

# SKY POINTE HOTEL GROUP LLC

| Business Entity Information |                                    |                       |               |
|-----------------------------|------------------------------------|-----------------------|---------------|
| Status:                     | Active                             | File Date:            | 5/25/2007     |
| Type:                       | Domestic Limited-Liability Company | Entity Number:        | E0371452007-2 |
| Qualifying State:           | NV                                 | List of Officers Due: | 5/31/2017     |
| Managed By:                 | Managers                           | Expiration Date:      |               |
| NV Business ID:             | NV20071728368                      | Business License Exp: | 5/31/2017     |

| Additional Information |  |
|------------------------|--|
| Central Index Key:     |  |

| Registered Agent Information |                             |                    |                            |
|------------------------------|-----------------------------|--------------------|----------------------------|
| Name:                        | ALAN C. SKLAR               | Address 1:         | 410 S RAMPART BLVD STE 350 |
| Address 2:                   |                             | City:              | LAS VEGAS                  |
| State:                       | NV                          | Zip Code:          | 89145                      |
| Phone:                       |                             | Fax:               |                            |
| Mailing Address 1:           |                             | Mailing Address 2: |                            |
| Mailing City:                |                             | Mailing State:     | NV                         |
| Mailing Zip Code:            |                             |                    |                            |
| Agent Type:                  | Commercial Registered Agent |                    |                            |
| Status:                      | Active                      |                    |                            |

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**JUN 09 2016**

| Financial Information                   |      |
|-----------------------------------------|------|
| No Par Share Count:                     | 0    |
| Capital Amount:                         | \$ 0 |
| No stock records found for this company |      |

|                                              |                                                    |
|----------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> Officers | <input type="checkbox"/> Include Inactive Officers |
| Manager - NIGRO SKY POINTE LLC               |                                                    |
| Address 1:                                   | 9115 WEST RUSSELL ROAD, SUITE 210                  |
| Address 2:                                   |                                                    |
| City:                                        | LAS VEGAS                                          |
| State:                                       | NV                                                 |
| Zip Code:                                    | 89148                                              |
| Country:                                     | USA                                                |
| Status:                                      | Active                                             |
| Email:                                       |                                                    |

|                                                        |                          |
|--------------------------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> Actions\Amendments |                          |
| Action Type:                                           | Articles of Organization |
| Document Number:                                       | 20070363521-49           |
| # of Pages:                                            | 2                        |
| File Date:                                             | 5/25/2007                |
| Effective Date:                                        |                          |
| (No notes for this action)                             |                          |

**EOT-65105**

# NIGRO SKY POINTE LLC

## Business Entity Information

|                   |                                    |                       |               |
|-------------------|------------------------------------|-----------------------|---------------|
| Status:           | Active                             | File Date:            | 5/25/2007     |
| Type:             | Domestic Limited-Liability Company | Entity Number:        | E0371422007-9 |
| Qualifying State: | NV                                 | List of Officers Due: | 5/31/2017     |
| Managed By:       | Managers                           | Expiration Date:      |               |
| NV Business ID:   | NV20071728352                      | Business License Exp: | 5/31/2017     |

## Additional Information

|                    |  |
|--------------------|--|
| Central Index Key: |  |
|--------------------|--|

## Registered Agent Information

|                    |                             |                    |                            |
|--------------------|-----------------------------|--------------------|----------------------------|
| Name:              | ALAN C. SKLAR               | Address 1:         | 410 S RAMPART BLVD STE 350 |
| Address 2:         |                             | City:              | LAS VEGAS                  |
| State:             | NV                          | Zip Code:          | 89145                      |
| Phone:             |                             | Fax:               |                            |
| Mailing Address 1: |                             | Mailing Address 2: |                            |
| Mailing City:      |                             | Mailing State:     | NV                         |
| Mailing Zip Code:  |                             |                    |                            |
| Agent Type:        | Commercial Registered Agent |                    |                            |
| Status:            | Active                      |                    |                            |

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## Financial Information

JUN 09 2016

|                                         |   |                 |      |
|-----------------------------------------|---|-----------------|------|
| No Par Share Count:                     | 0 | Capital Amount: | \$ 0 |
| No stock records found for this company |   |                 |      |

## Officers

☐ Include Inactive Officers

### Manager - MICHAEL E NIGRO

|            |                                   |            |     |
|------------|-----------------------------------|------------|-----|
| Address 1: | 9115 WEST RUSSELL ROAD, SUITE 210 | Address 2: |     |
| City:      | LAS VEGAS                         | State:     | NV  |
| Zip Code:  | 89148                             | Country:   | USA |
| Status:    | Active                            | Email:     |     |

### Manager - TODD A NIGRO

|            |                                   |            |     |
|------------|-----------------------------------|------------|-----|
| Address 1: | 9115 WEST RUSSELL ROAD, SUITE 210 | Address 2: |     |
| City:      | LAS VEGAS                         | State:     | NV  |
| Zip Code:  | 89148                             | Country:   | USA |
| Status:    | Active                            | Email:     |     |

20070604-0001001

Fee: \$18.00 RPTT: \$8,129.40  
N/C Fee: \$0.00

06/04/2007 09:11:32  
T20070100260

Requestor:  
NEVADA TITLE COMPANY

Debbie Conway COO  
Clark County Recorder Pgs: 7

A.P.N.: 125-27-410-004  
R.P.T.T.: \$8,129.40

Escrow #06-11-0781-KR

Mail tax bill to and  
When recorded mail to:  
Sky Pointe Hotel Group, LLC  
3965 S. Durango Dr. #106  
Las Vegas, NV 89147

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Kryfam Limited Partnership, a Nevada limited partnership, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Sky Pointe Hotel Group, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".

### SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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JUN 09 2016

EOT-65105

IN WITNESS WHEREOF, this instrument has been executed this 21 day of May, 2007.

