



## 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*

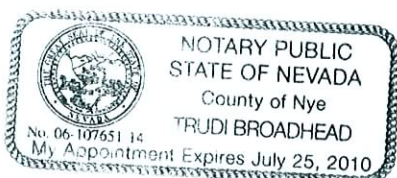
Print Name: THOMAS SAITTA

Subscribed and sworn before me

This 3rd day of October, 2007

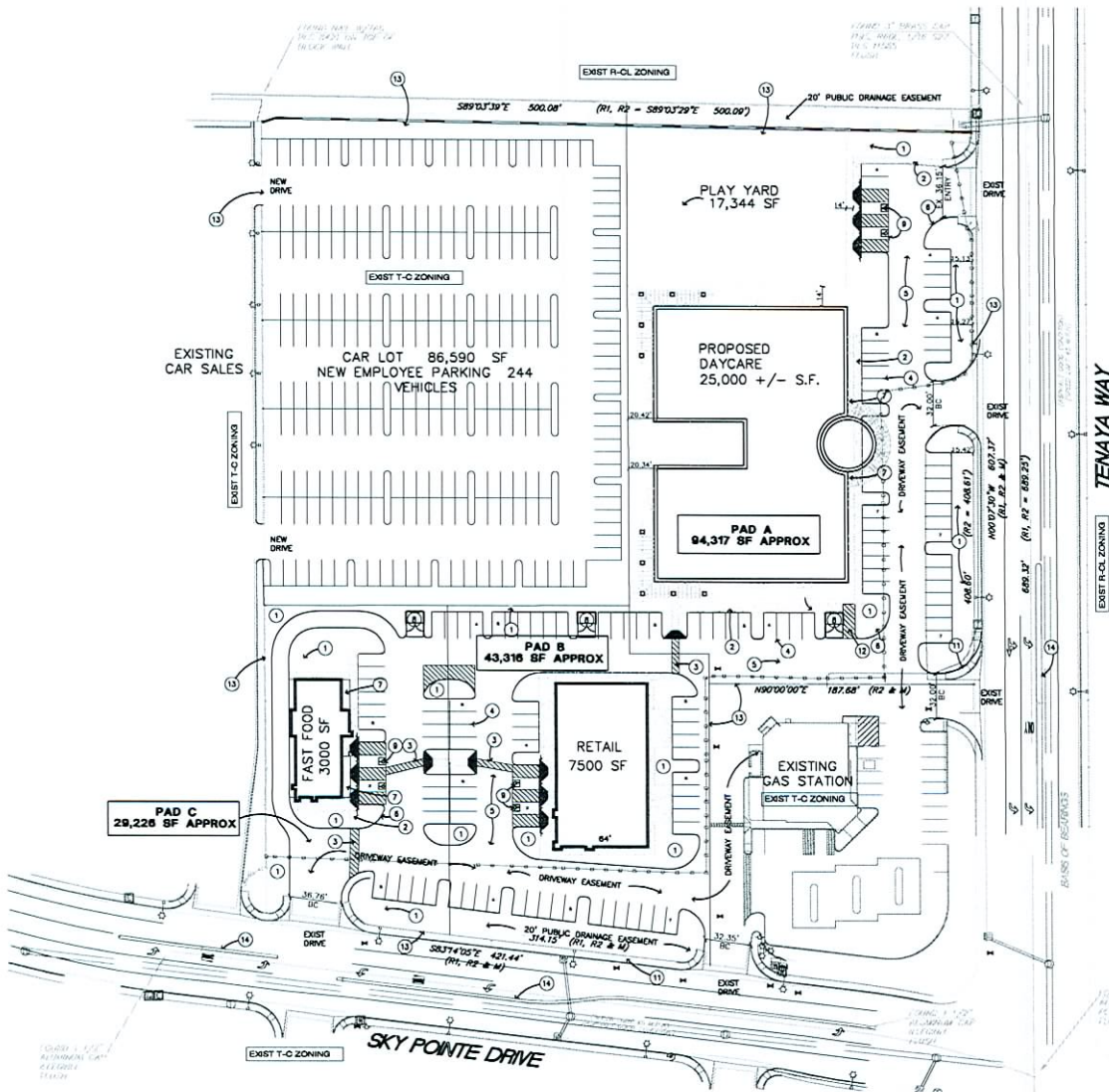
*Trudi Broadhead*

Notary Public in and for said County and State

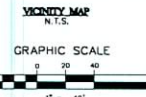
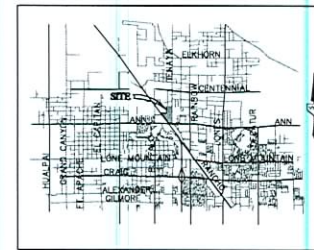


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PROPOSED SITE PLAN  
SCALE: 1" = 40'-0"



# 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-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 88,990 SF

TOTAL SITE 122,000 SF

