

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-65107

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

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

CASE PLANNER

found

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:

EOT-65107

FLORIAN

1st FLOOR PLAN

10/14
1st Floor

1st FLOOR
FLOOR PLAN
SUP. SDR. VAR SUBMITTAL

1st FLOOR
FLOOR PLAN
SUP. SDR. VAR SUBMITTAL

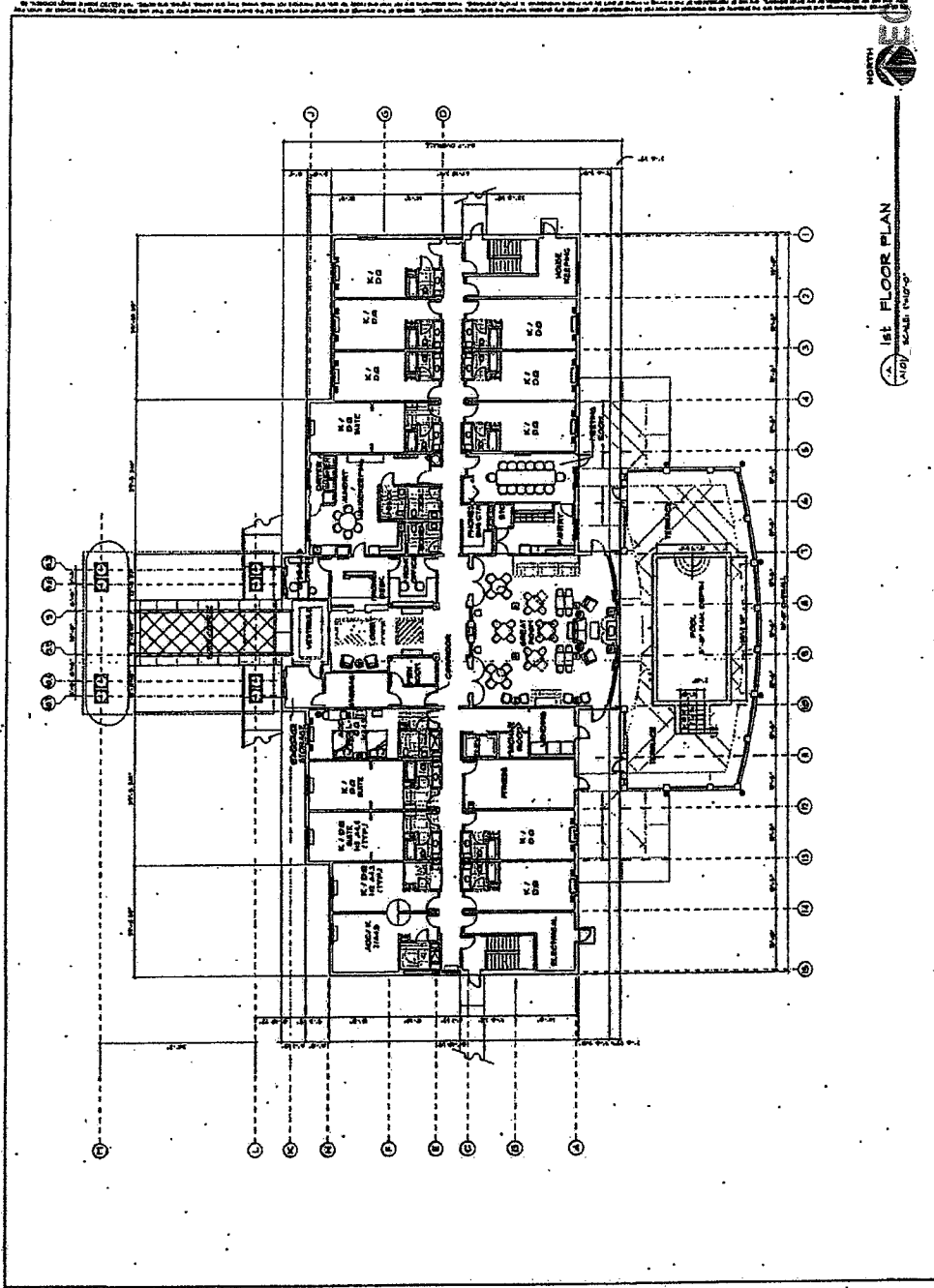


pacific design concepts, llc
3005 w. henry ridge parkway, suite 200
nondenham, nevada 89052
(702) 454-8542, fax (702) 454-7842

pacific design concepts, llc
3005 w. henry ridge parkway, suite 200
nondenham, nevada 89052
(702) 454-8542, fax (702) 454-7842

