PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19097** 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: _____

Print Name: Wayne Krygier

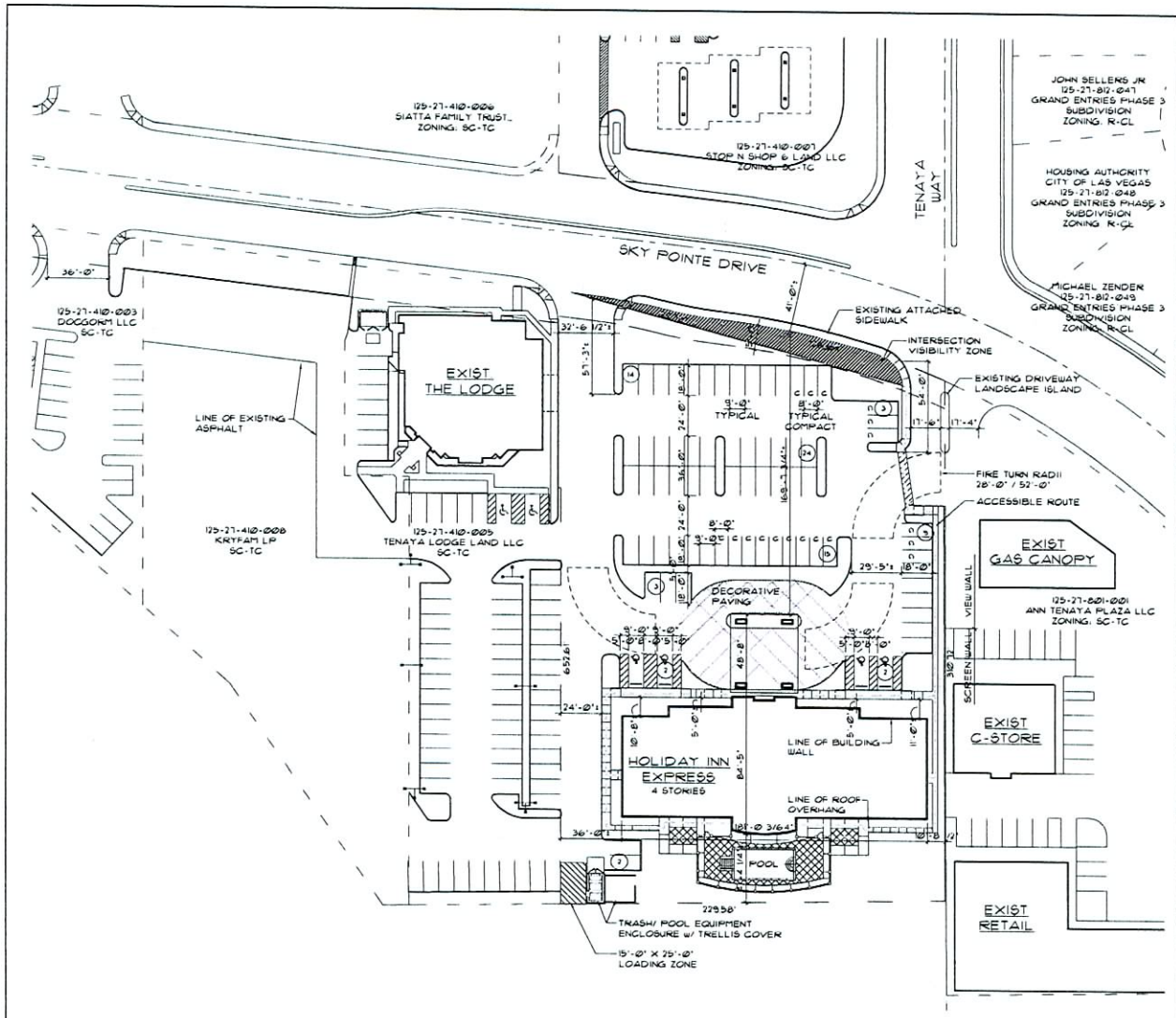
Subscribed and sworn before me

This 18 day of December, 20 06

M. Tagudin

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
M. TAGUDIN
My Appointment Expires
2007



A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

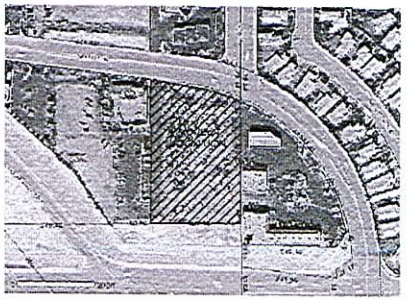
PROJECT DATA:

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"	16'-8"±
SIDES	15'-0"	10'-8"± / 23'-5"±
REAR	20'-0"	41'-4"±
RESIDENTIAL ZONE BOUNDARY:	N/A	N/A
BUILDING AREA:		
1st FLOOR		12,458 SF
2nd, 3rd & 4th FLOORS (each floor)		12,048 SF
PORTE COCHERE		1,812 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: INCLUDING 18 (21%) COMPACT SPACES (8' x 18') INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR) PLUS 1 LOADING ZONE (15' x 25')		74 SPACES

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" OC AND TOOLED JOINTS AT 5'-0" OC.
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 SEPARATE [illegible]