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 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 = 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 CAR 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  
LAS VEGAS, NV 89134  
PH: (702) 851-7200 FAX: (702) 851-7201  
WWW.VENTURE.COM  
CONSULTING ENGINEER: LANDSCAPE AND SURVEYORS

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

SCALE: 1" = 40'-0"

PROJECT NO. 12527410006

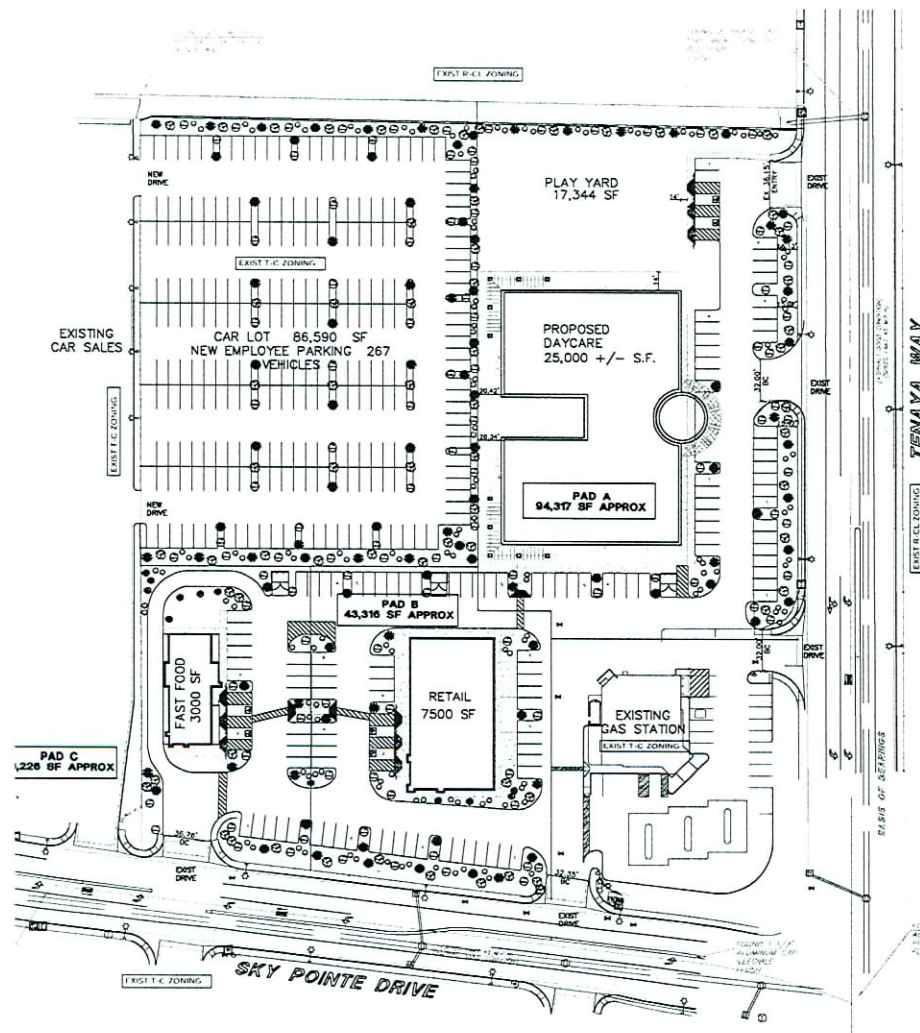
DATE: 12/06/07

BY: [Signature]