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3005 w. henry ridge parkway, suite 200
nondenham, nevada 89052
(702) 454-8542, fax (702) 454-7842

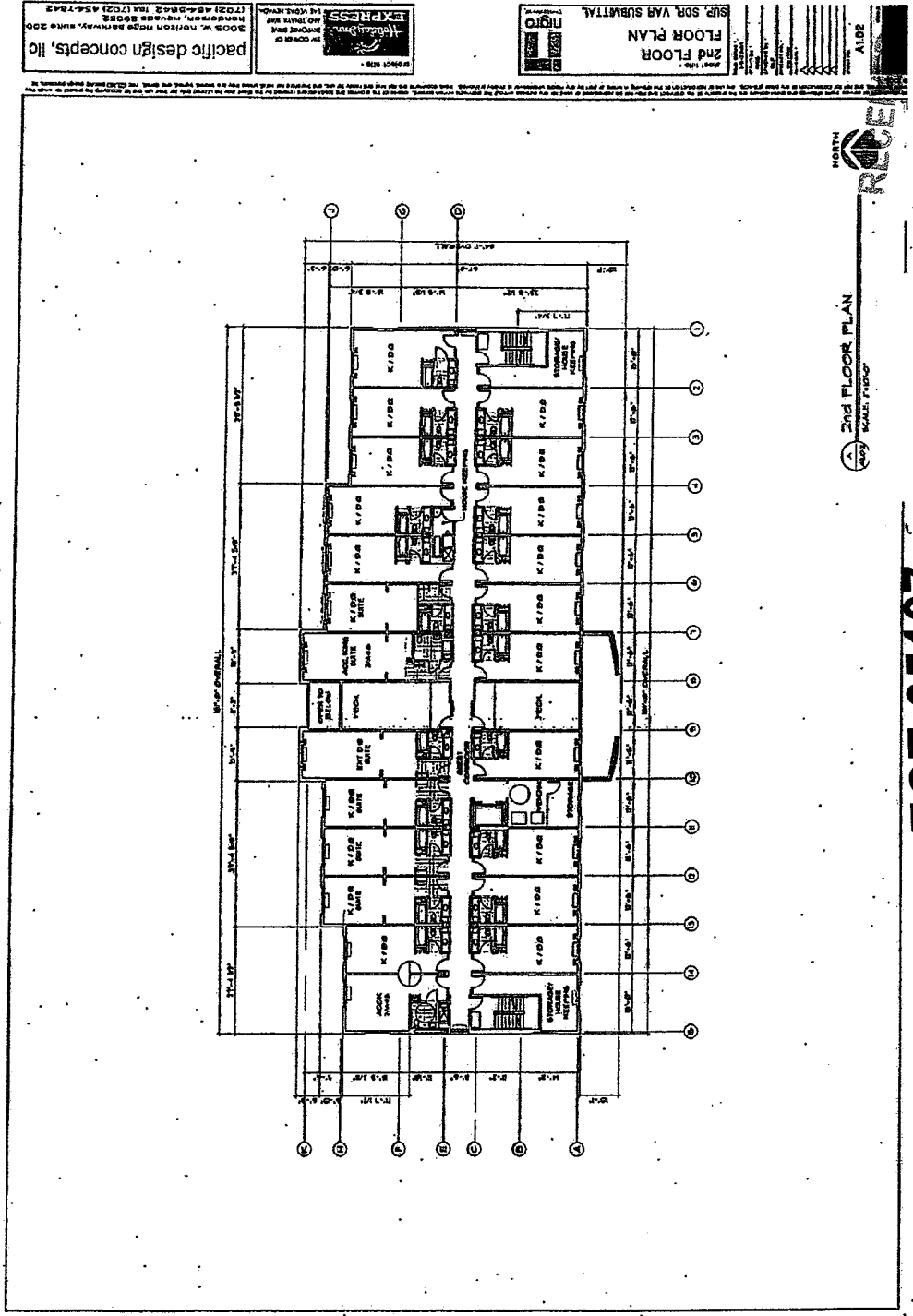
pacific design concepts, llc
3005 w. henry ridge parkway, suite 200
nondenham, nevada 89052
(702) 454-8542, fax (702) 454-7842