Kryfam Limited Partnership, a Nevada limited partnership

By: Amland Development, Inc., a Nevada corporation, its general partner

By: [Signature]

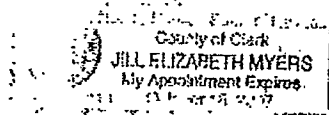
Print Name: WAYNE KRYGIER

Title: PRESIDENT

State of NEVADA }  
County of Clark } ss:

This instrument was acknowledged before me on 5/21/07  
by Wayne Krygier as President  
of Amland Development Inc., a Nevada corporation, its general partner of Kryfam Limited Partnership, a Nevada limited partnership

Jill Elizabeth Myers  
NOTARY PUBLIC  
My Commission Expires: 10/16/07



10-16-07

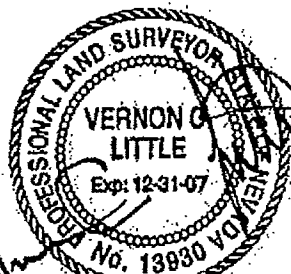
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JUN 09 2016



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

2727 SOUTH RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

W.O. 5322  
JUNE 01, 2007  
BY: JAH  
PR BY: VCL  
PAGE 1 OF 2



6-1-2007

**EXPLANATION:**

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF SKY POINT DRIVE AND TENAYA WAY.

**LEGAL DESCRIPTION**

BEING A PORTION OF LOT 2, BLOCK 2 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "ANN / TENAYA", RECORDED FEBRUARY 26, 1999 AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 88 OF PLATS, AT PAGE 55, LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 89°12'30" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 229.58 FEET; THENCE NORTH 00°00'00" EAST, DEPARTING SAID SOUTH LINE, 352.61 FEET; THENCE SOUTH 90°00'00" WEST, 15.00 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY, 29.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°14'05" TO THE SOUTHERLY RIGHT-OF-WAY OF SKY POINTE DRIVE; THENCE SOUTH 83°14'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 44.86 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 300.00 FEET; THENCE EASTERLY, 38.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 14°10'02" WEST; THENCE EASTERLY, 38.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 459.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 06°45'55" EAST; THENCE EASTERLY, 136.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'08" TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27;

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JUN 09 2016

W.O. 5322  
JUNE 01, 2007  
PAGE 2 OF 2

THENCE SOUTH 00°07'30" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, 314.27 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING: 1.83 ACRES (79,710 S.F.), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

**BASIS OF BEARINGS:**

SOUTH 00°07'30" EAST, BEING THE BEARING OF THE EAST LINE OF LOT 2, BLOCK 2 OF THAT COMMERCIAL SUBDIVISION KNOWN AS "ANN / TENAYA" RECORDED FEBRUARY 26, 1999 AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 88 OF PLATS, AT PAGE 55, LOCATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

END OF DESCRIPTION.