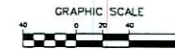
DRAWING NO. 12527410006-001

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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      |

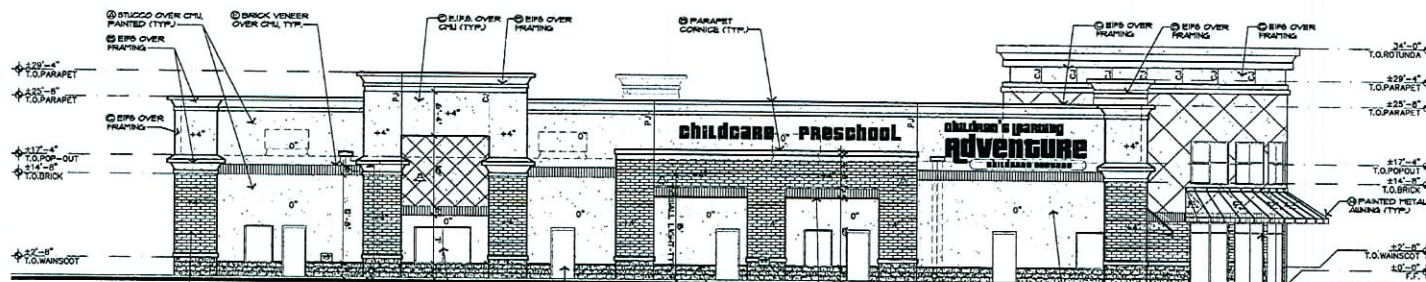
#### GENERAL NOTES

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.

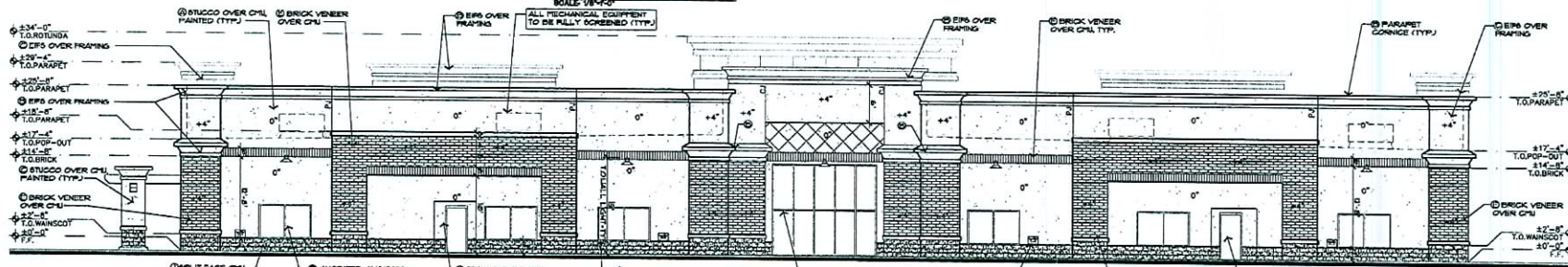
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|----------------------------------------------------------|----------------|------------------------------------------------------------|-------------|
| VENTURE DEVELOPMENT                                      |                | CLARK COUNTY                                               |             |
| 273 S. SOUTH RANGER BOULEVARD<br>SPRING VALLEY, NV 89111 |                | 445 WEST WYOMING AVE. SUITE 200<br>SPRING VALLEY, NV 89111 |             |
| CONCEPTUAL LANDSCAPE PLAN                                |                | NWC SKY PONTE DRIVE AND TENAYA WAY                         |             |
| DRAWN BY:                                                | DESIGNED BY:   | CHECKED BY:                                                | PROJECT NO. |
| SCALE: 1" = 40'                                          | DATE: 11/06/07 | DRAWING NO.                                                |             |
| SDR-25271 EX1 1 of 1 sheets                              |                |                                                            |             |

