PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19447** APN: 125-27-410-004

Name of Property Owner: KRFAM LP

Name of Applicant: Nigro Development

Name of Representative: Brad Jones

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: [signature]

Print Name: Wayne Krygier

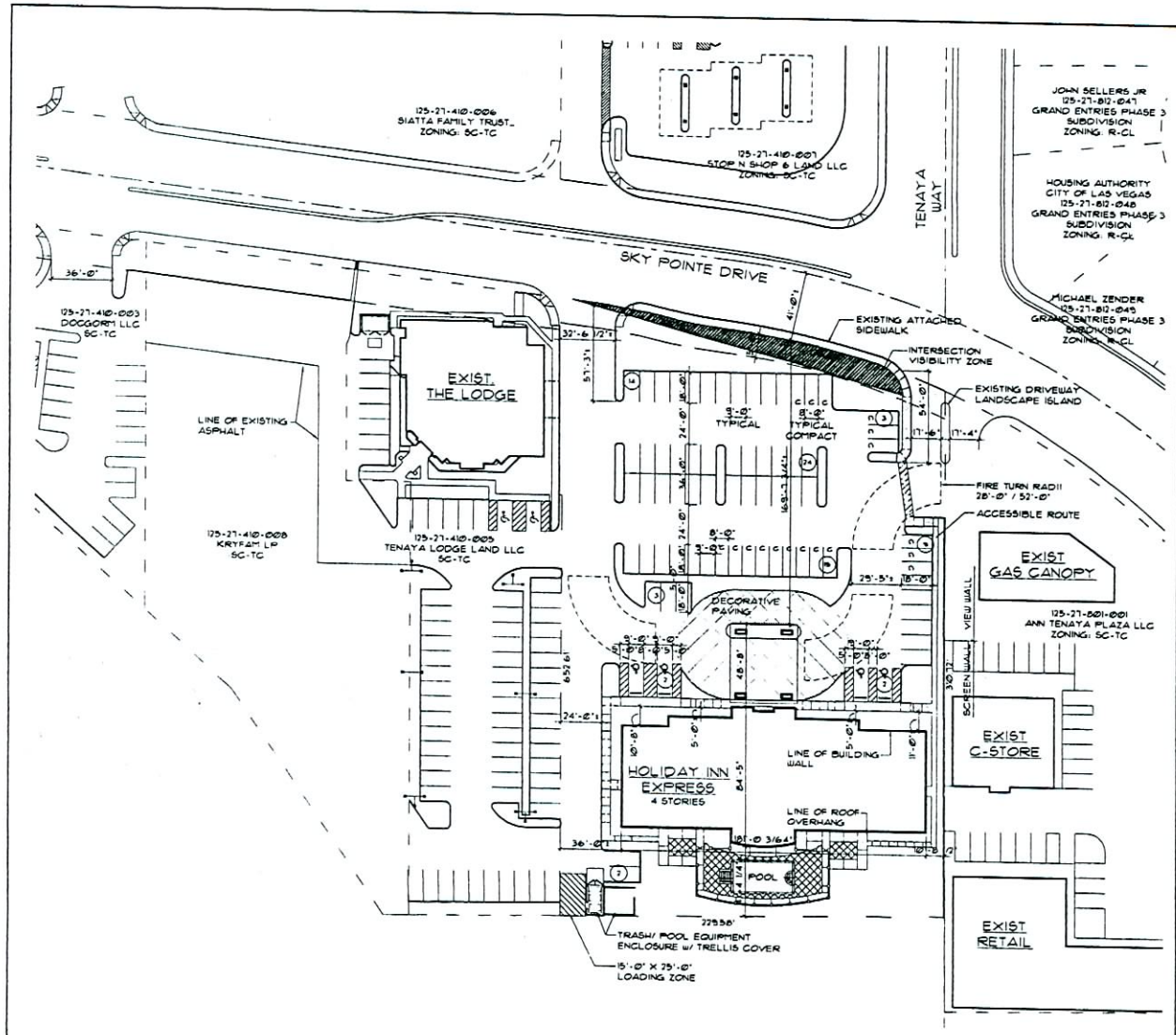
Subscribed and sworn before me

This 4 day of January, 20 07

M. Gudin

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
M. GUDIN
My Commission Expires
2007



A AS1.01 ARCHITECTURAL SITE PLAN
SCALE: 1"=30'-0"

PROJECT DATA:

ASSESSORS PARCEL NUMBER: 125-27-410-004

SITE AREA: 79,195 SF (1.82 ACRES)

CURRENT ZONING: SC-TC

SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	15'-0"	169'-8"±
SIDES:	15'-0"	10'-8"± / 23'-5"±
REAR:	20'-0"	41'-4"±
RESIDENTIAL ZONE BOUNDARY:	N/A	N/A

BUILDING AREA:

1st FLOOR	12,459 SF
2nd, 3rd & 4th FLOORS (each floor)	12,048 SF
PORTE COCHERE	1,875 SF
TOTAL BUILDING AREA	50,478 SF

LOT COVERAGE: 14,334 SF, 18.1%

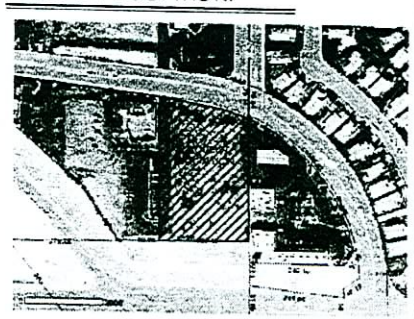
PARKING CALCULATIONS:
REQUIRED:
1 SPACE PER GUEST ROOM — 87 SPACES

PROVIDED: 74 SPACES
INCLUDING 18 (21%) COMPACT SPACES (8' x 18')
INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR)
PLUS 1 LOADING ZONE (15' x 25')

ROOM COUNT

	KING/ DBL QUEEN	KING/ DBL QUEEN SUITE	ACC DBL QUEEN SUITE	EXT DBL QUEEN SUITE	ACC KING		TOTAL
4th FLOOR	17	5	1	1	1		25
3rd FLOOR	17	5	1	1	1		25
2nd FLOOR	16	4	1	1	1		23
1st FLOOR	9	3	1	0	1		14
TOTAL	59	17	4	3	4		87

PROJECT LOCATION:



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE UNDER SEPERATE APPLICATION.

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(702) 454-5842 fax (702) 454-7842

project title: Holiday Inn EXPRESS
SW CORNER OF SKYPOINTE DRIVE AND TENAYA WAY
LAS VEGAS, NEVADA

nigro

sheet title: ARCHITECTURAL SITE PLAN
SUP, SDR, VAR SUBMITTAL

issue dates: 1-3-2007
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VAR-19447

02/22/07 PC

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