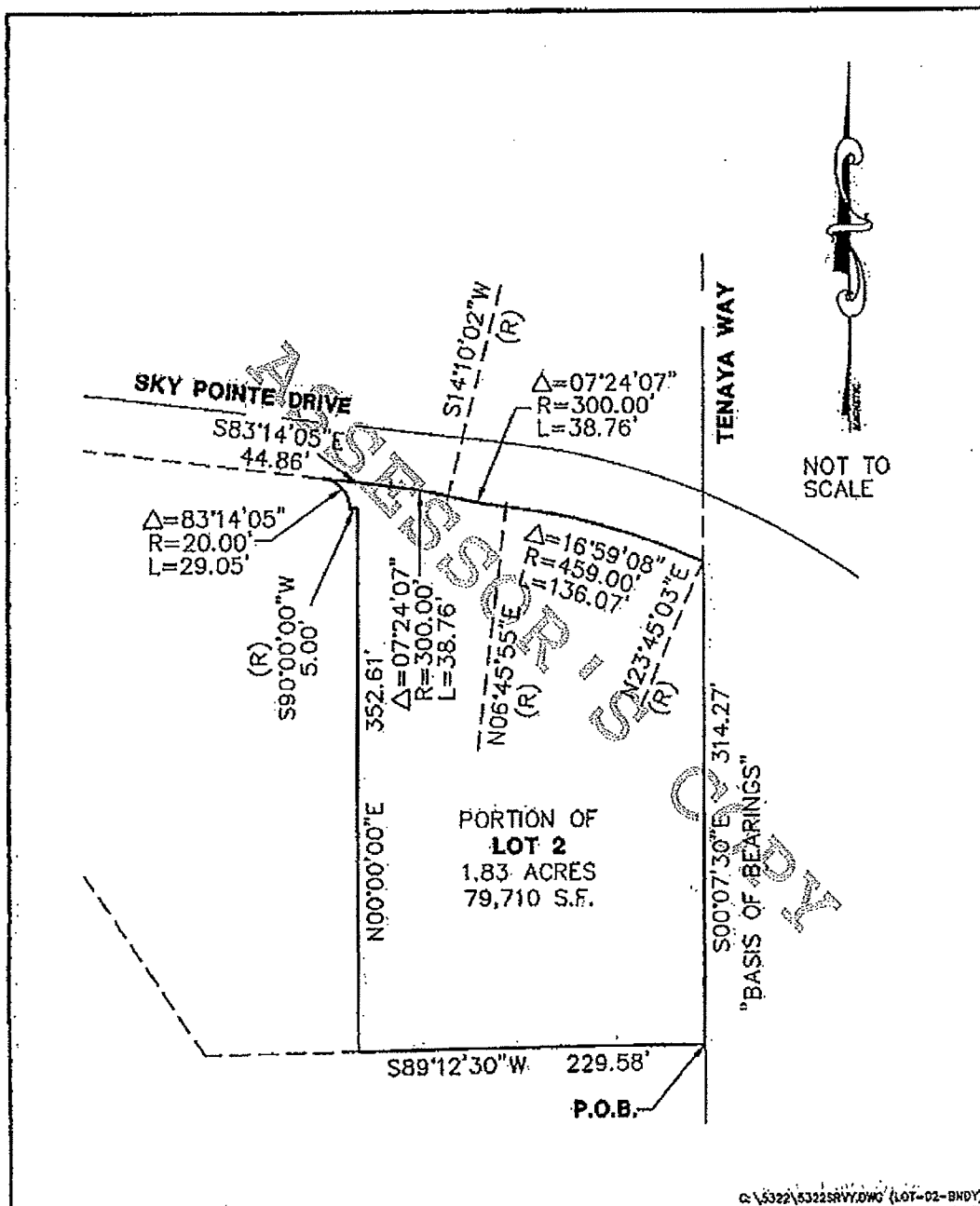
**NOTE:**

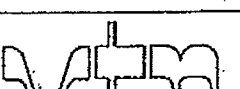
THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

G:\5322\LEGALS\LOT-02-LGL.DOC  
REF: G:\5322\5322LEGAL.DWG (LOT-02-BNDY)

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JUN 09 2016



|                                                                                                                                                  |                                           |              |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------|------------------------|
| <br>2727 S. RAINBOW BOULEVARD<br>LAS VEGAS, NEVADA 89146-5148 | EXHIBIT TO ACCOMPANY<br>LEGAL DESCRIPTION | SCALE        | HORZ. NONE<br>VERT. NA |
|                                                                                                                                                  |                                           | W.O. NO.     | 5322                   |
|                                                                                                                                                  |                                           | DRAWN BY:    | JAH                    |
|                                                                                                                                                  |                                           | DATE:        | 08/01/07               |
|                                                                                                                                                  |                                           | SHEET 1 OF 1 |                        |

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JUN 09 2016

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-27-410-004  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence  
☐ c) Condo/Twnhse ☐ d) 2-4 Plex  
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l  
☐ g) Agricultural ☐ h) Mobile Home  
☐ i) Other \_\_\_\_\_

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$1,594,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,594,000.00

Real Property Transfer Tax Due

\$8,129.40

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,  
Section: \_\_\_\_\_

b. Explain Reason for  
Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_ Capacity: GRANTOR/SELLER

Signature: \_\_\_\_\_ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Kryfam Limited Partnership; a  
Nevada limited partnership

Print Name: Nigro Development, LLC, a Nevada  
limited liability company

Address: 7140 Dean Martin #1200

Address: 3905 S. Durango #106

City/State/Zip: W. NV 89128

City/State/Zip: W. NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-11-0781-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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JUN 09 2016

1001

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-27-410-004  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Type of Property:

- ☒ a) Vacant Land ☐ b) Sgl. Fam. Residence  
☐ c) Condo/Twnhse ☐ d) 2-4 Plex  
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l  
☐ g) Agricultural ☐ h) Mobile Home  
☐ i) Other \_\_\_\_\_

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property?

\$1,594,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,594,000.00

Real Property Transfer Tax Due

\$8,129.40

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,  
Section: \_\_\_\_\_

b. Explain Reason for  
Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_ Capacity: GRANTOR/SELLER

Signature: \_\_\_\_\_ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Kryfam Limited Partnership, a  
Nevada limited partnership

Print Name: Sky Pointe Hotel Group LLC,  
a Nevada limited liability  
company

Address: 7140 Dean Martin Dr  
Ste. 1700  
City/State/Zip: Las Vegas, NV 89118

Address: 3965 S. Durango Drive #106  
Las Vegas, NV 89147  
City/State/Zip: Las Vegas, NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0781-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED

JUN 09 2016

(AD)



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

August 10, 2016

Mr. Todd Nigro  
Sky Pointe Hotel Group, LLC  
9115 W. Russell Road, Ste. 210  
Las Vegas, Nevada 89148

**RE: EOT-65105 – EXTENSION OF TIME  
PLANNING COMMISSION MEETING OF AUGUST 9, 2016**

Dear Applicant:

Your request for an Extension of Time of a previously approved Site Development Plan Review (SDR-45115) FOR A PROPOSED FOUR-STORY, 55-FOOT TALL, 87-UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE STREETScape AND SIGN REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, INCLUDING ALLOWING A 65-FOOT TALL PYLON SIGN WHERE 24 FEET IS THE MAXIMUM ALLOWED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

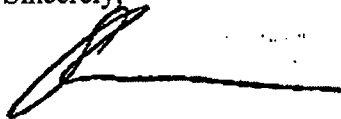
1. This Site Development Plan Review (SDR-45115) shall expire on June 12, 2018 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-45115) and all other site related actions as required by the Department of Planning and Department of Public Works.

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 22, 2016**.

**EOT-65105 - Page Two**  
August 10, 2016

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', written over a horizontal line.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

cc:

Mr. Chris Kaempfer  
Kaempfer Crowell  
8345 West Sunset Road, Ste. 250  
Las Vegas, Nevada 89113



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

July 28, 2016

Mr. Todd Nigro  
Sky Pointe Hotel Group, LLC  
9115 W. Russell Road, Ste. 210  
Las Vegas, Nevada 89148

**RE: EOT-65105 – EXTENSION OF TIME  
PLANNING COMMISSION MEETING OF AUGUST 9, 2016**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *August 9, 2016* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Wednesday, August 3, 2016* at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

cc:

Mr. Chris Kaempfer  
Kaempfer Crowell  
8345 West Sunset Road, Ste. 250  
Las Vegas, Nevada 89113

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Department of Planning**  
**Case Planning Division**  
**333 North Rancho Drive, 3<sup>rd</sup> Floor**  
**Las Vegas, Nevada 89106**  
**(702) 229-6301 phone (702) 385-7268 fax**