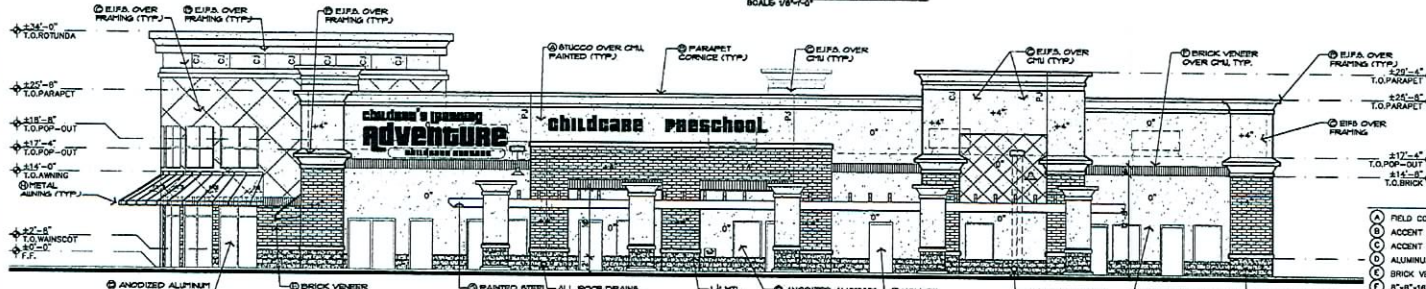
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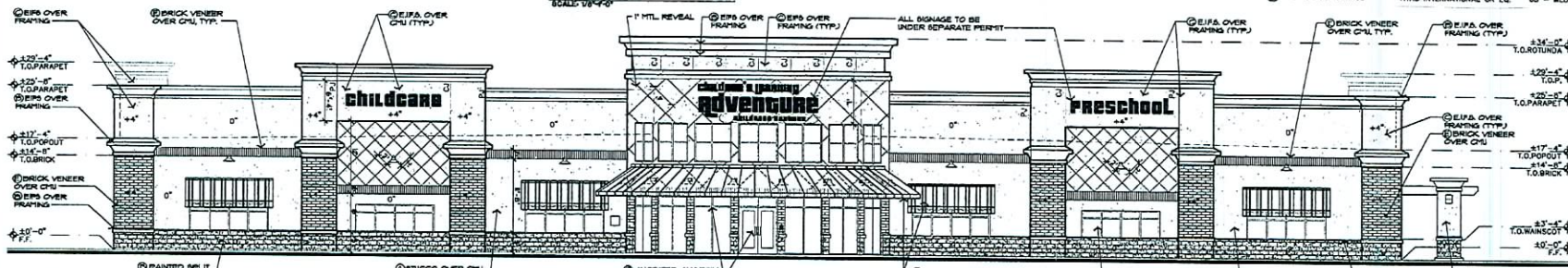
**SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



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



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



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

**COLOR & MATERIALS**

|                          |                           |                         |
|--------------------------|---------------------------|-------------------------|
| (A) FIELD COLOR          | DUNN EDWARDS OR EQ.       | "DEC750" BISON BONE     |
| (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  
Looker  
Architect

