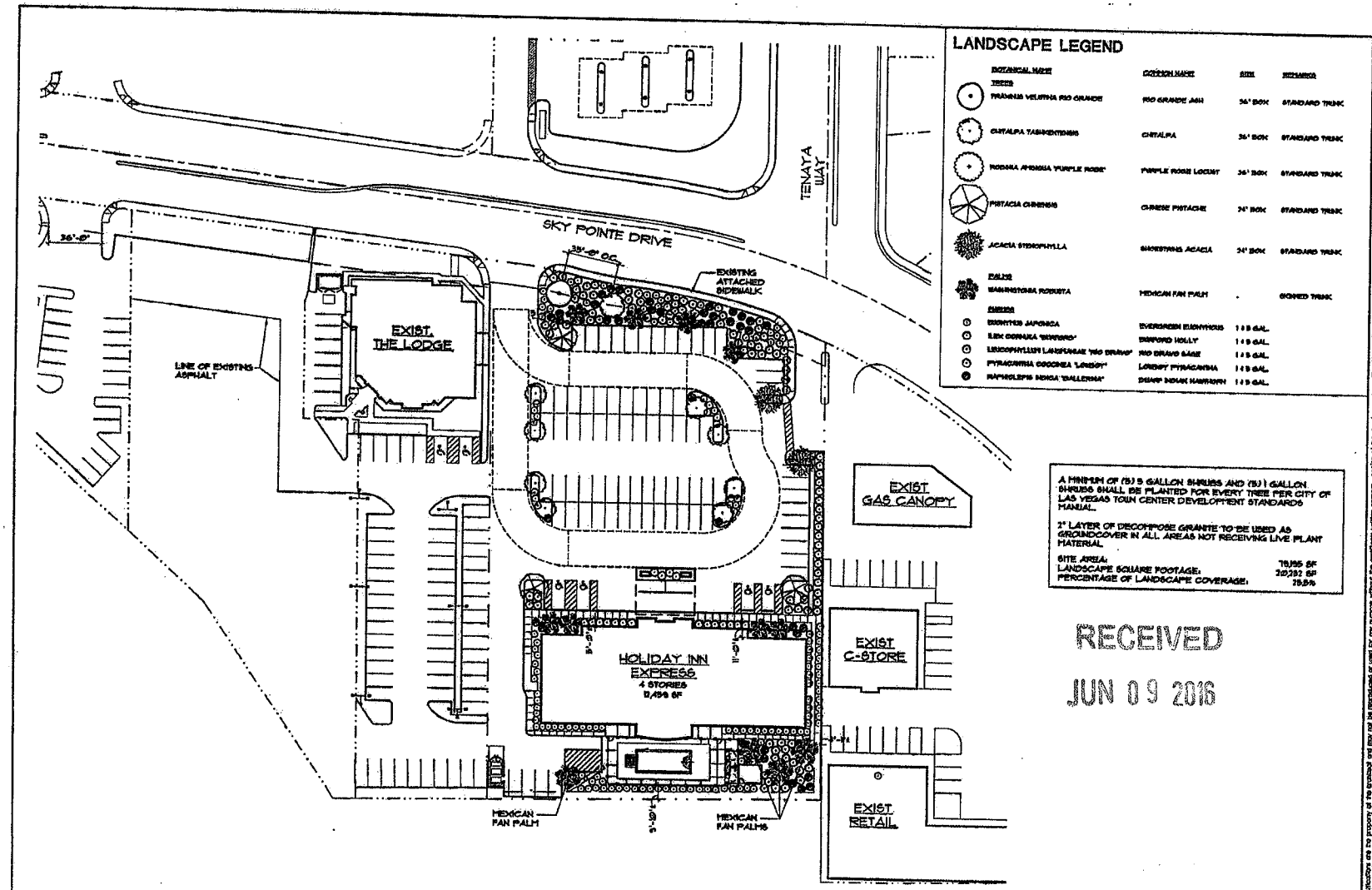


LANDSCAPE PLAN
SCALE: 1"=20'-0"