**EOT-65105 - EXTENSION OF TIME RELATED TO EOT-65106 AND EOT-65107 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-45115) FOR A PROPOSED FOUR-STORY, 55-FOOT TALL, 87-UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE STREETScape AND SIGN REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, INCLUDING ALLOWING A 65-FOOT TALL PYLON SIGN WHERE 24 FEET IS THE MAXIMUM ALLOWED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).**

**PLANNING COMMISSION: AUGUST 9, 2016**  
**CITY COUNCIL: SEPTEMBER 21, 2016**

**PLANNING SUPERVISOR: STEVE GEBEKE**



**PUBLIC HEARING**

**Comments Due: JULY 12, 2016**

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Nora Lares** ([nlares@lasvegasnevada.gov](mailto:nlares@lasvegasnevada.gov)), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

**LIST COMMENTS BELOW:**

---

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

**Application/Petition For:** Extension of Time for Site Development Plan Review to allow for a hotel

**Project Address (Location)** 5701 Sky Pointe Drive

**Project Name** Sky Pointe Hotel **Proposed Use** Hotel

**Assessor's Parcel #(s)** 125-27-410-004 **Ward #** 6

**General Plan:** existing SC-TC proposed n/a **Zoning:** existing TC proposed n/a

**Commercial Square Footage** \_\_\_\_\_ **Floor Area Ratio** \_\_\_\_\_

**Gross Acres** 1.83± **Lots/Units** \_\_\_\_\_ **Density** \_\_\_\_\_

**Additional Information** \_\_\_\_\_

**PROPERTY OWNER** Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

**Address** 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** tnigro@nigrodevelopment.net

**APPLICANT** Sky Pointe Hotel Group, LLC **Contact** Todd Nigro

**Address** 9115 W. Russell Road, Suite 210 **Phone:** 247-1920 **Fax:** 247-1916

**City** Las Vegas **State** NV **Zip** 89148

**E-mail Address** tnigro@nigrodevelopment.net

**REPRESENTATIVE** Kaempfer Crowell **Contact** Chris Kaempfer

**Address** 1980 Festival Plaza Drive, Suite 650 **Phone:** 792-7000 **Fax:** 796-7181

**City** Las Vegas **State** NV **Zip** 89113

**E-mail Address** clk@kcnvlaw.com

**Property Owner Signature\*** [Signature]

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

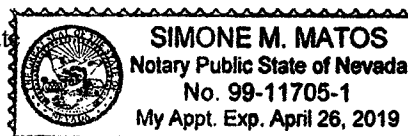
**Print Name** TODD A. NIGRO

Subscribed and sworn before me

This 3<sup>rd</sup> day of June, 2016

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <b>EOT-65105</b>   |
| Meeting Date:   | <u>8/9/16</u>      |
| Total Fee:      | <u>\$300.00</u>    |
| Date Received:* | <u>6-9-2016</u>    |
| Received By:    | <u>[Signature]</u> |

\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-65105** APN: 125-27-410-004

Name of Property Owner: Sky Pointe Hotel Group, LLC

Name of Applicant: Sky Pointe Hotel Group, LLC

Name of Representative: Chris Kaempfer - Kaempfer Crowell

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): \_\_\_\_\_

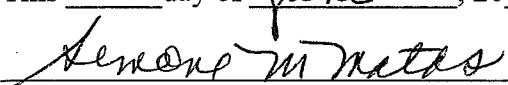
APN: \_\_\_\_\_

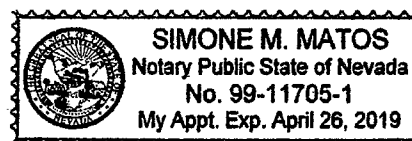
Signature of Property Owner: 

Print Name: Todd A. Nigro

Subscribed and sworn before me

This 3<sup>rd</sup> day of June, 2016

  
Notary Public in and for said County and State



**KAEMPFER**

**CROWELL**

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE

**CHRISTOPHER L. KAEMPFER**

[ckaempfer@kcnvlaw.com](mailto:ckaempfer@kcnvlaw.com)  
702.792.7054

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

June 9, 2016

City of Las Vegas  
Department of Planning  
333 S. Rancho Road  
Las Vegas, Nevada 89106

Re: Extension of Time Request for VAR-45114, SDR-45115 and SUP-45116  
Sky Pointe Hotel Group, LLC. Justification Letter

To Whom It May Concern:

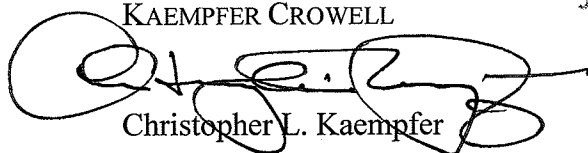
Please be advised our office represents Sky Pointe Hotel Group, LLC (the "Applicant"), in the above-referenced matter. The Applicant is requesting extensions of time on the approved special use permit, variance and site plan review for property located near Ann Road and US 95, and more particularly described as Assessor's parcel number 125-27-410-004 (the "Site").

Since the first extension of time was approved, the Applicant has successfully signed a Franchise Agreement with Marriott for the development of a hotel at this Site; and has paid the required franchise fees to Marriott (Fairfield Inn & Suites). As noted with the previous extension request, market conditions have improved. However, the Applicant and Marriott remain in ongoing discussions to determine exactly when these improved market conditions will reach a level to justify commencing construction of the hotel. This further extension of time is necessary in order for the Applicant to be able continue its communications with Marriott; and so as not to forfeit the franchise opportunity the Applicant has worked so hard to secure. The failure to obtain this extension (and the consequential loss of land use entitlements) would jeopardize the Franchise Agreement. That being said, Marriott nevertheless remains excited about proceeding with development at this location; but a further extension time of the previously approved applications is required in order for everything hopefully to be finalized and a construction timetable established.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact either Lindsay Brown in our office or me at 702-792-7000. Thank you again.