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



EOT-65107

3rd and 4th FLOOR PLANS
SCALE 1/8"=1'-0"

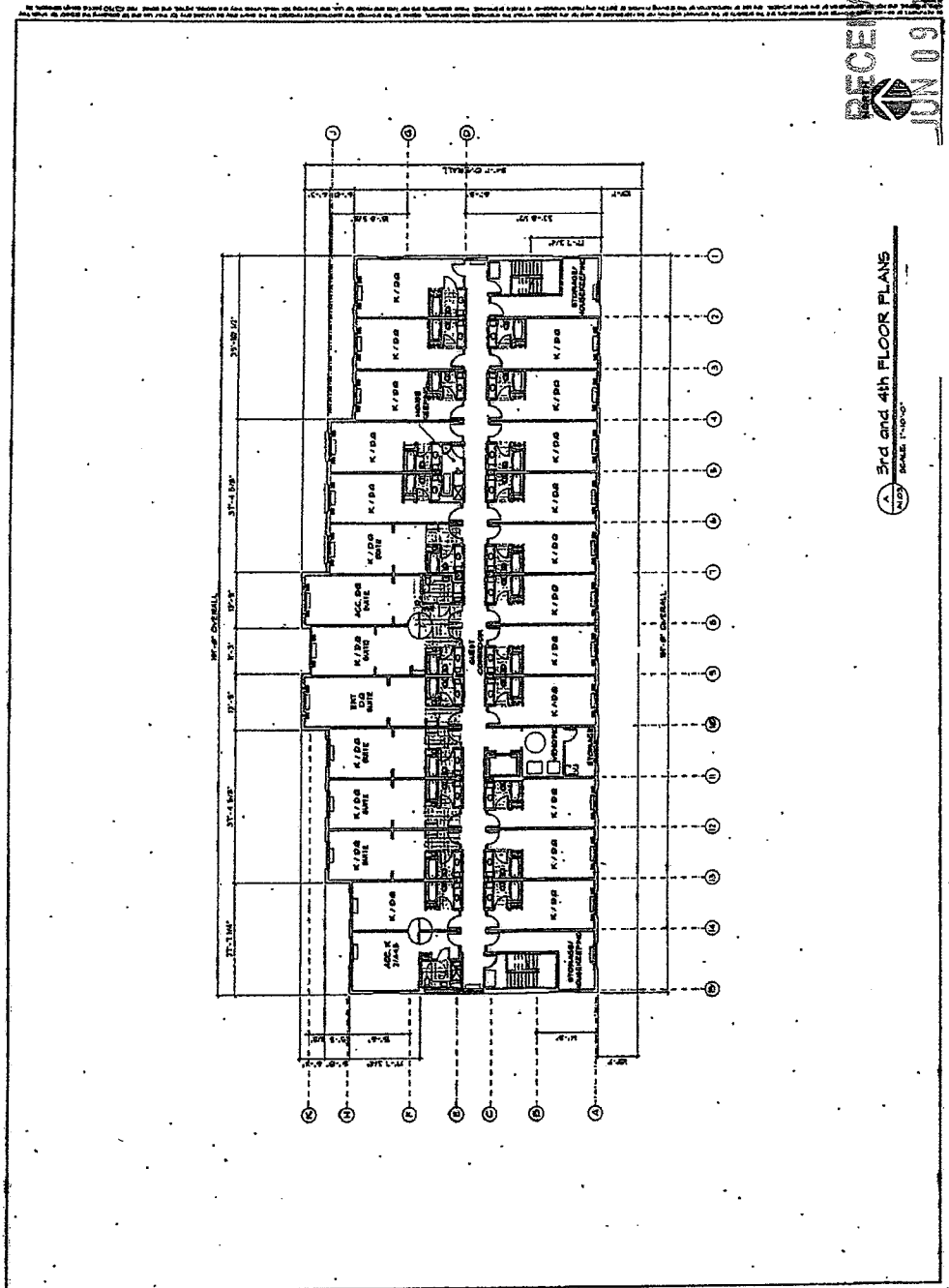


A103

3rd and 4th FLOOR
FLOOR PLANS
SUP. SDR. VAR. SUBMITTAL
NIGHT

EXPRESS
NIGHT
NIGHT

pacific design concepts, llc
1000 W. 14TH AVENUE, SUITE 200
DENVER, COLORADO 80202
(702) 454-5543 FAX (702) 454-7543



pacific design concepts, llc
 3005 W. Horizon Ridge Parkway, Suite 200
 Henderson, Nevada 89052
 (702) 454-5842 Fax (702) 454-7842

