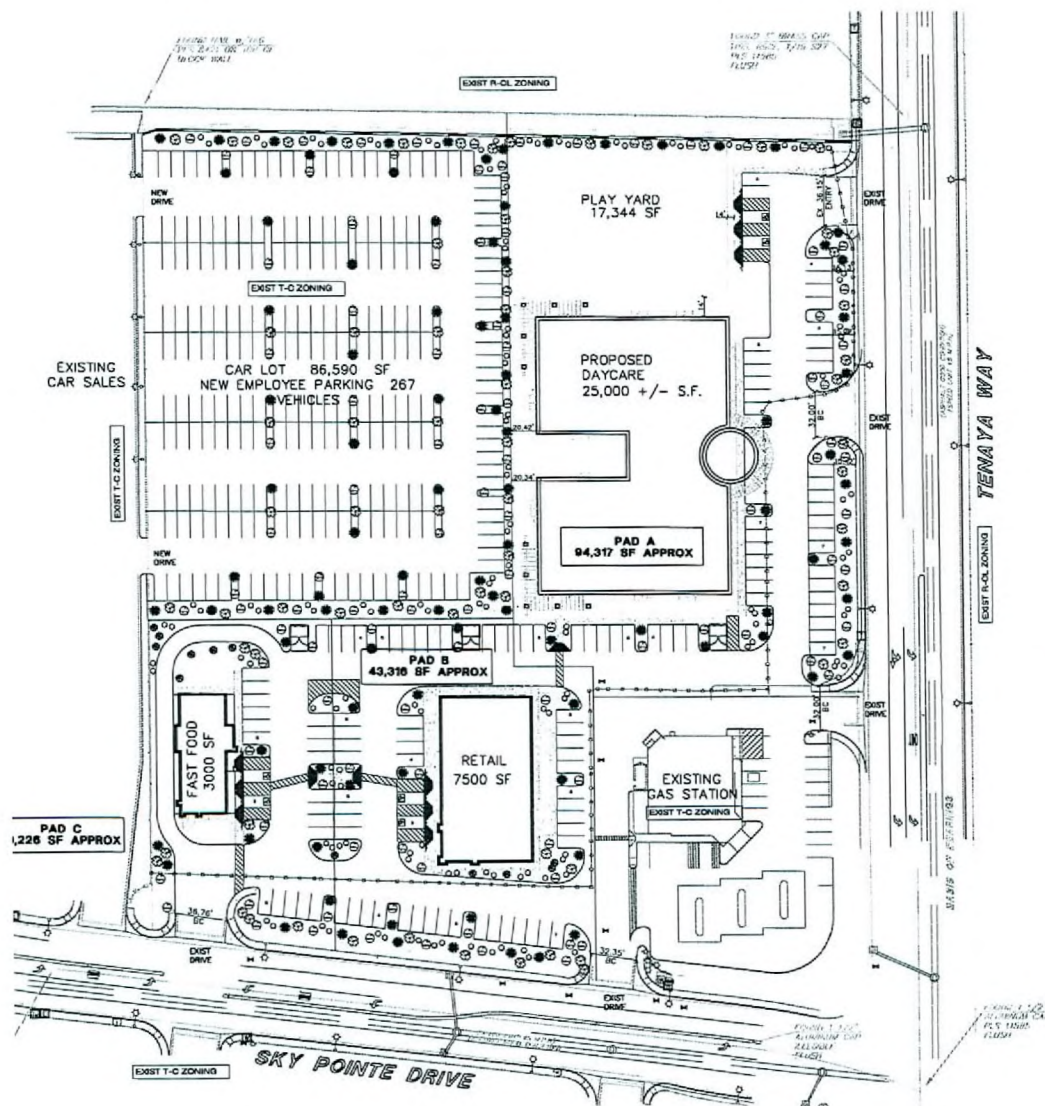
RETAIL CENTER FOR
VENTURE DEVELOPMENT GROUP
NWC SKY PONTE DRIVE AND
TENAYA WAY

DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO:
SHEET NO:
SCALE: 1" = 40'

SHEET
1 OF 1
EXHIBIT
DRAWING NO.