Sincerely,

KAEMPFER CROWELL



Christopher L. Kaempfer

**RECEIVED**

**JUN 09 2016**

CLK/lab

**EOT-65105**



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

August 13, 2014

Mr. Todd Nigro  
Sky Pointe Hotel Group, LLC  
9115 West Russell Road, Ste 210  
Las Vegas, Nevada 89148

**RE: EOT-54463 [PRJ-54451] - EXTENSION OF TIME RELATED TO EOT-54461  
AND EOT-54462  
PLANNING COMMISSION MEETING OF AUGUST 12, 2014**

Dear Applicant:

Your request for an Extension of Time of a previously approved Site Development Plan Review (SDR-45115) FOR A PROPOSED FOUR-STORY, 55-FOOT TALL, 87-UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE STREETScape AND SIGN REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, INCLUDING ALLOWING A 65-FOOT TALL PYLON SIGN WHERE 24 FEET IS THE MAXIMUM ALLOWED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54451], was considered by the Planning Commission on August 12, 2014.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

**Planning**

1. This Site Development Plan Review (SDR-45115) shall expire on June 12, 2016 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-45115) and all other site related actions as required by the Department of Planning and Department of Public Works.

This action by the Planning Commission on August 12, 2014 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after August 25, 2014. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

**EOT-65105**

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JUN 09 2016

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

Mr. Todd Nigro  
Sky Pointe Hotel Group, LLC  
EOT-54463 [PRJ-54451] - Page Two  
August 13, 2014

PL:nl

cc: .

Mr. Chris Kaempfer  
Kaempfer Crowell  
8345 West Sunset Road, Ste 250  
Las Vegas, Nevada 89113

**EOT-65105**

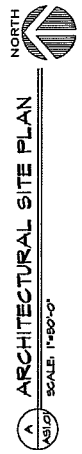
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JUN 09 2016

[illegible]

| ROOM COUNT |               |    |               |   |              |   |              |  |               |  |       |
|------------|---------------|----|---------------|---|--------------|---|--------------|--|---------------|--|-------|
|            | KING<br>QUEEN |    | KING<br>QUEEN |   | ACC.<br>DBL. |   | ACC.<br>DBL. |  | EXT.<br>SUITE |  | TOTAL |
| 4TH FLOOR  | 11            | 5  | 1             | 1 | 1            | 1 |              |  |               |  | 18    |
| 3RD FLOOR  | 11            | 5  | 1             | 1 | 1            | 1 |              |  |               |  | 20    |
| 2ND FLOOR  | 16            | 4  | 1             | 1 | 1            | 1 |              |  |               |  | 23    |
| 1st FLOOR  | 8             | 3  | 1             | 0 | 1            | 0 |              |  |               |  | 14    |
| TOTAL      | 55            | 17 | 4             | 3 | 4            | 3 |              |  |               |  | 67    |

## An aerial, black-and-white photograph of a city street grid. A prominent, wide, curved road sweeps from the top left towards the bottom right. To the right of this road, a tall, multi-story building with a distinctive tower-like section is visible. The surrounding area is filled with a dense grid of streets and smaller buildings. The image has a grainy, high-contrast quality.

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 WEATHERED FLAT JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. BROOK FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDINGS 2% MINIMUM.
9. SLOPE ALL ACCESSIBLE ROOTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. BUILDINGS AND SITE DRAINAGE SHALL BE IN ACCORDANCE WITH APPROVED SIGN PACKAGE TO BE UNDER SEPARATE APPLICATION.



**EOT-65105**

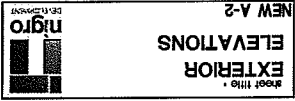
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LANDSCAPE PLAN  
SCALE: 1"=80'-0"

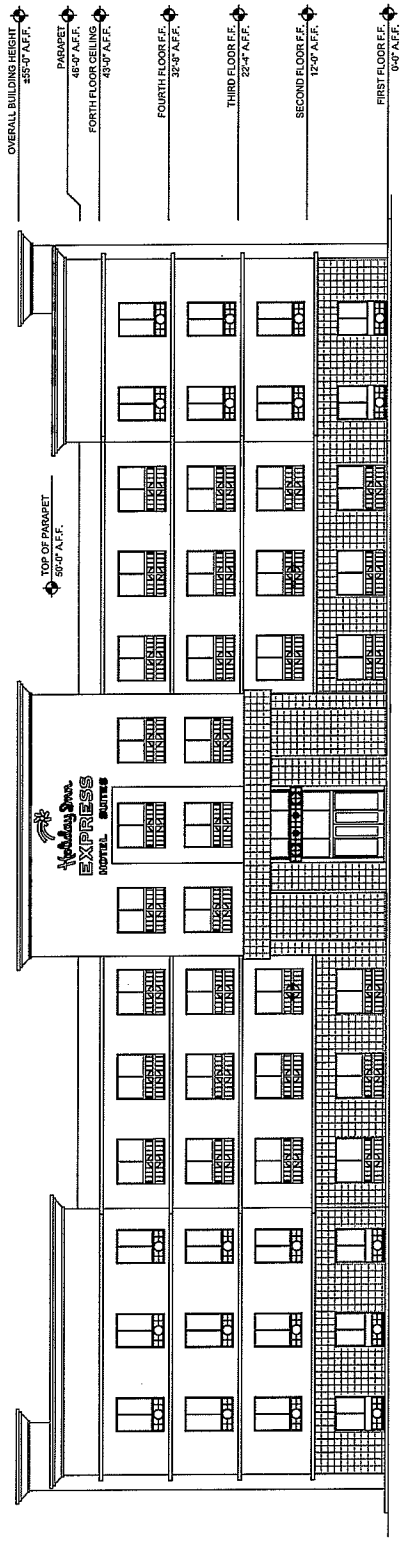
97-08-160104-27-07 08 36 52nd Ave\6180011-1mg photo 5/1/2007 10:39 AM by Ray Finkel

pacific design concepts, llc  
 3005 W. HORIZON RIDGE PARKWAY, SUITE 200  
 HENDERSON, NEVADA 89052  
 (702) 454-5842 fax (702) 454-7842