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henderson, nevada 89052
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SW CORNER OF SKYPOINTE DRIVE AND TENAYA WAY LAS VEGAS, NEVADA

project title: Holiday Inn EXPRESS

nigro DEVELOPMENT

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

issue date: 1-5-2007
drawn by: RAG
checked by: RLT
project no: 06-160
revisions:

sheet no: AS1.01

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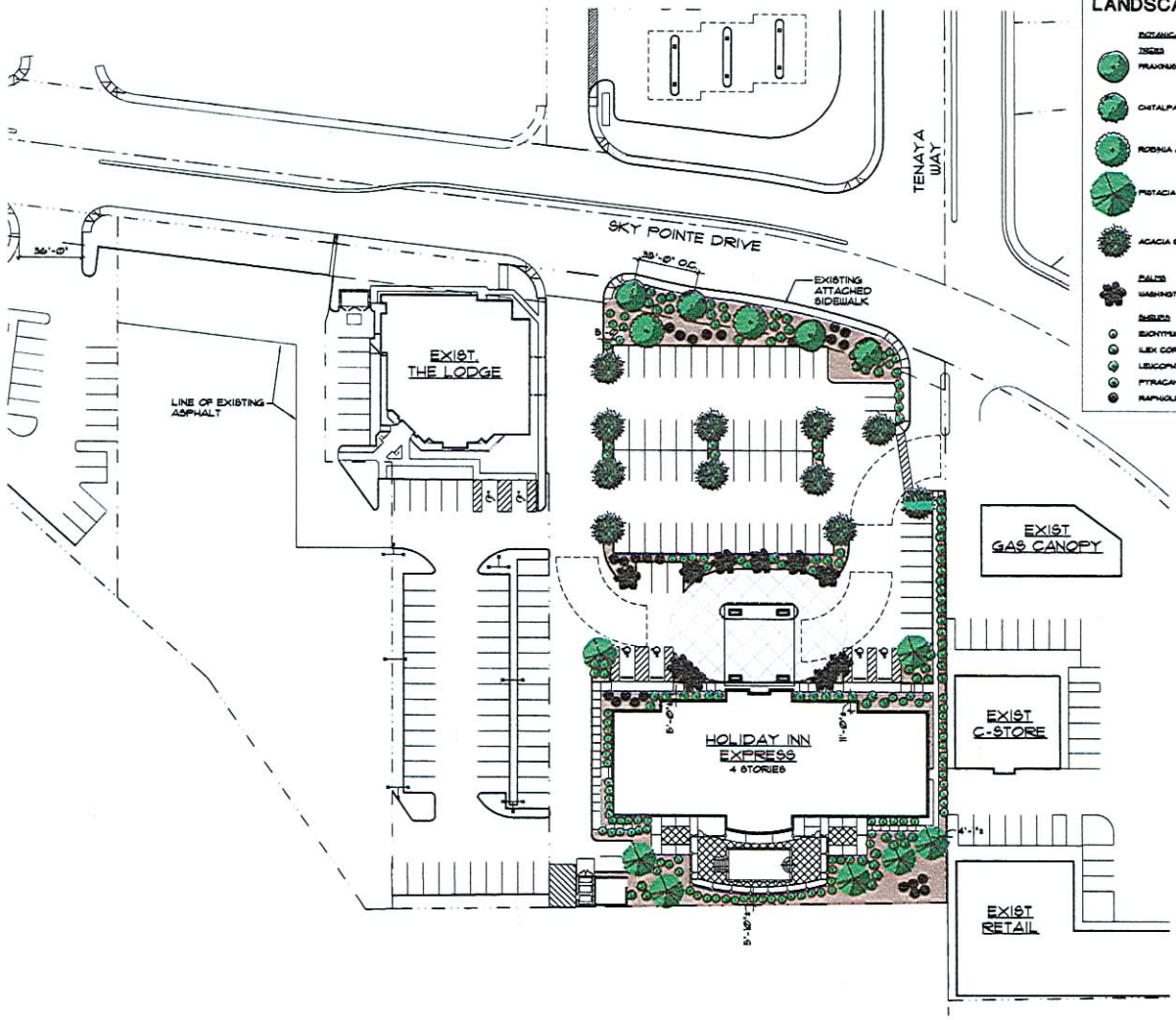

LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES			
FRAXINUS VELUTINA RIO GRANDE	RIO GRANDE ASH	36" BOX	STANDARD TRUNK
CHITALPA TASHKENTENSIS	CHITALPA	36" BOX	STANDARD TRUNK
ROBINIA AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	36" BOX	STANDARD TRUNK
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	STANDARD TRUNK
ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	STANDARD TRUNK
PALMS			
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	HT. VARIES	SIGNED TRUNK
SHRUBS			
EUONYMUS JAPONICA	EVERGREEN EUONYMOUS	1 & 5 GAL.	
ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	1 & 5 GAL.	
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	1 & 5 GAL.	
PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY PYRACANTHA	1 & 5 GAL.	
RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	1 & 5 GAL.	

A MINIMUM OF (5) 5 GALLON SHRUBS AND (5) 1 GALLON SHRUBS SHALL BE PLANTED FOR EVERY TREE PER CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS MANUAL.

2" LAYER OF DECOMPOSE GRANITE TO BE USED AS GROUNDCOVER IN ALL AREAS NOT RECEIVING LIVE PLANT MATERIAL.