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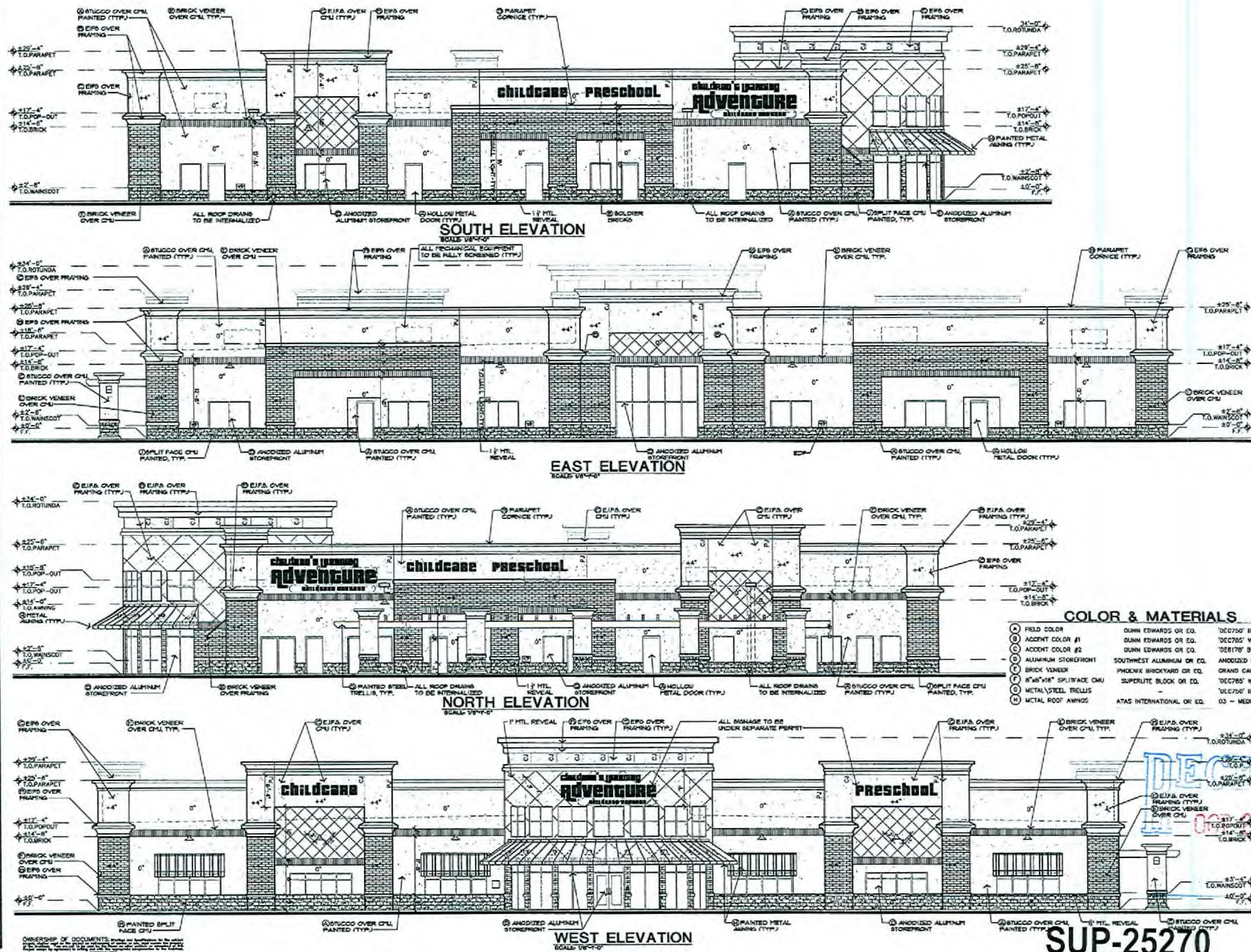
TREE/PLANT SCHEDULE				
SYM.	QTY.	SIZE	SPACING	NAME
	91	24" BOX	VARIES	MODESTO ASH
	96	24" BOX	VARIES	MONDEL PINE
	63	VARIES	N/A	DATE PALM
	124	15 GALLON	VARIES	FLOWERING PLUM
	17	1 GALLON	VARIES	GROUND SHRUBS