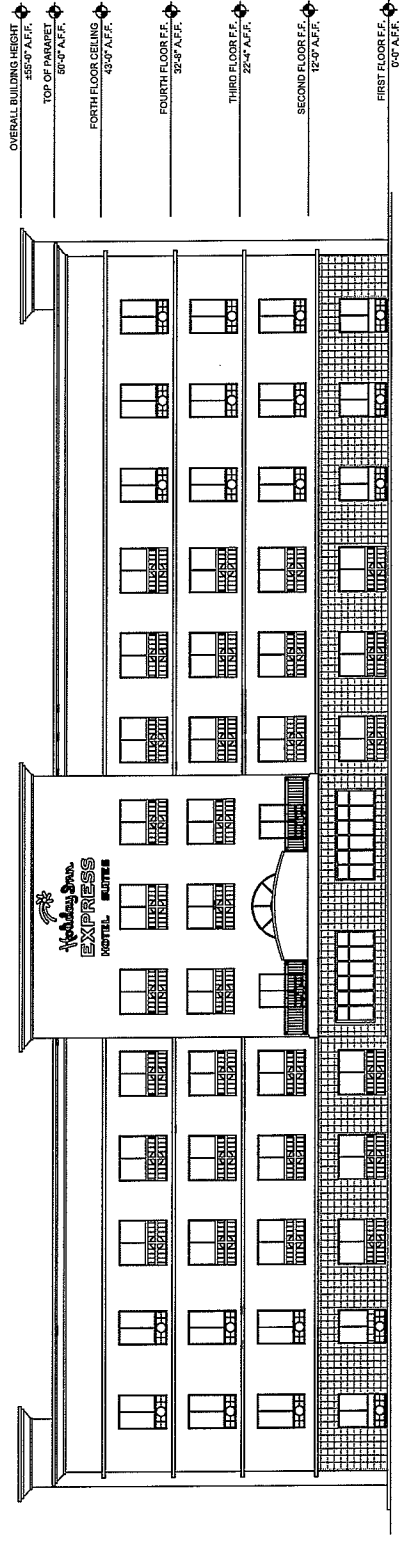


Sheet No. A8.01  
 Date: 12-1-2011  
 Drawn by: [blank]  
 Checked by: [blank]  
 Project No.: [blank]  
 Revision: 1

all elevations and sections are the property of the architect and may not be reproduced or used for any purpose without the architect's written consent. copies of the drawings and specifications issued by the architect may be utilized only for the project for which they were prepared, and not for construction or any other project. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not valid unless they are issued, signed, and dated, nor shall they be used for any other project for which they were prepared.



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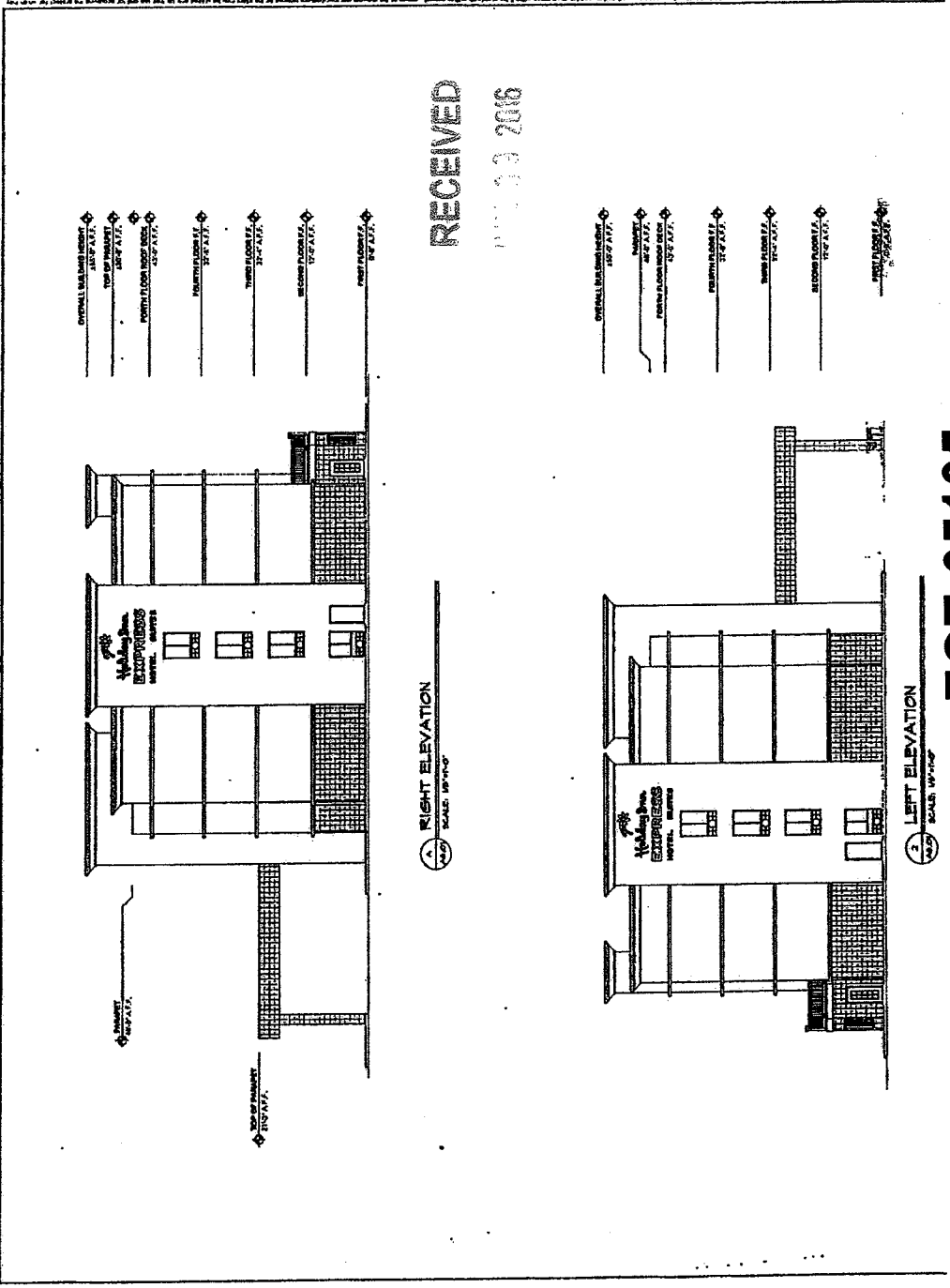