SITE AREA:	78,195 SF
LANDSCAPE SQUARE FOOTAGE:	14,406 SF
PERCENTAGE OF OPEN SPACE:	18.4%

A L1.01 LANDSCAPE PLAN
SCALE: 1"=50'-0"

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

sheet title: LANDSCAPE PLAN
SUP, SDR, VAR SUBMITTAL

issue date: 1-19-2007
drawn by: RGG
checked by: RLP
project no.: 04-180
revisions:

sheet no. L1.01-C
of sheets

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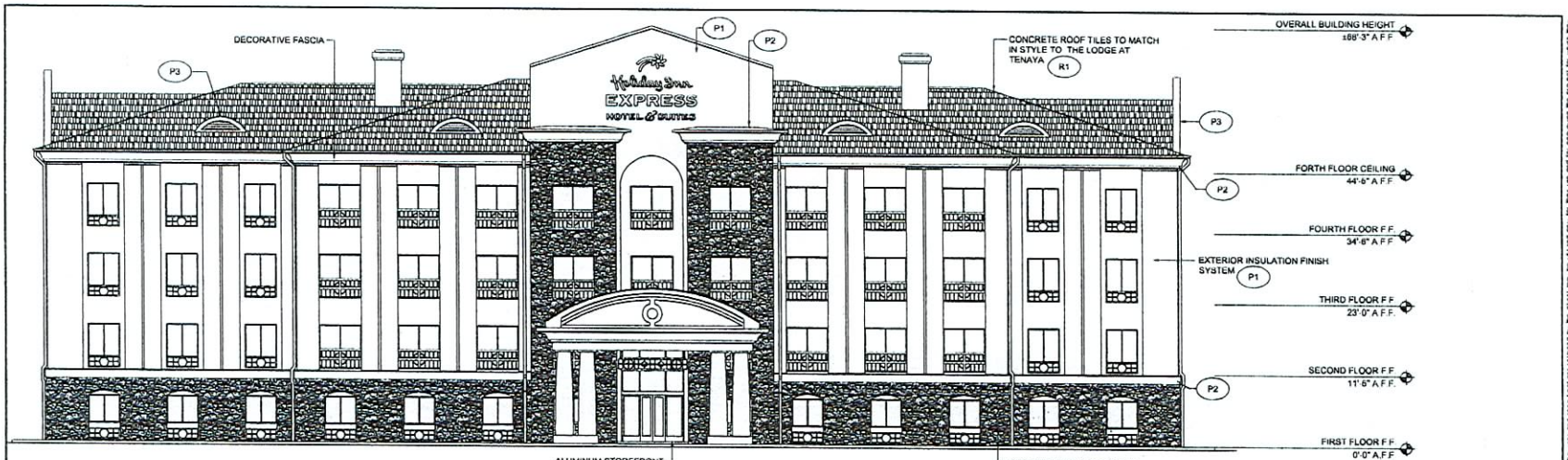
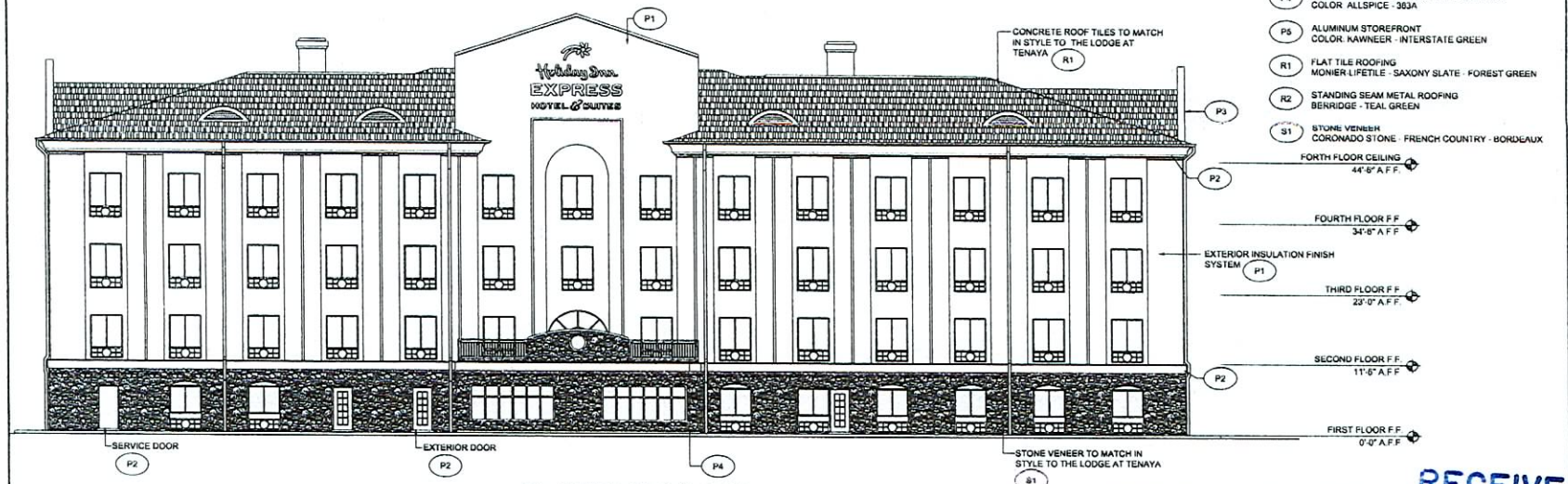


A / A6.01 NORTH ELEVATION

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



2 / A6.01 SOUTH ELEVATION

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

PAINT LEGEND:

- P1 — EXTERIOR INSULATION FINISH SYSTEM COLOR: AMARILLO WHITE - 113
- P2 — EXTERIOR INSULATION FINISH SYSTEM COLOR: CHINA WHITE - 310
- P3 — DORMERS AND COPING COLOR: COLONIAL TAN - 117
- P4 — RAILING, DECORATIVE GRILLS, MISC METALS COLOR: ALLSPICE - 363A
- P5 — ALUMINUM STOREFRONT COLOR: KAWNEER - INTERSTATE GREEN
- R1 — FLAT TILE ROOFING MONIER LIFETILE - SAXONY SLATE - FOREST GREEN
- R2 — STANDING SEAM METAL ROOFING BERRIDGE - TEAL GREEN
- S1 — STONE VENEER CORONADO STONE - FRENCH COUNTRY - BORDEAUX

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project title: Holiday Inn EXPRESS
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sheet title: EXTERIOR ELEVATIONS
SUP, SDR, VAR SUBMITTAL

issue dates: 1-5-2007
drawn by: KING
checked by: NLP
project no.: 06-180
revisions:

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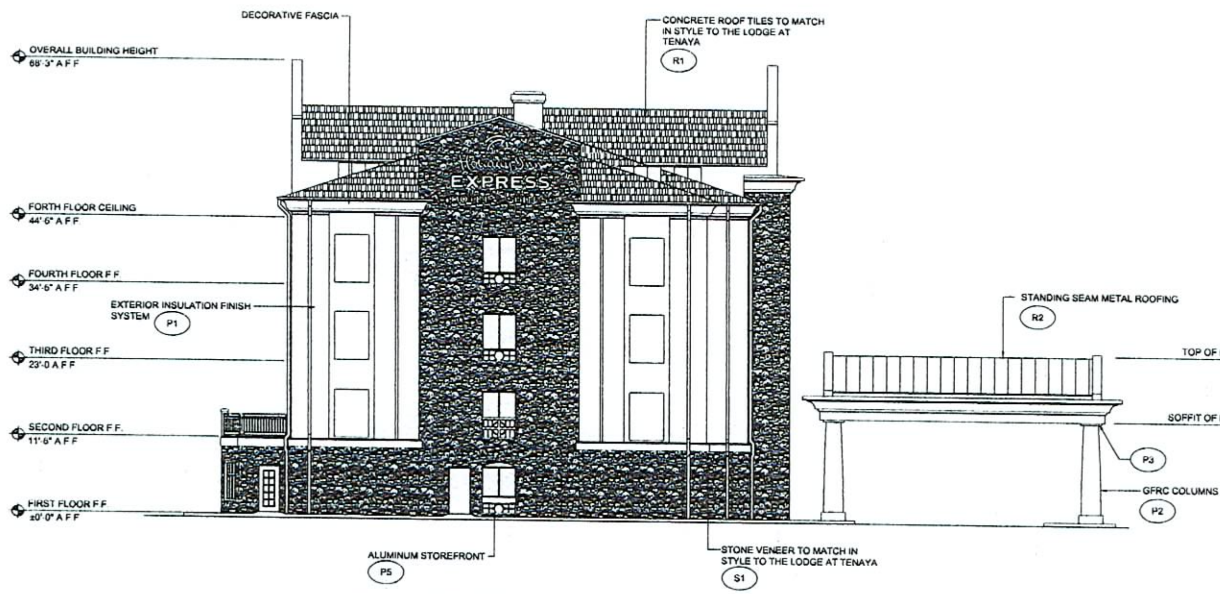
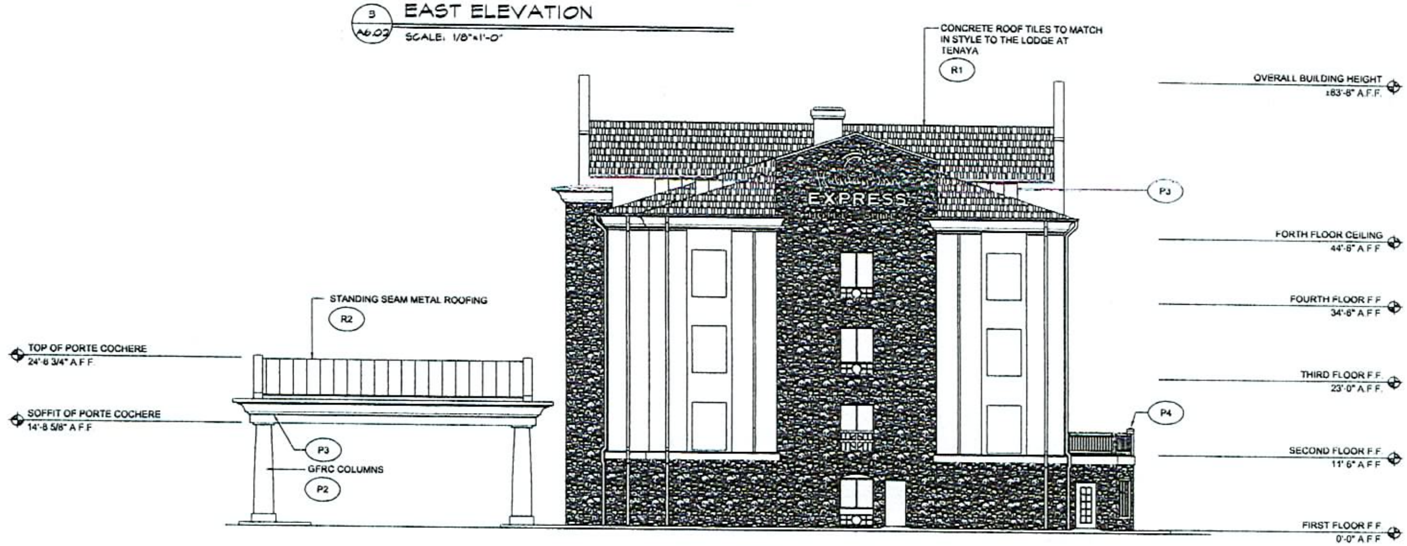