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	
CONCEPTUAL LANDSCAPE PLAN		NWC SKY POINTE DRIVE AND TENAYA WAY	
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CHECKED BY:	SCALE:	DATE:	BY:
1" = 40'		10/23/07	
DRAWING NO:		SHEET NO:	



Jeff
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Architect

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LAS VEGAS, CLARK COUNTY, NEVADA

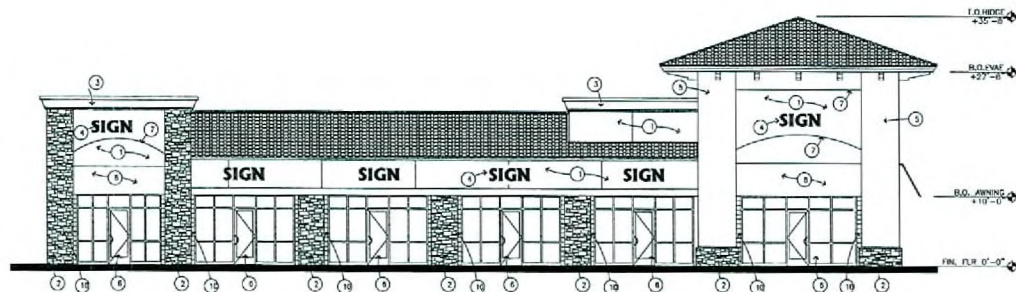
ELEVATIONS

REVISIONS

NO. 2547
JULY 2007

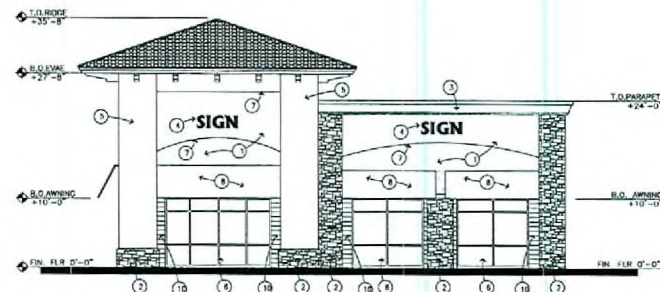
ISSUE DATE
Sep 26, 2007
Job No.: LC-809
A1.2

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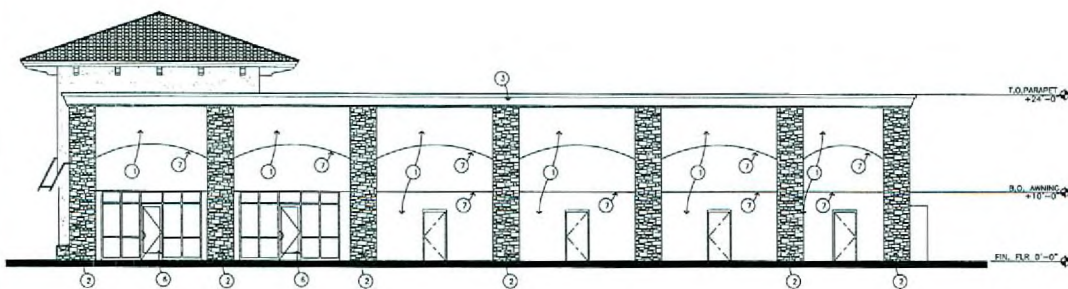
WEST ELEVATION