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

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

ELEVATIONS

REVISIONS

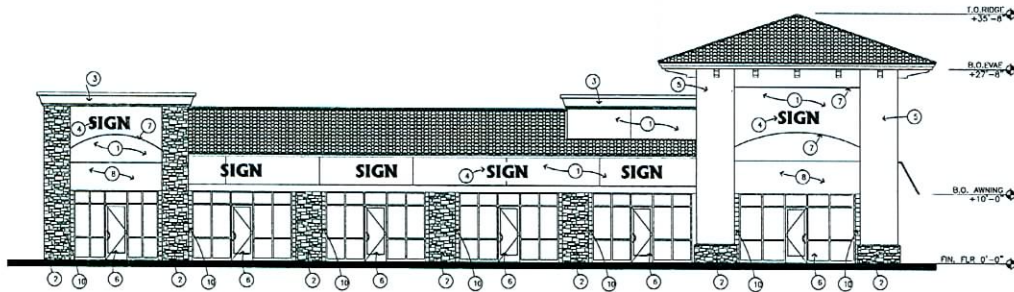


ISSUE DATE  
Sept 26, 2007  
Job No.: LC-809

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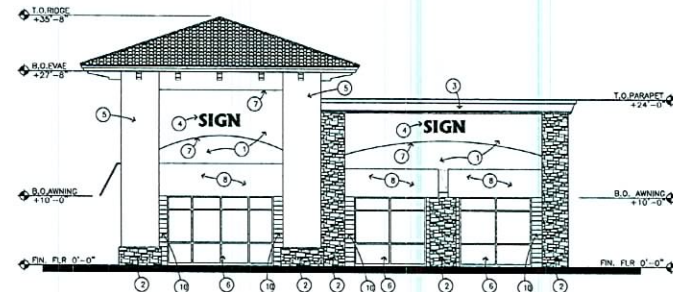
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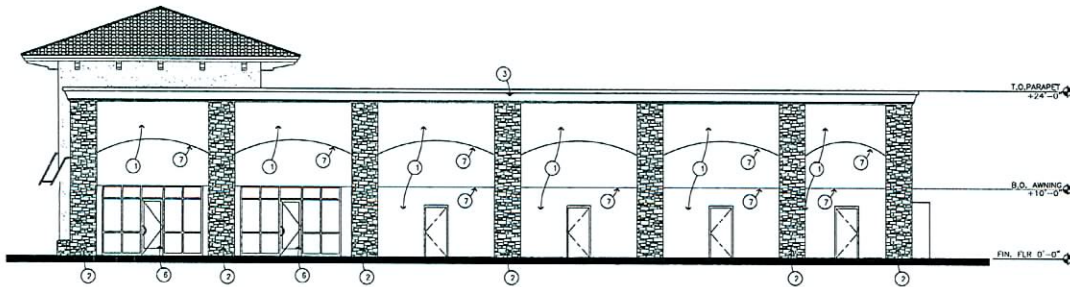
**WEST ELEVATION**

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



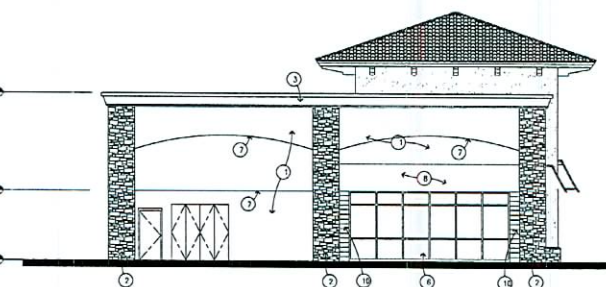
**SOUTH ELEVATION**

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

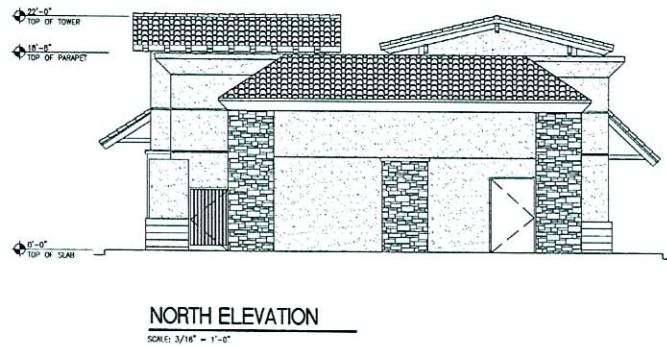
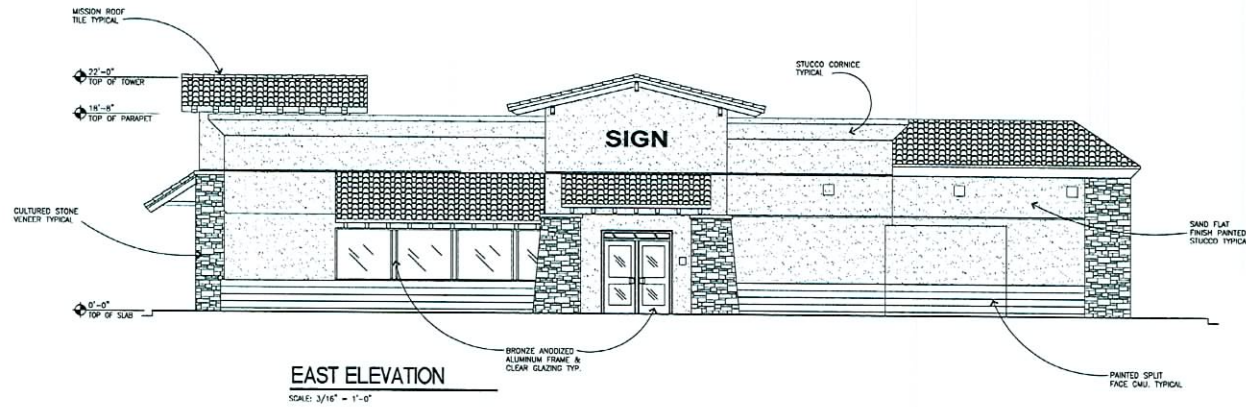
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LAS VEGAS, CLARK COUNTY, NEVADA