3
A6.02
EAST ELEVATION
SCALE: 1/8"=1'-0"



4
A6.02
WEST ELEVATION
SCALE: 1/8"=1'-0"

PAINT LEGEND:

P1	EXTERIOR INSULATION FINISH SYSTEM COLOR: AMARILLO WHITE - 113
P2	EXTERIOR INSULATION FINISH SYSTEM COLOR: CHINA WHITE - 310
P3	DORMERS AND COPING COLOR: COLONIAL TAN - 117
P4	RAILING, DECORATIVE GRILLS, MISC METALS COLOR: ALLSPICE - 363A
P5	ALUMINUM STOREFRONT COLOR: KAWNEER - INTERSTATE GREEN
R1	FLAT TILE ROOFING MONIER-LIFETILE - SAXONY SLATE - FOREST GREEN
R2	STANDING SEAM METAL ROOFING BERRIDGE - TEAL GREEN
S1	STONE VENEER CORONADO STONE - FRENCH COUNTRY - BORDEAUX

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project title:
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nigro

sheet title:
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revisions:

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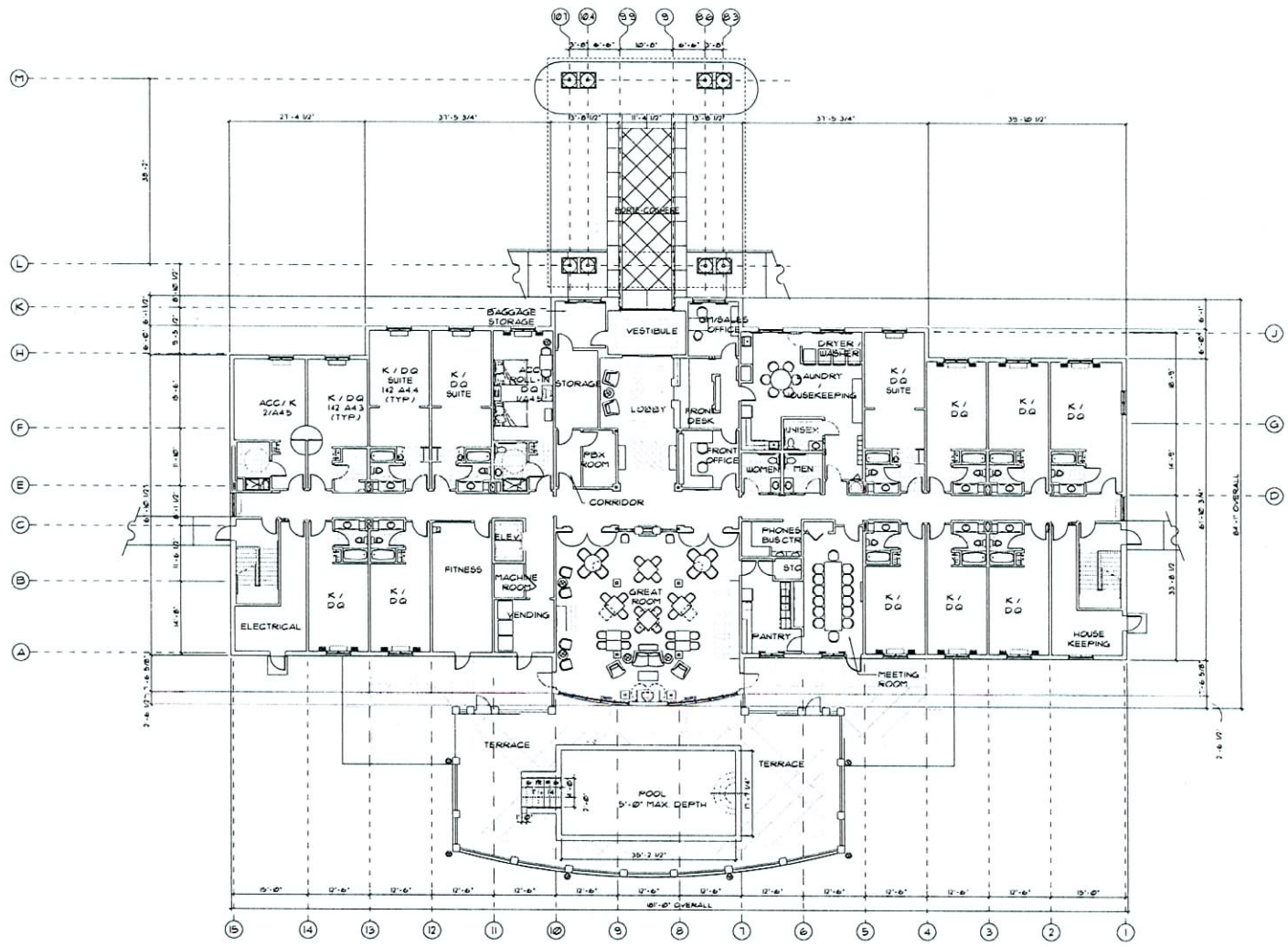