NORTH

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EOT-65106

pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5942 fax (702) 454-7842

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

sheet title:
LANDSCAPE PLAN
SUP, SDR, VAR SUBMITTAL
nigro development

issue dates:
1-3-2007
drawn by:
RKG
checked by:
RLF
project no.:
06-109
revisions:

sheet no.
L1.01

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A / A6.01 FRONT ELEVATION
SCALE: 1/8"=1'-0"

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2 / A6.01 REAR ELEVATION
SCALE: 1/8"=1'-0"

EOT-65106

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

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

nigro DESIGNS

sheet title:
EXTERIOR ELEVATIONS
NEW A-2

issue dates:
1-9-2007
drawn by:
bkg
checked by:
mlf
project no.:
06-180
revisions:

sheet no.
A6.01
of sheets

P:\06-180\Study 3-28-07\A-1\180a601.dwg plotted: 3/28/2007 6:33 PM by: BRUNO VASQUEZ

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EOT-65106

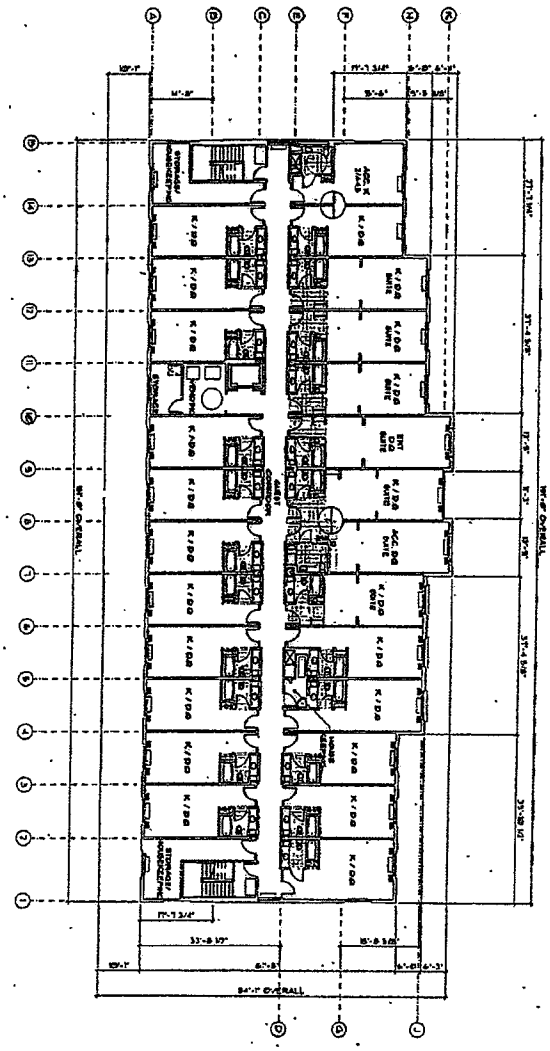
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EOT-65106



3rd and 4th FLOOR PLANS

NORTH

A103

3rd and 4th FLOOR PLANS

SUP, SDR, VAR SUBMITTAL

nigro

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CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

