



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

September 28, 2007

W.O. 6966-1

City of Las Vegas
Planning & Development
Development Service Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Site Plan Review APN # 125-27-410-006

Planning Department,

On behalf of our client Venture Development Group, VTN Consulting respectfully submits this letter to request a site plan review and a use permit application. The proposed project is located at the northwest corner of Skypointe Drive and Tenaya Way. The proposed commercial center will consist of a Daycare Facility, Retail Building, Fast Food Building, and an employee parking lot on approximately 6 acres located within the Town Center planning area.

Site Plan Review

The proposed project consists of a Daycare Facility, Employee Parking Lot, Fast Food Restaurant, and a Retail building. The daycare facility consists of approximately 25,000 sq. ft. building with a 16,756 sq. ft. play yard. The daycare facility will be accessed off of Tenaya Way by a 32' ingress/egress and a 36' ingress/egress. Also the daycare facility will have cross access with the existing Gas Station located south of the daycare center. Parents will have to escort their children into the building to log them into the facility and to pick up their children they would have to park their vehicle and log them out of the facility. No drop offs and pick ups would be allowed at this facility.

The employee parking lot consists of approximately 86,590 square feet with 244 parking spaces. These parking spaces will be used by the existing car dealership located to the west of the project and will have shared access from the existing car dealership.

The retail building will consist of approximately 7,500 square feet of retail space. The retail building will be accessed off of Skypointe Drive by two ingress/egress. Also the retail building will have cross access agreement with the existing Gas station located at the immediate corner of Tenaya Way and Skypointe Drive.

The fast food restaurant will consist of approximately 3,000 sq. ft. building. The building will have access off of Skypoint Drive. The proposed restaurant design shows a 12 foot

SDR-25271

REVISED

12/06/07 PC

drive thru lane located on the west side of the building. The drive thru will have adequate stacking room for vehicles at the drive thru window (Please See Attached Exhibit). The overall parking required is 118 spaces the plans depict a total parking space count of 129 spaces. Fifteen feet of Landscaping has been provided along Tenaya Way and twenty feet along Skypointe Drive. Throughout the development landscaping has been provided via landscape islands and within common areas. The buildings will consist of stone and stucco materials with tiled roofs and will resemble each other. The applicant believes that this development will benefit the surrounding neighbors and not adversely affect the health and safety of the residents.

Should you have any questions or comments please contact me at the office 702-873-7550.

Sincerely,

VTN Consulting



Jason Kepple, Planner

RECEIVED
NOV 08 2007

SDR-25271
REVISED
12/06/07 PC