FAST FOOD  
ELEVATIONS

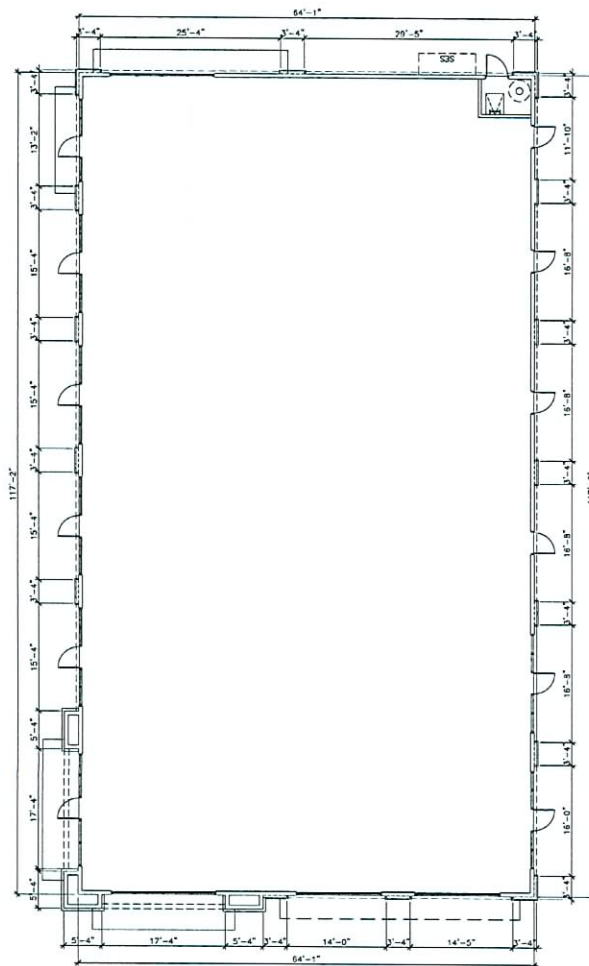
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| Sept 28, 2007 |
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| Sheet Number  |
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NORTH



FLOOR PLAN RETAIL

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

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LAS VEGAS, CLARK COUNTY, NEVADA