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NORTH

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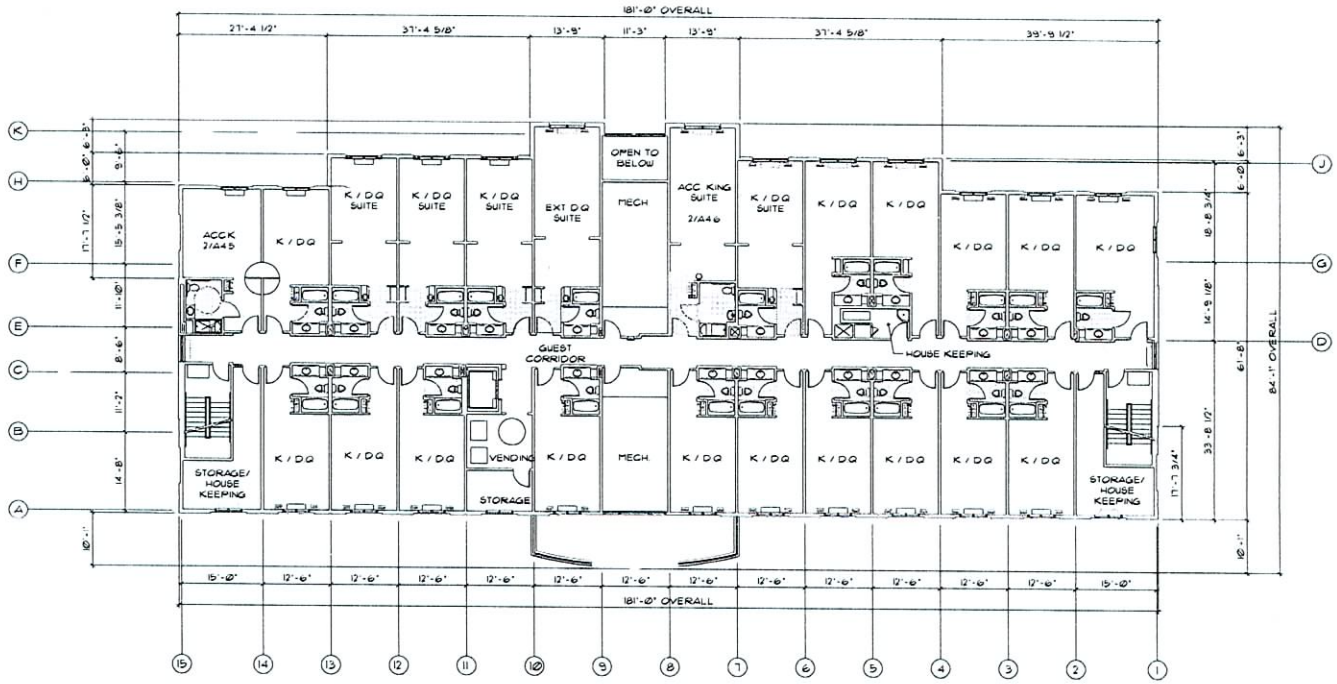

A 2nd FLOOR PLAN
A1.02 SCALE: 1"=10'-0"

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project title:
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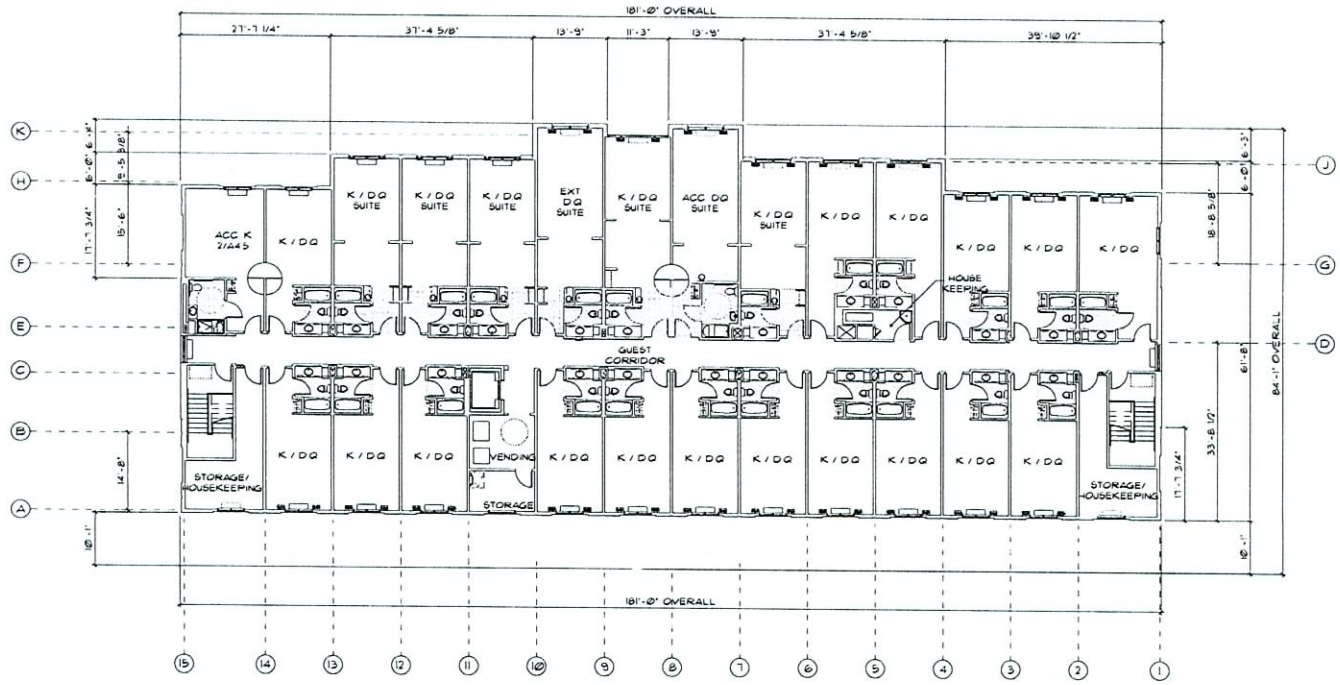
SW CORNER OF SAHARA DRIVE AND TENAYA WAY LAS VEGAS NEVADA