EOT-65105

**EXPRESS**  
 3005 W. HAZARD RD. SUITE 200  
 HENDERSON, NV 89015  
 (702) 434-8843 FAX (702) 434-7842  
 Pacific design concepts, llc

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 Pacific design concepts, llc



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 JUN 23 2016

EOT-65105

JUN 9 2016

**EOT-65105**

10/11/2011

1991



NORTH

1st FLOOR PLAN

2074 351

1st FLOOR  
FLOOR PLAN

SUP, 802, VAR SUBMITTAL

**объяв**



Hodgson & Co.  
EXPRESS

NO COPY OF  
BUDGET REQUEST  
ON FILE WITH  
THE BOARD

pacific design concepts, llc  
3005 w. horizon ridge Parkway, Suite 200  
Henderson, Nevada 89052  
(702) 454-8842 fax (702) 454-7842

cepts, Inc.  
P.O. Box 200  
754-7542

cepts, Inc.  
P.O. Box 200  
754-7542

cepts, Inc.  
P.O. Box 200  
754-7542

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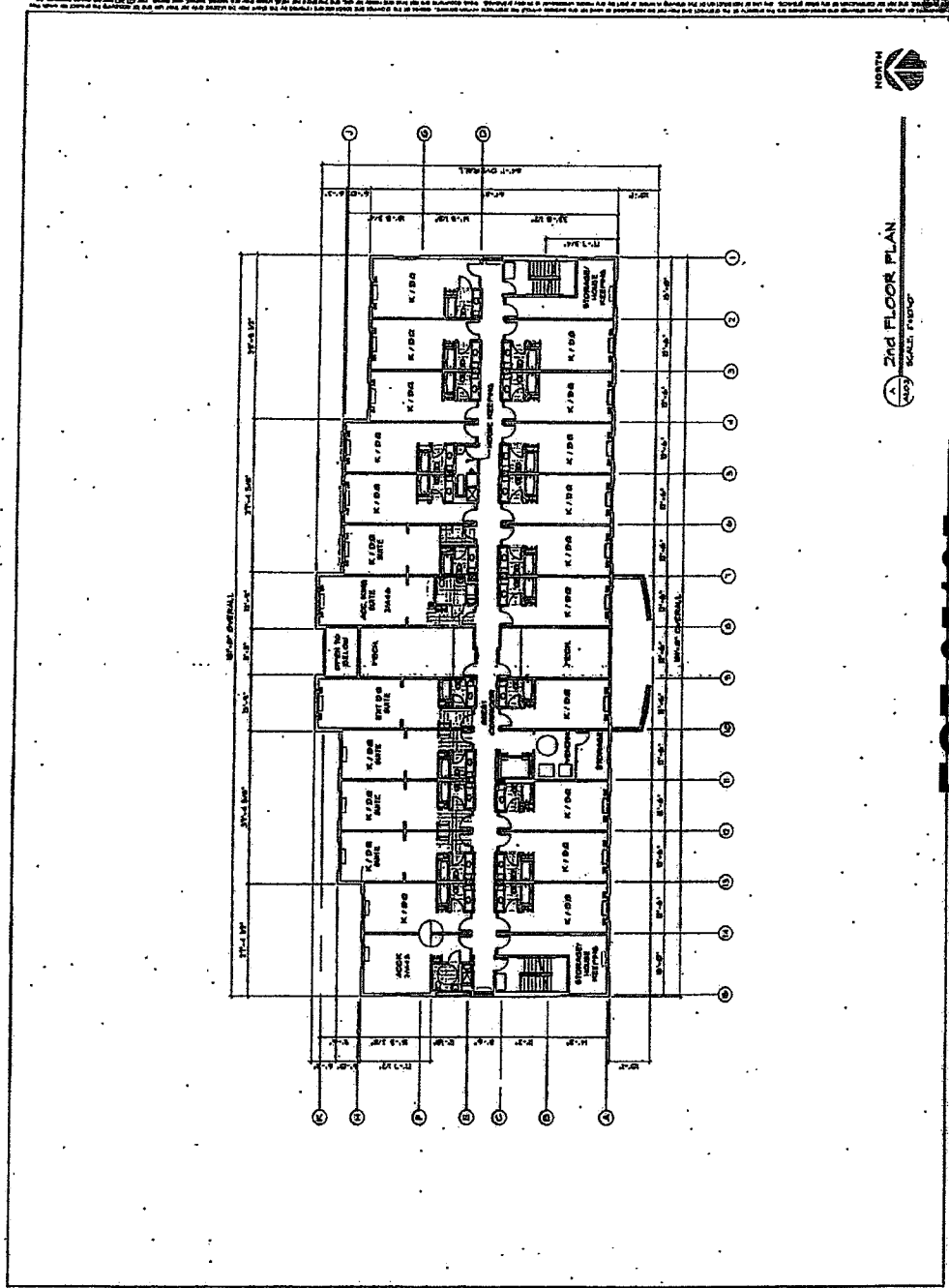
JUN 09 2016

pacific design concepts, llc  
3005 W. HORTON RIDGE DRIVE, SUITE 200  
TREATMENT, TREATMENT, TREATMENT  
(702) 454-7843