FLOOR PLAN

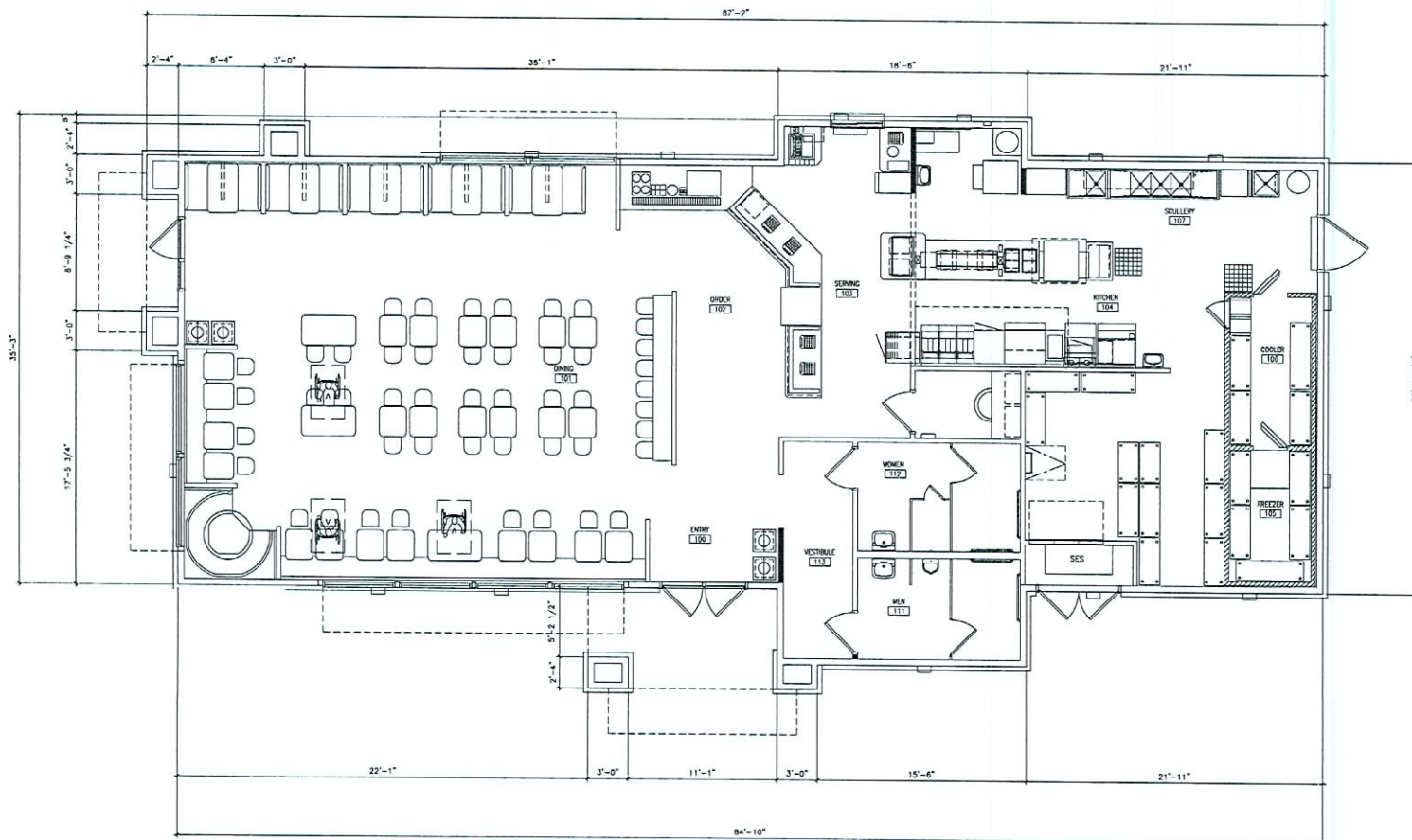
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N  
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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