sheet title:
2nd FLOOR
FLOOR PLAN
SUP, SDR, VAR SUBMITTAL

issue dates: 1-5-2007
drawn by: KKG
checked by: RLF
project no.: 06-180
revisions:

sheet no.
A1.02

of sheets



A / A1.03 3rd and 4th FLOOR PLANS
SCALE 1"=10'-0"

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sheet title:
3rd and 4th FLOOR FLOOR PLANS
SUP, SDR, VAR SUBMITTAL

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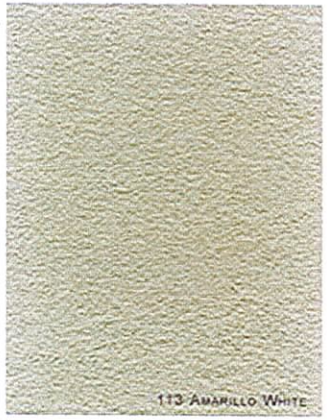
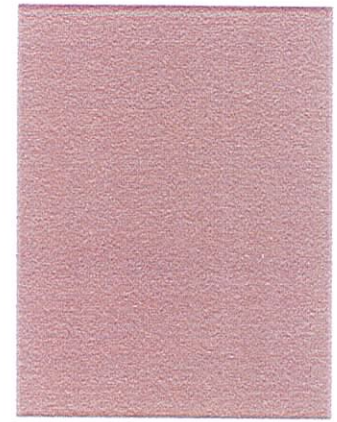


Primary EIFS Color
Amarillo White

Secondary EIFS Color
China White

Dormer and Coping Color
Colonial Tan



Railing, Decorative Grills
and Misc. Metals
Allspice

Primary Roofing Tiles
Monier Lifetile - Forest Green

Stone Veneer
Coronado Stone
French Country - Bordeaux

Standing Seam Metal Roof
Berridge - Teal Green

Aluminum Storefront
Kawneer -
Interstate Green

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Holiday Inn Express at Skypointe and Tenaya

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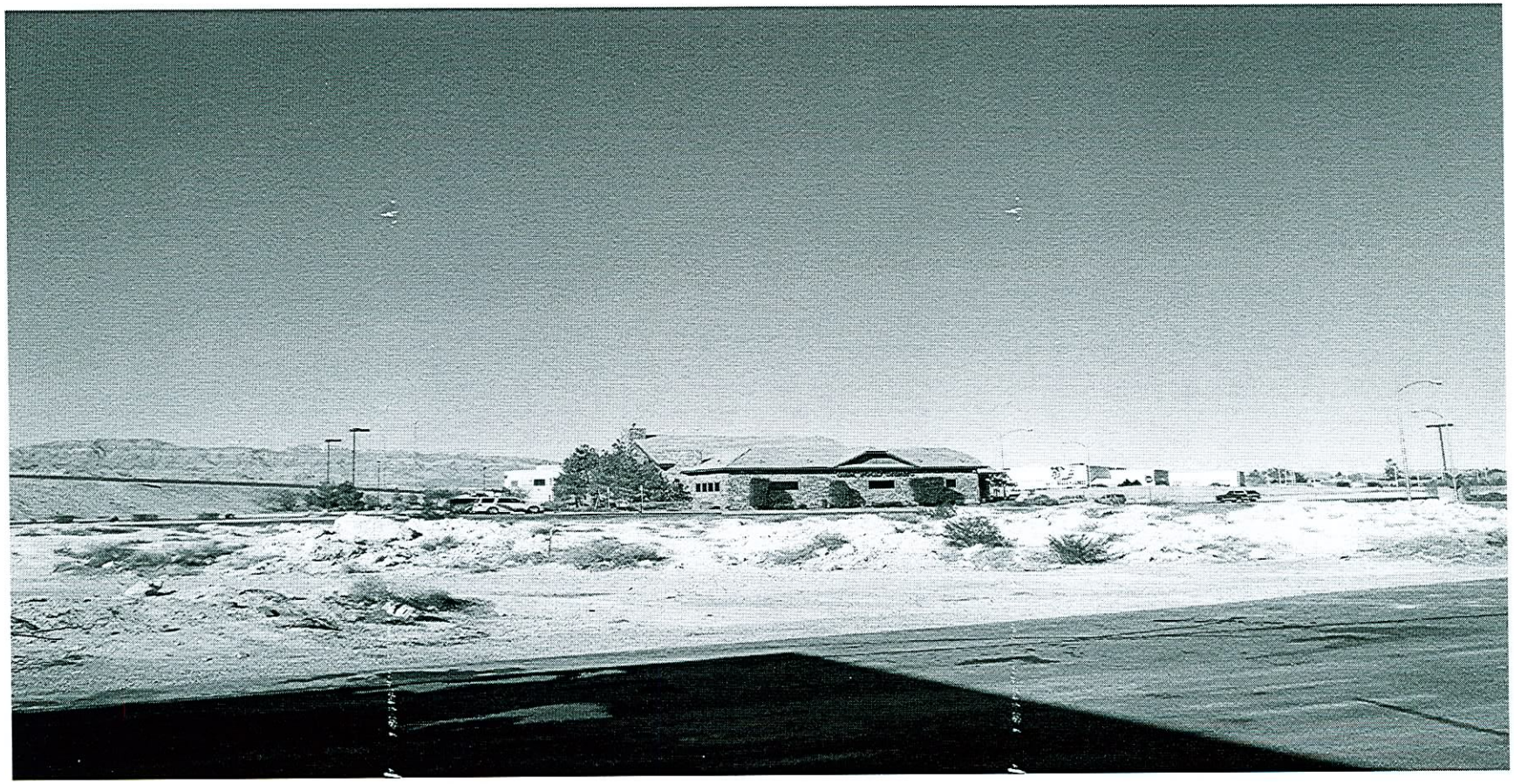