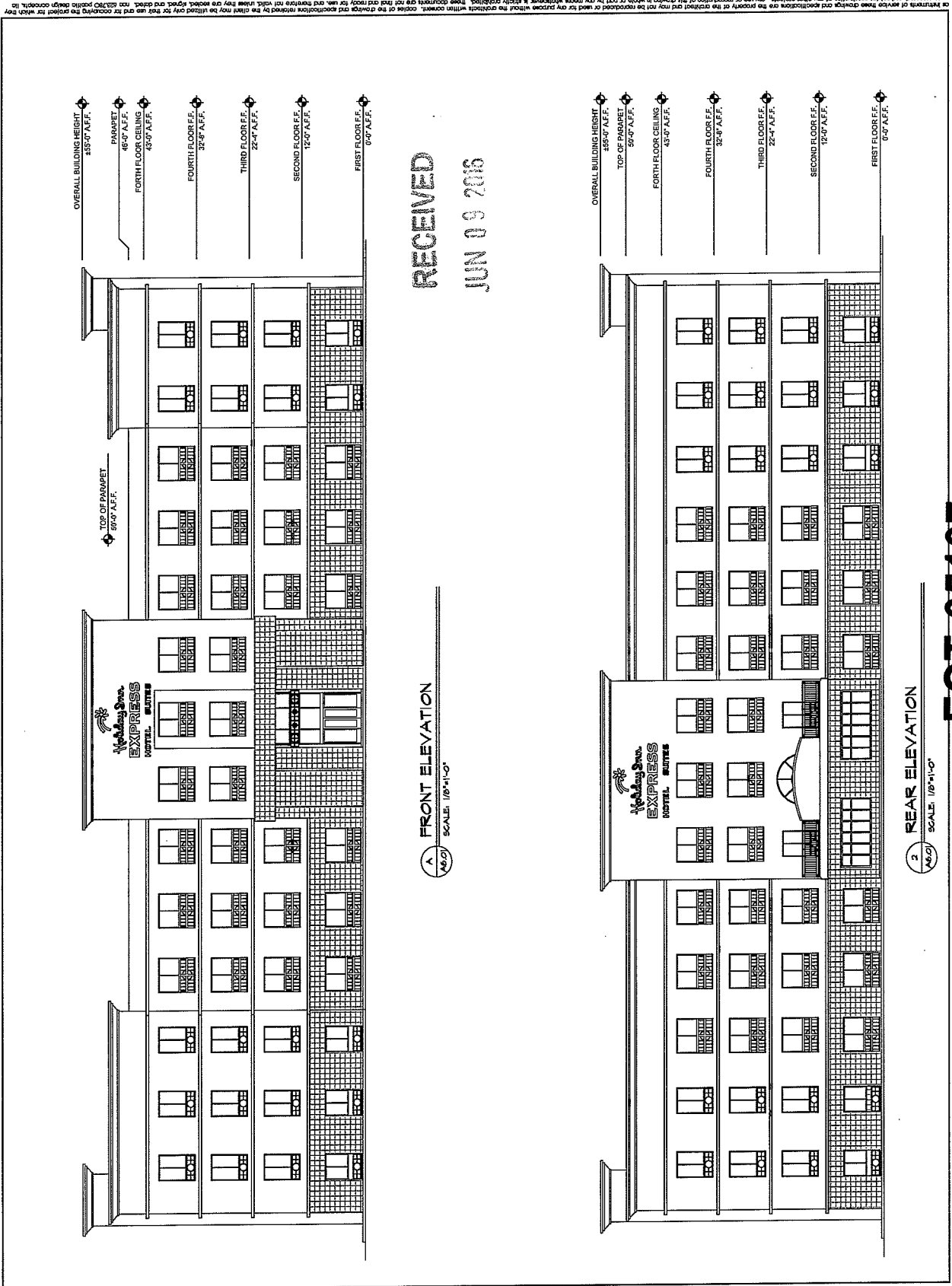


EXPRESS
 HOLIDAY INN
 SW CORNER OF
 KROCKING BUNK
 LAS VEGAS, NEVADA

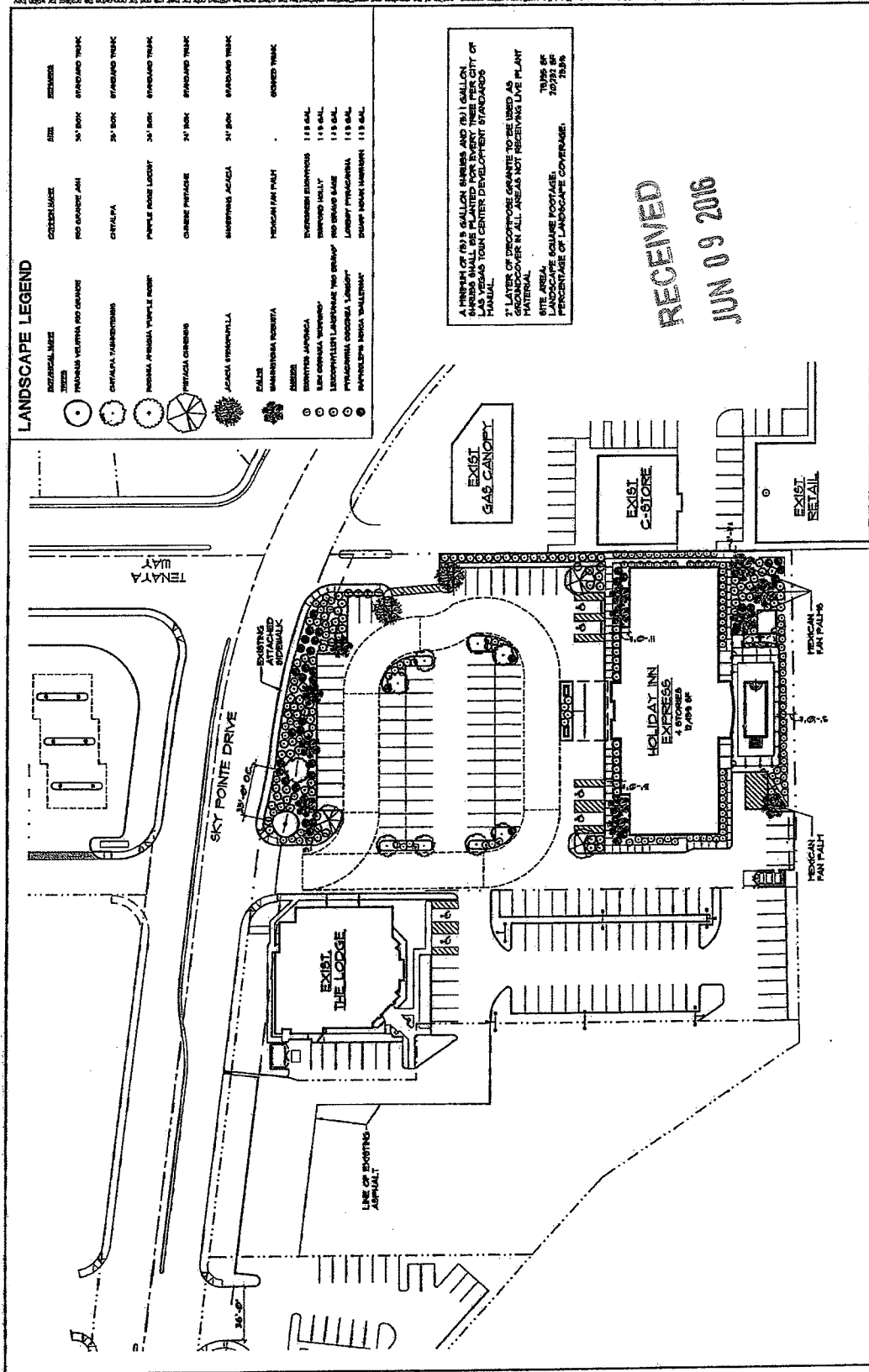


NEW A-2
EXTERIOR
ELEVATIONS

Sheet Title: _____
 Date: _____
 Drawn by: _____
 Checked by: _____
 Project No.: _____
 Revision: _____
 Scale: _____
 Plot No.: _____
 Plot Date: _____
 Plot Time: _____
 Plot User: _____
 Plot Device: _____
 Plot Path: _____
 Plot Size: _____
 Plot Orientation: _____
 Plot Units: _____
 Plot Color: _____
 Plot Font: _____
 Plot Line: _____
 Plot Fill: _____
 Plot Layer: _____
 Plot Style: _____
 Plot Weight: _____
 Plot Color: _____
 Plot Font: _____
 Plot Line: _____
 Plot Fill: _____
 Plot Layer: _____
 Plot Style: _____
 Plot Weight: _____