EXPRESS  
IN COLOR  
NO TINTS  
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NO CROPPING  
NO SCALE

2nd FLOOR  
FLOOR PLAN  
SUP. SDR. VAR. SUBMITTAL  
NIGHT

2nd FLOOR  
FLOOR PLAN  
SUP. SDR. VAR. SUBMITTAL  
NIGHT



2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

EOT-65105

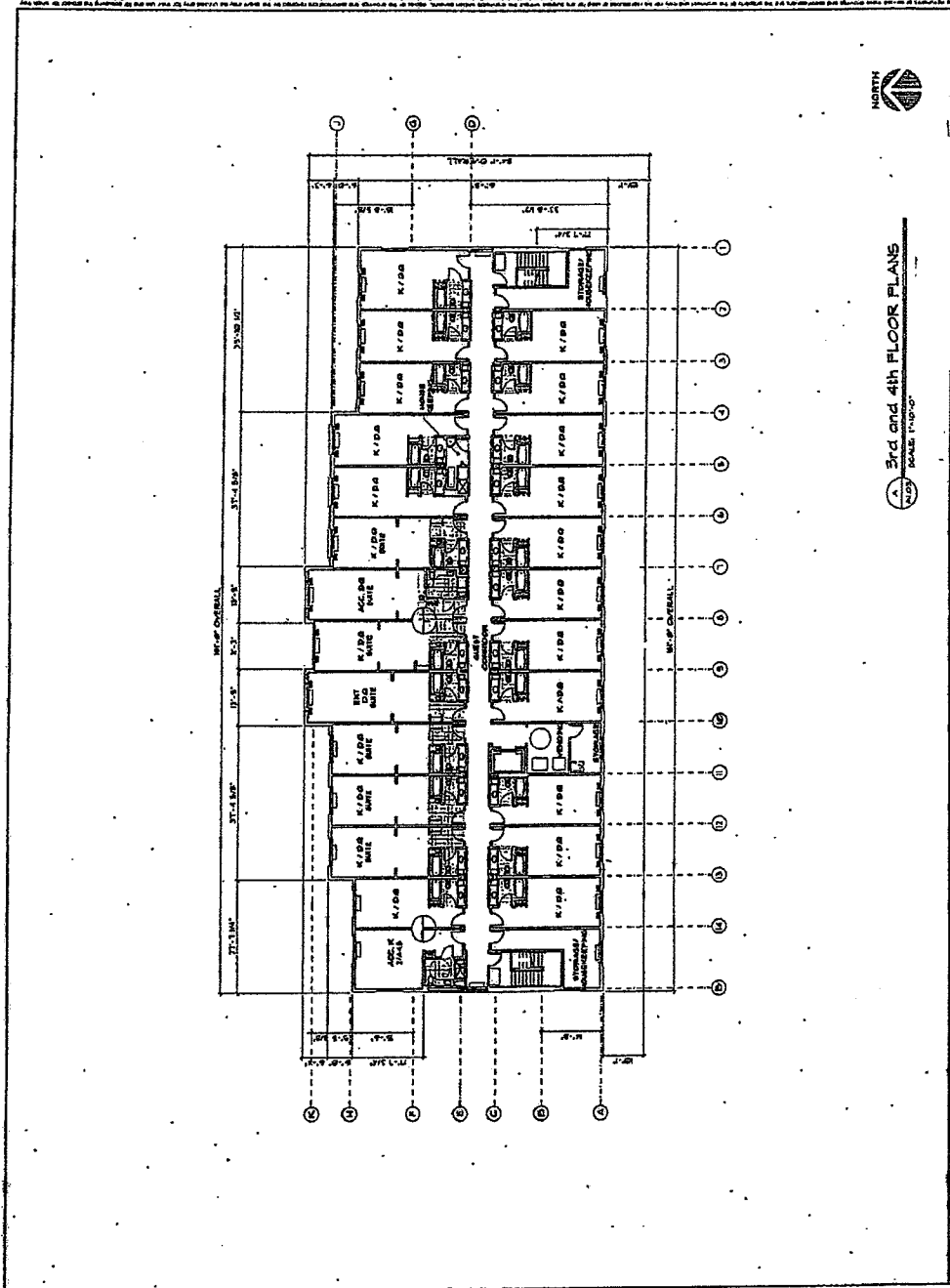
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**pacific design concepts, llc**  
3005 W. Horizon Ridge Parkway, Suite 200  
Memphis, TN 38117  
(901) 454-5842 Fax (901) 454-7542



3rd and 4th FLOOR  
FLOOR PLANS  
SUP. SDR. VAS SUBMITTAL

1. NAME \_\_\_\_\_  
 2. DATE \_\_\_\_\_  
 3. TIME \_\_\_\_\_  
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 99. UNIT \_\_\_\_\_  
 100. REMARKS \_\_\_\_\_



**EOT-65105**

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Department of Planning  
Case Planning Division  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106  
(702) 229-6301 phone (702) 385-7268 fax**

EOT-65105

**PLANNING COMMISSION: AUGUST 9, 2016**

**CITY COUNCIL: SEPTEMBER 21, 2016**

**PLANNING SUPERVISOR: STEVE GEBEKE**



**PUBLIC HEARING**

**CASE PLANNER**

Rourke

**LANDSCAPE WAIVER REQUIRED?**

☐

Y

☐

N

☐

N/A

**REGIONAL SIGNIFICANCE?**

☐

Y

☐

N

☐

N/A

(GEBEKE)

**Comments Due: AUGUST 11, 2015**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Nora Lares** ([nlares@lasvegasnevada.gov](mailto:nlares@lasvegasnevada.gov)), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**