VAR-19098, VAR-19447, SUP-19100 & SDR-19097 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: KRYFAM, LP
SOUTHWEST CORNER OF TENAYA WAY AND SKY POINTE DRIVE
FEBRUARY 22, 2007 PLANNING COMMISSION

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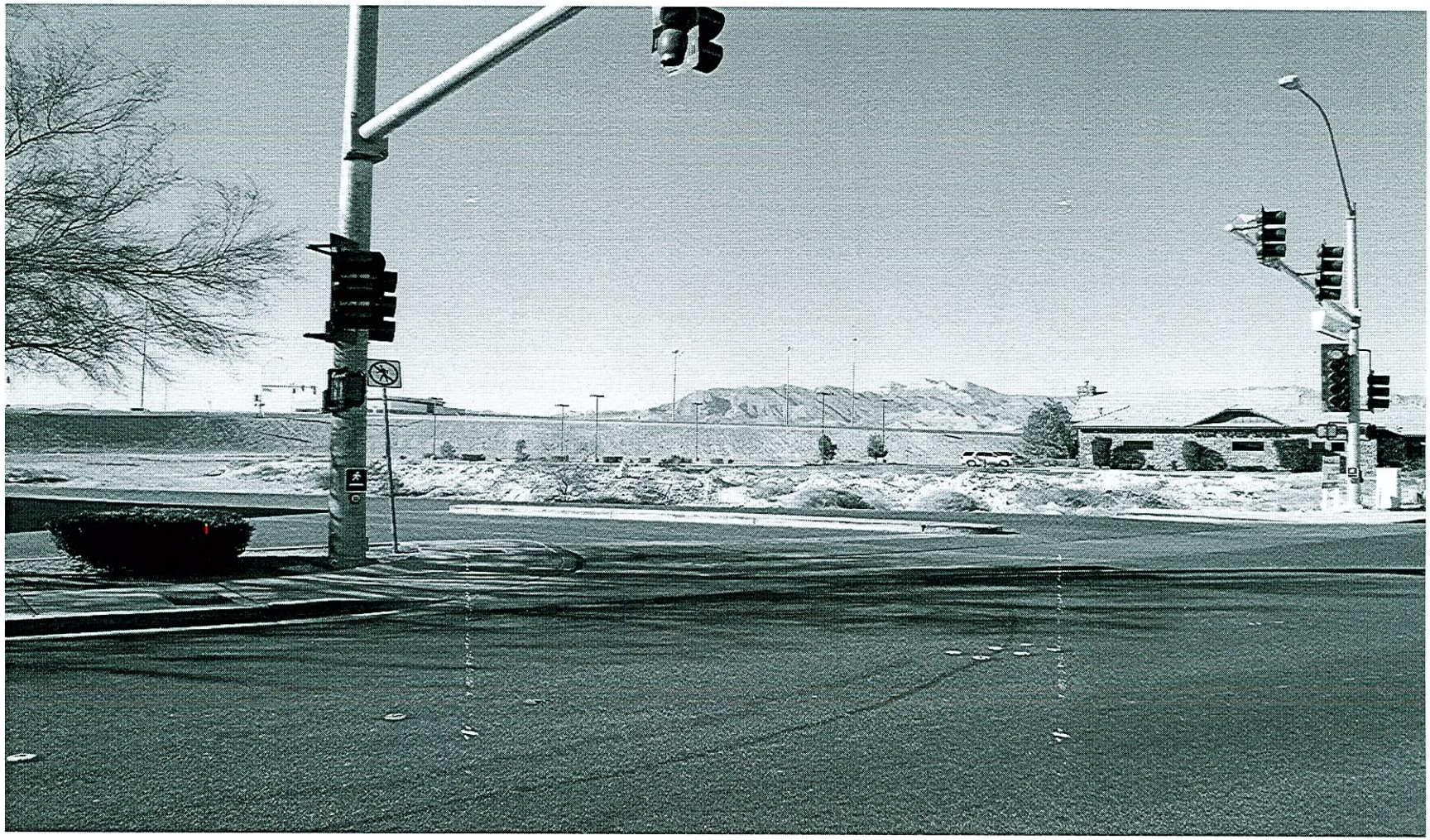

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