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

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		

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-65107

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		

RECEIVED

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:	

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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EOT-65107

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 5/31/07

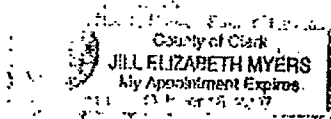
by Wayne Krygier

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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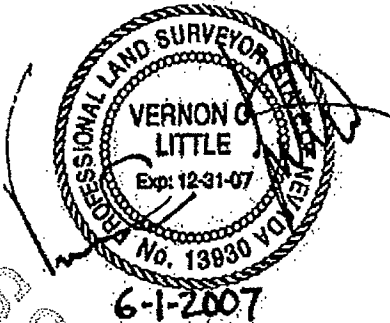
JUN 03 2007



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, 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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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



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 _____

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

Print Name: Nigro Development, LLC, a Nevada

Nevada limited partnership

limited liability company

Address: 7140 Dean Martin #1200

Address: 3905 S. Durango #106

City/State/Zip: LV, NV 89145

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)

RECEIVED

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: Kryfarn 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
 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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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

August 10, 2016

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

**RE: EOT-65107 – EXTENSION OF TIME
PLANNING COMMISSION MEETING OF AUGUST 9, 2016**

Dear Applicant:

Your request for an Extension of Time of a previously approved Variance (VAR-45114) TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE ARE REQUIRED 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 Variance (VAR-45114) 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 Variance (VAR-45114) 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

EOT-65107 - Page Two
August 10, 2016

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
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

July 28, 2016

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

**RE: EOT-65107 – 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. 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

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-65107 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-45114) TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE ARE REQUIRED 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), 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 Variance to allow for a reduction in parking

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: 8345 West Sunset Road, Suite 250 **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.

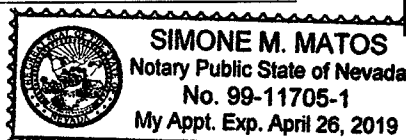
Print Name: Todd A. Nigro

Subscribed and sworn before me

This 3rd day of June, 20 16

Simone M. Matos

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	EOT-65107
Meeting Date:	<u>8/9/16</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>6-9-16</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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-65107** 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): _____

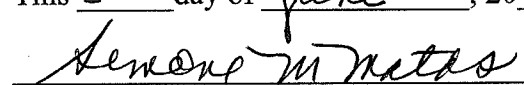
APN: _____

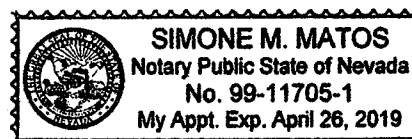
Signature of Property Owner: 

Print Name: Todd A. Nigro

Subscribed and sworn before me

This 3rd day of June, 2016


Notary Public in and for said County and State



KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

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702.792.7054

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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:

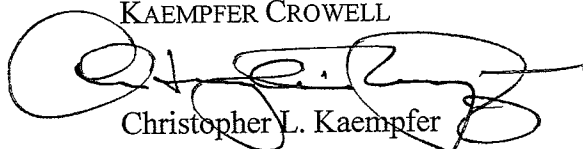
Please be advised our office represents Sky Pointe Hotel Group, LLC (the "Applicant"), in the above-referenced matter. The Applicant is requesting extensions of time on the approved special use permit, variance and site plan review for property located near Ann Road and US 95, and more particularly described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

CLK/lab

EOT-65107



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM
LOIS TARKANIAN
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BOB COFFIN
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ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89108

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

August 13, 2014

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

**RE: EOT-54461 [PRJ-54451] - EXTENSION OF TIME RELATED TO EOT-54662
AND EOT-54463
PLANNING COMMISSION MEETING OF AUGUST 12, 2014**

Dear Applicant:

Your request for an Extension of Time of a previously approved Variance (VAR-45114) TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE ARE REQUIRED 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 Variance (VAR-45114) 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 Variance (VAR-45114) 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

RECEIVED

EOT-65107 JUN 09 2016

Mr. Todd Nigro
Sky Pointe Hotel Group, LLC
EOT-54461 [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-65107