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



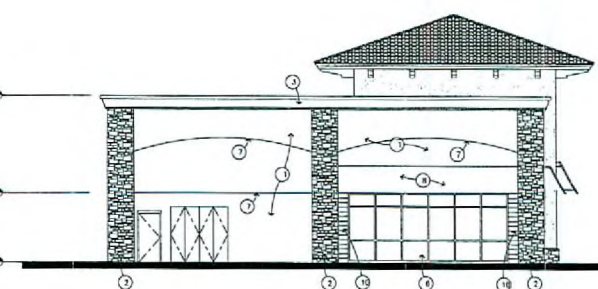
SOUTH ELEVATION

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 SCORIE JOINT
- ⑧ FABRIC & METAL AWNING
- ⑨ NOT USED
- ⑩ SPLIFFACE CMU VENTER

RETAIL BUILDING

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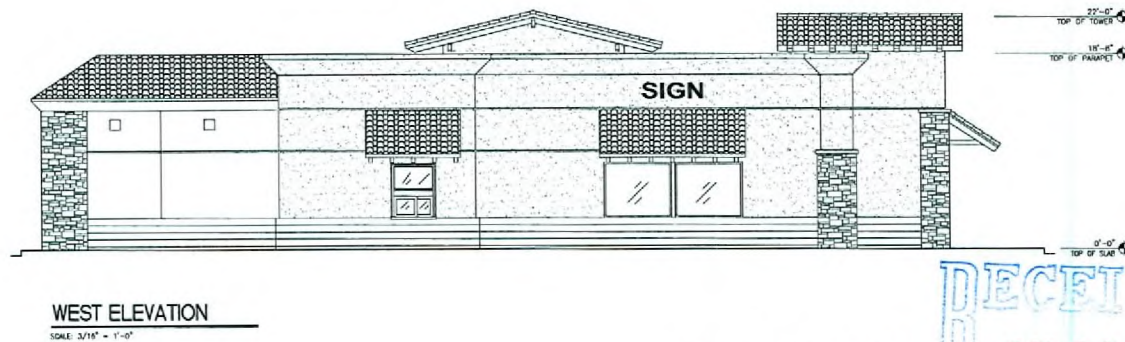
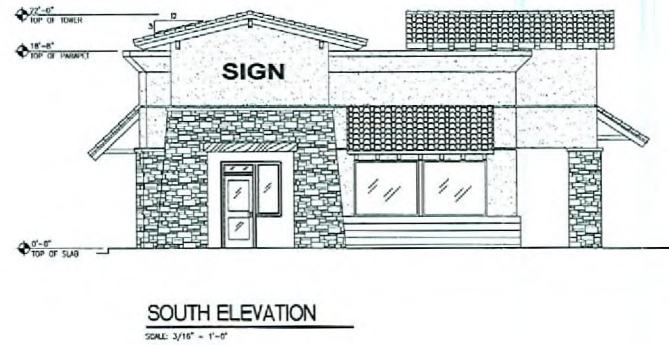
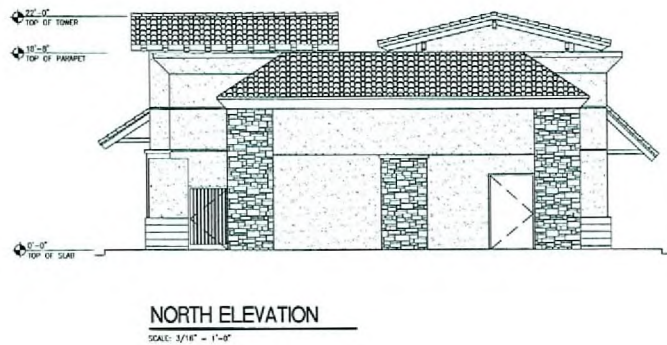
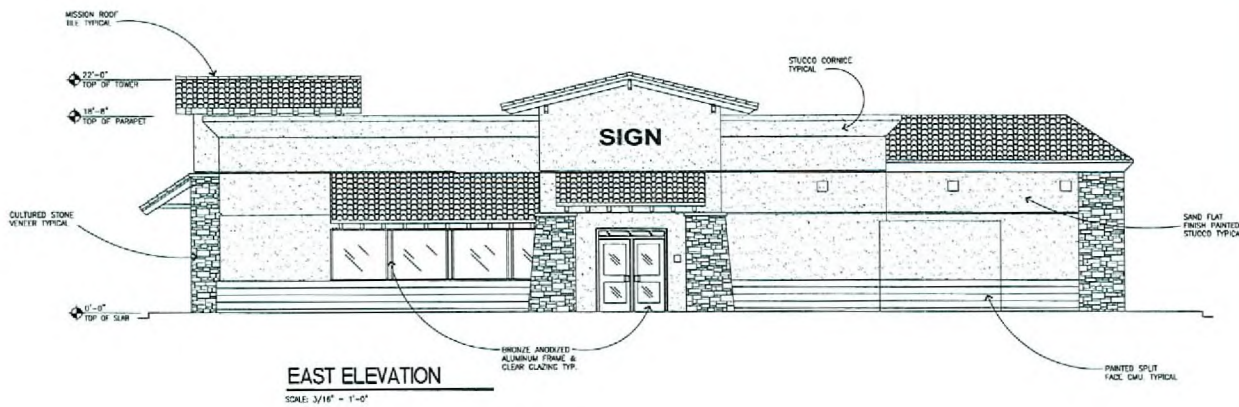
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EXTERIOR ELEVATIONS