FLOOR PLAN

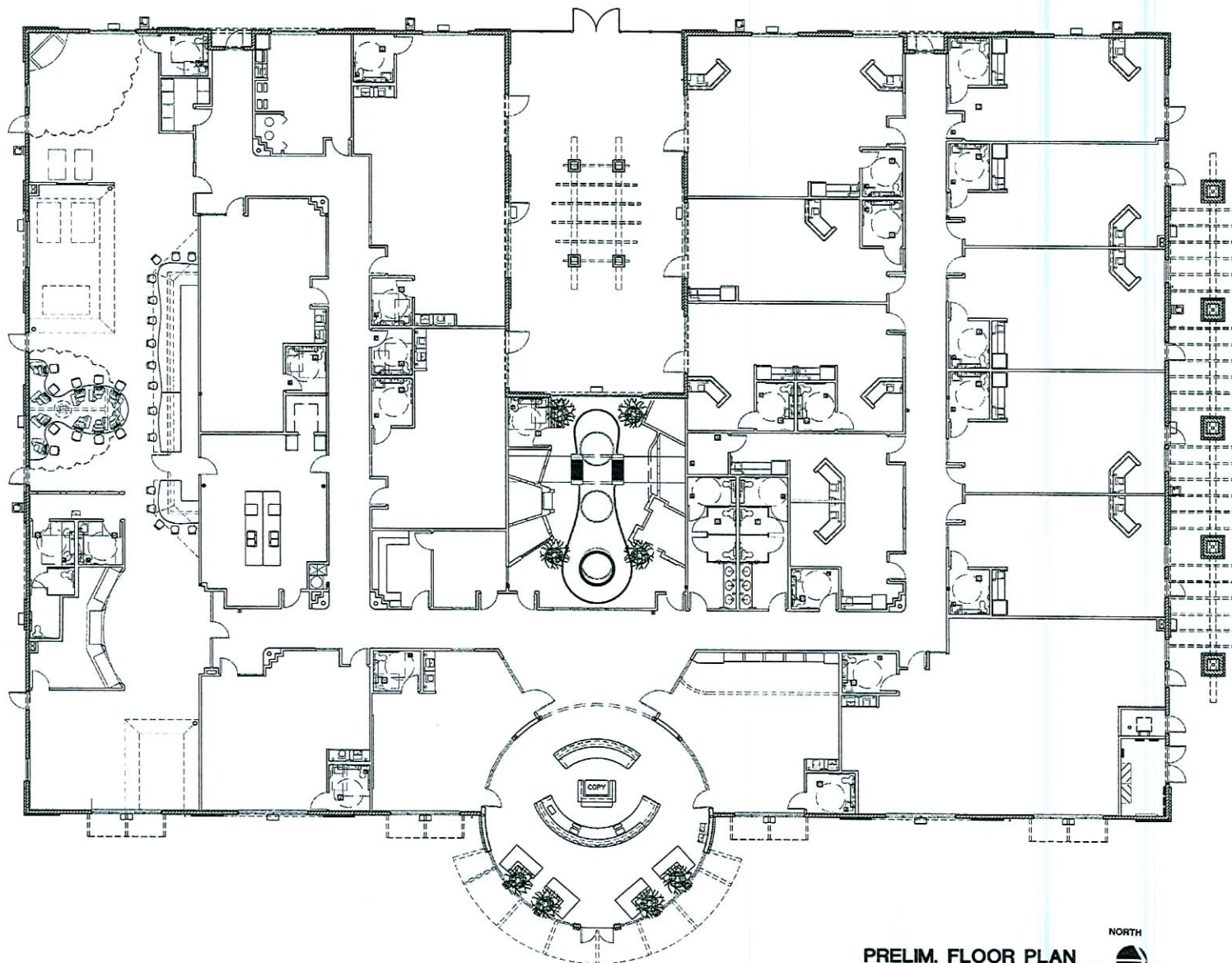
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PRELIM. FLOOR PLAN  
SCALE: 1/8"=1'-0"



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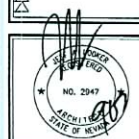
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NWC SKY POINTE DRIVE AND TENAYA WAY  
LAS VEGAS, CLARK COUNTY, NEVADA

FLOOR PLAN

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|                                                     |                                   |       |             |       |
|-----------------------------------------------------|-----------------------------------|-------|-------------|-------|
| 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>                                                                                                                                                                                                                                                                                                                                                        |                     |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                     |                     |  |  |  |
| <b>Azure Dr.</b>                                                                                                                                                                                                                                                                                                                                                                    |                     |  |  |  |
| Average Daily Traffic (ADT)                                                                                                                                                                                                                                                                                                                                                         | 6,650               |  |  |  |
| PM Peak Hour<br><i>(heaviest 60 minutes)</i>                                                                                                                                                                                                                                                                                                                                        | 532                 |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                     |                     |  |  |  |
| <b>Traffic Capacity of adjacent streets:</b>                                                                                                                                                                                                                                                                                                                                        |                     |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                     |                     |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                     | 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.                                                                                                                                                                                                                                                                                             |                     |  |  |  |