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

EOT-65106

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

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

CASE PLANNER Nora Lares

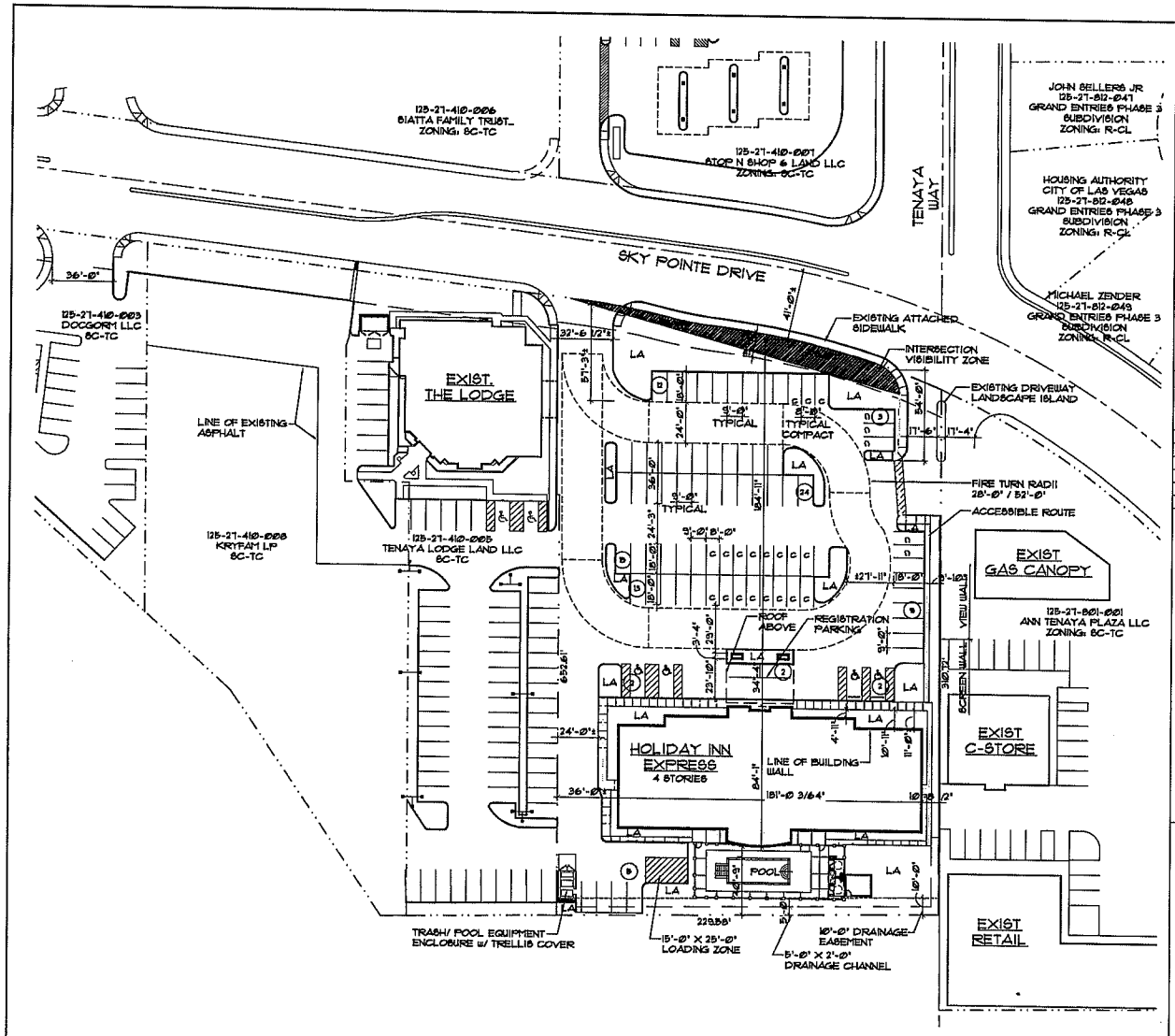
LANDSCAPE WAIVER REQUIRED? ☐ *Y* ☐ *N* ☐ *N/A* _____

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)****, 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:



A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=50'-0"

PROJECT DATA:

ASSESSORS PARCEL NUMBER: 125-27-410-004

SITE AREA: 79,185 SF. (1.82 ACRES)

	REQUIRED:	PROVIDED:	
LANDSCAPE	20%	25.5%	20,232.6 SF.

CURRENT ZONING: RC-TC

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT:	15'-0"	16'3"-8"±
SIDES:	10'-0"	10'-8"± / 23'-5"±
REAR:	20'-0"	40'-9"±
RESIDENTIAL ZONE BOUNDARY:	N/A	N/A

BUILDING AREA:

1st FLOOR	13,459 SF.
2nd, 3rd & 4th FLOORS (each floor)	12,848 SF.
PORTE COCHERE	1,875 SF.
TOTAL BUILDING AREA	50,418 SF.