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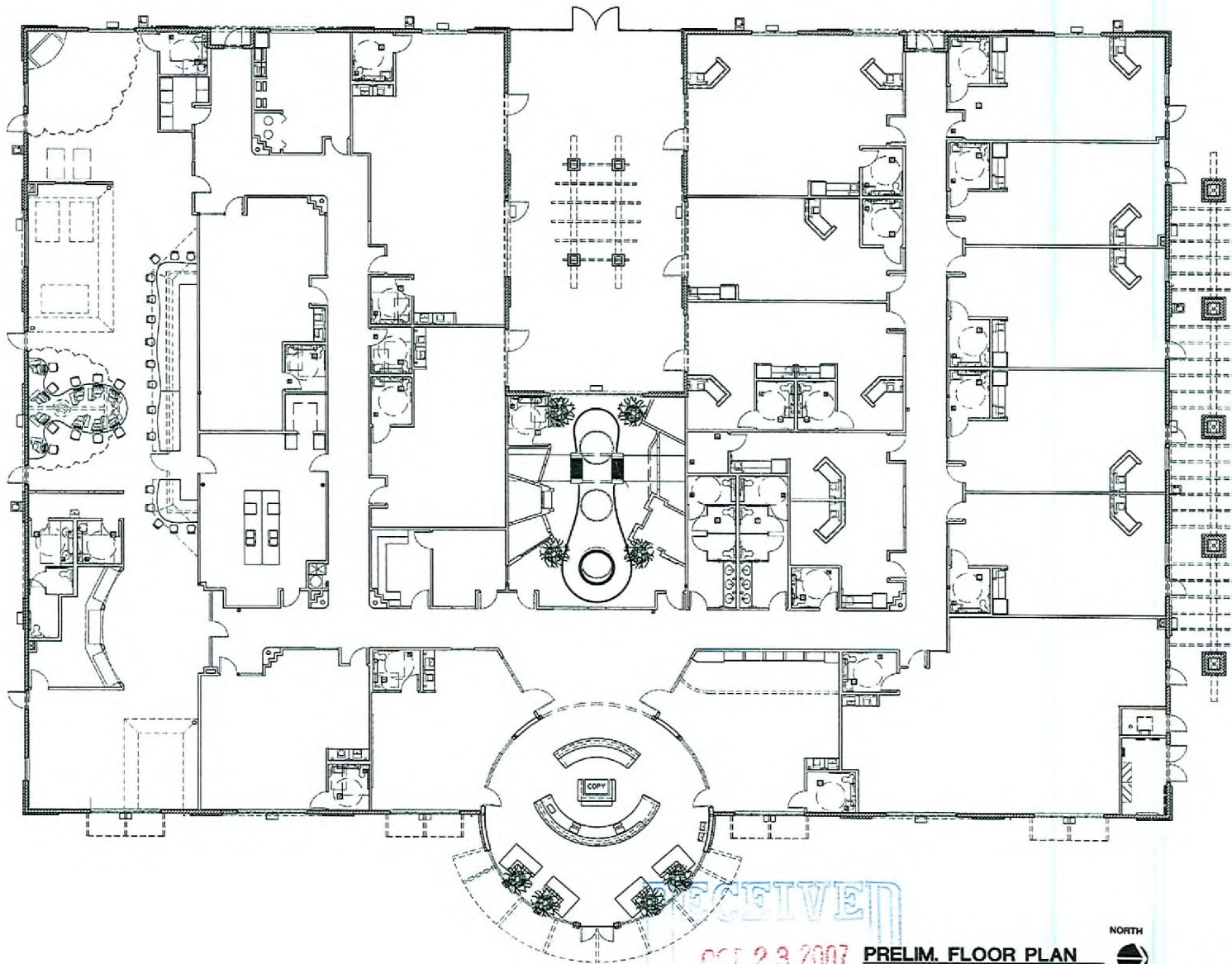
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FAST FOOD
ELEVATIONS