LOT COVERAGE: 14,334 SF. 18.1%

PARKING CALCULATIONS:

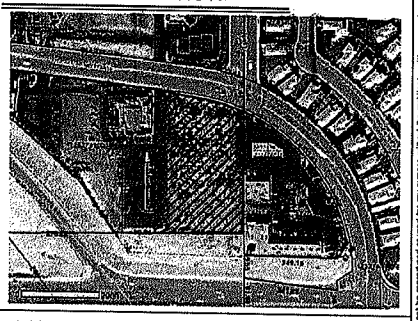
REQUIRED: 1 SPACE PER GUEST ROOM — 87 SPACES

PROVIDED: 87 SPACES
INCLUDING 26 (30%) 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.

these instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared and not for construction or any other projects. any use or reproduction of the drawings in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.160 pacific design concepts, llc © 2006

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3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

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

nigro ASSOCIATES

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

issue dates: 1-5-2007
drawn by: KKG/BVZ
checked by: RLP
project no.: 05-168
revisions:

sheet no. AS1.01 S.3d
of sheets

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EOT-65106

P:\05-168\New Studies 03-05-07 BVZ\03-14-07 New study 3d\05168as01.dwg plotted: 3/14/2007 4:04 PM by BRUNO VASQUEZ

20070604-0001001

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

06/04/2007 09:11:32
T20070100268
Requestor:
NEVADA TITLE COMPANY

Debbie Conway CDO
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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EOT-65106

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: _____

Print Name: WAYNE KRYGIER

Title: PRESIDENT

State of NEVADA }
} ss:
County of Clark }

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

County of Clark
JILL ELIZABETH MYERS
My Appointment Expires

10-16-07

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vtn nevada
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

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, 5.00 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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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.

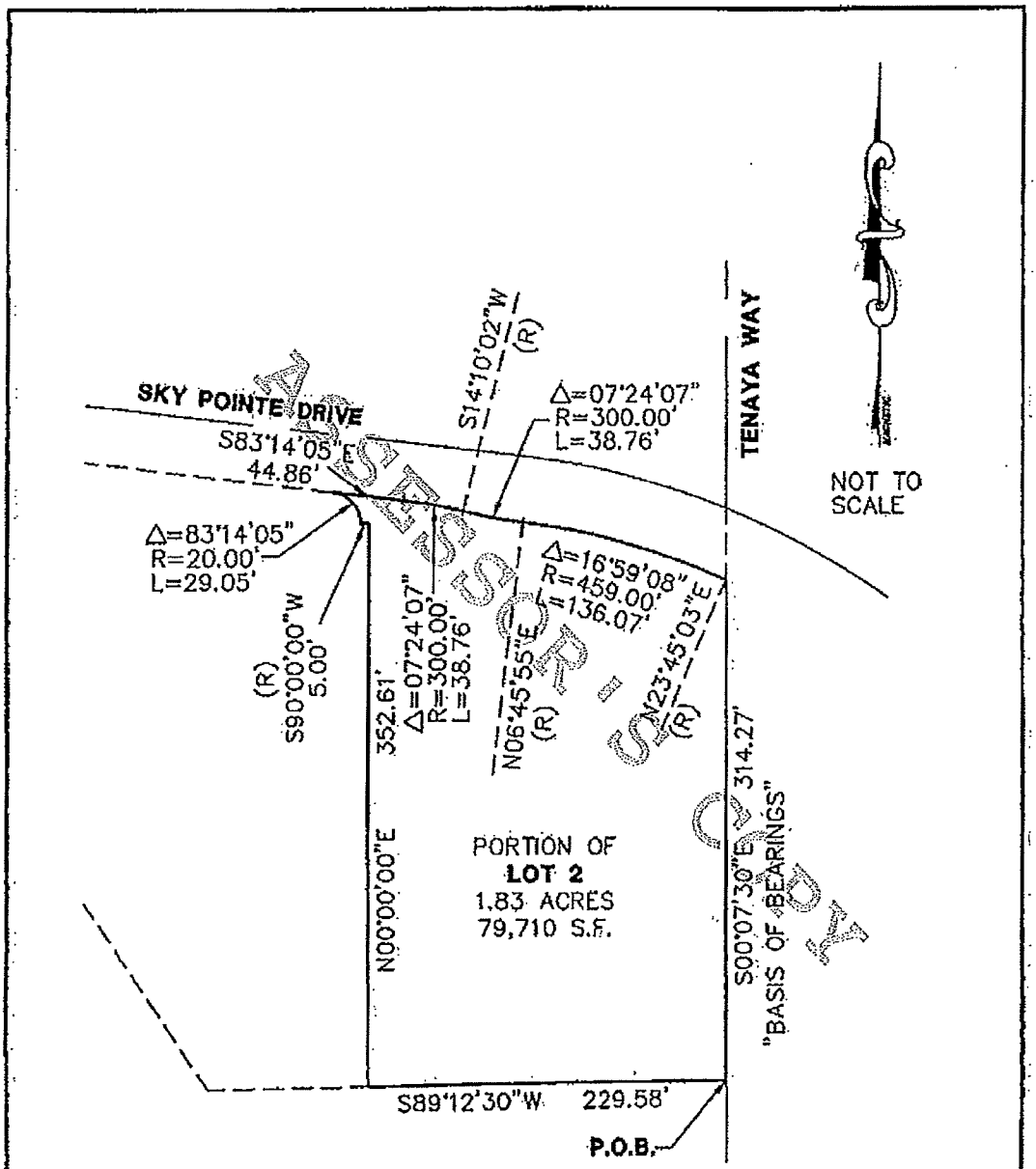
END OF DESCRIPTION.