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PRELIM. FLOOR PLAN
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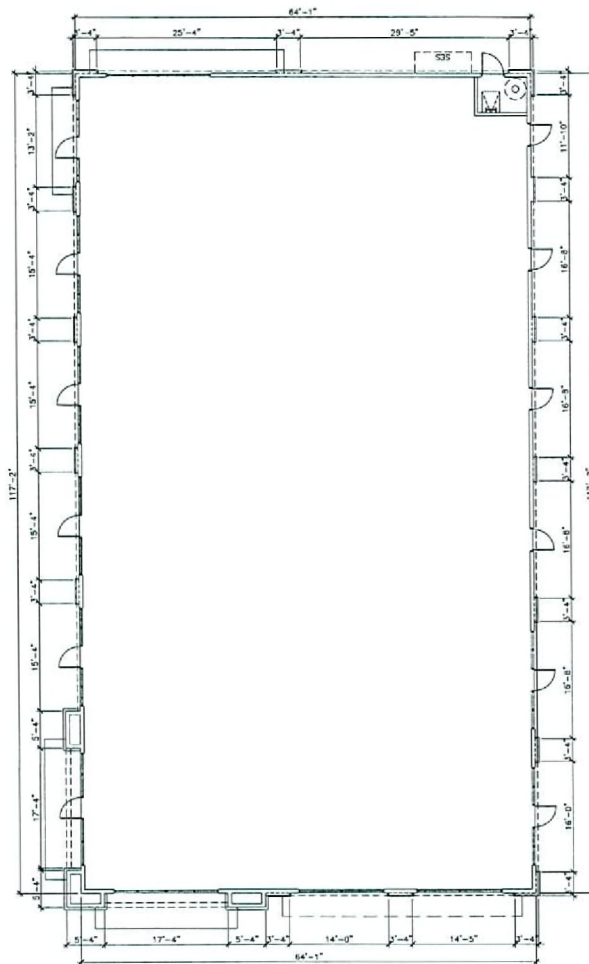
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FLOOR PLAN

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NORTH



FLOOR PLAN RETAIL

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

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