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

PLEASE SIGN FOR USE COPY

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

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G:\5322\5322SHVY.DWG (LOT-02-BNDY)

vtm nevada
2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

SCALE	HORZ. NONE
	VERT. NA
W.O. NO.	5322
DRAWN BY:	JAH
DATE:	06/01/07
SHEET	1 OF 1

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State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
   a) 125-27-410-004
   b) _____
   c) _____
   d) _____

FOR RECORDERS'S OPTIONAL USE ONLY
Document/Instrument #: _____
Book: _____ Page _____
Date of Recording: _____
Notes: _____

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 _____

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:	Nigro Development, LLC, a Nevada limited liability company
Address:	7140 Dean Martin #1200	Address:	3905 S. Durango #106
City/State/Zip:	LV, NV 89118	City/State/Zip:	LV, 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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1601

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 owned.

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	Address:	3965 S. Durango Drive #106
City/State/Zip:	Las Vegas, NV 89118	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)

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101

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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Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ 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:	

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-65106

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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JUN 09 2016

Financial Information

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:	

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

August 10, 2016

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

RE: EOT-65106 – EXTENSION OF TIME
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for an Extension of Time of a previously approved Special Use Permit (SUP-45116) FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED 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 Special Use Permit (SUP-45116) 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 Special Use Permit (SUP-45116) 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***. 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

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

/city of las vegas

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

July 28, 2016

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

RE: EOT-65106 – 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 available on-line on ***Wednesday, August 3, 2016*** at 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, 3rd 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
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DEVELOPMENT SERVICES CENTER
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/city of las vegas

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

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

EOT-65106 - EXTENSION OF TIME RELATED TO EOT-65107 - SPECIAL USE PERMIT - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC *- For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-45116) FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED 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)****, 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 Special Use Permit 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* _____

*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 3rd day of June, 20 16.

Simone M Matos

Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2019

FOR DEPARTMENT USE ONLY

Case #	EOT-65106
Meeting Date:	8-9-16
Total Fee:	$300.00
Date Received:*	6-9-16
Received By:	

*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.

Revised 10/27/08

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-65106** 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 __X__ 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.

RECEIVED
JUN 09 2016

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd A. Nigro

Subscribed and sworn before me

This 3rd day of June, 2016

Simone M Matos
Notary Public in and for said County and State

SIMONE M. MATOS
Notary Public State of Nevada
No. 99-11705-1
My Appt. Exp. April 26, 2019

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
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.

RECEIVED
JUN 09 2016

Sincerely,

KAEMPFER CROWELL

Christopher L. Kaempfer

CLK/lab

EOT-65106

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-54462 [PRJ-54451] - EXTENSION OF TIME RELATED TO EOT-54461 AND EOT-54663
PLANNING COMMISSION MEETING OF AUGUST 12, 2014

Dear Applicant:

Your request for an Extension of Time of a previously approved Special Use Permit (SUP-45116) FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED 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 Special Use Permit (SUP-45116) 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 Special Use Permit (SUP-45116) 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,

RECEIVED
JUN 09 2016

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

EOT-65106

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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LAS VEGAS, NEVADA 89106

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PL:nl

cc:

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