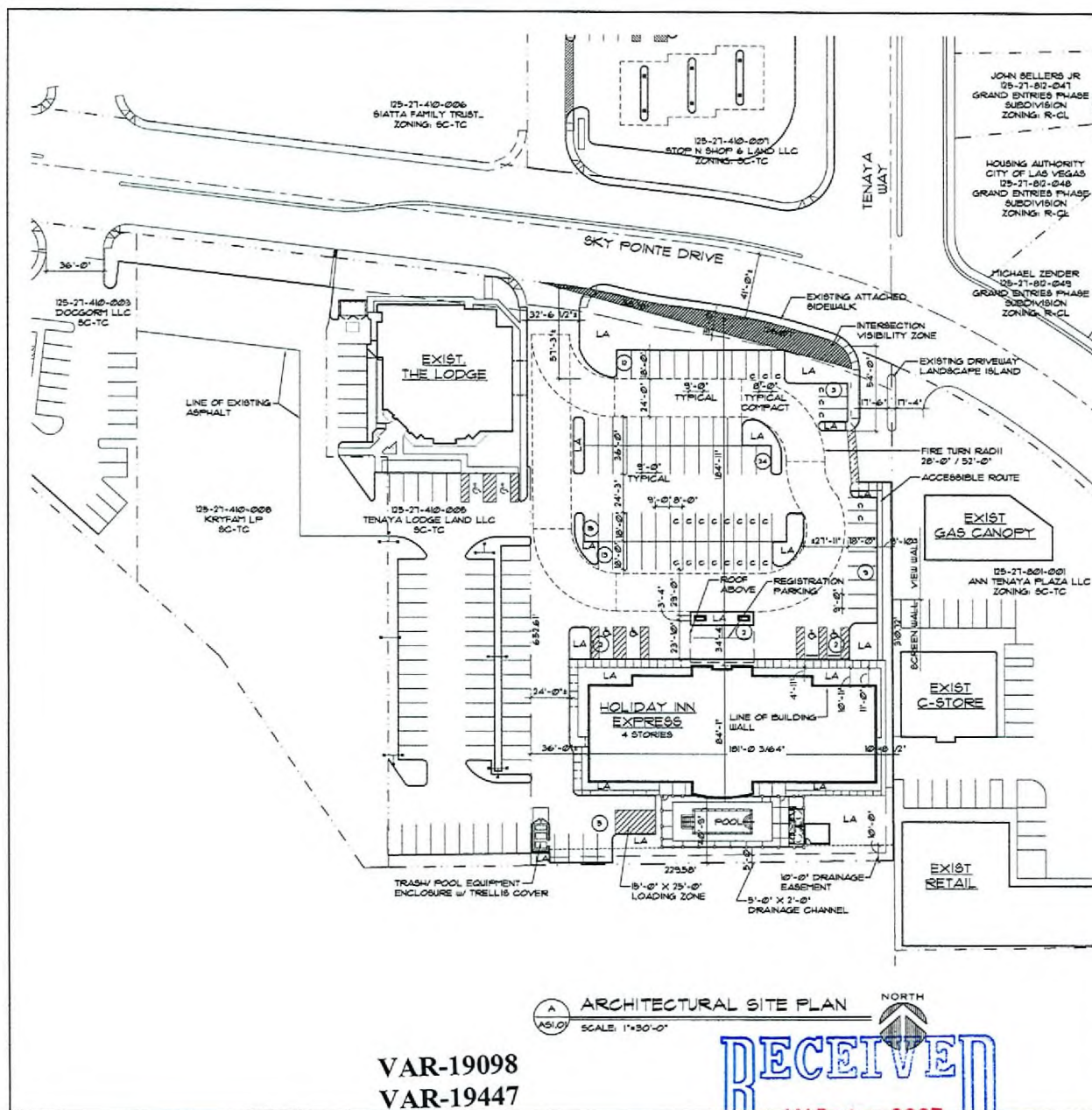




VAR-19098
VAR-19447
SUP-19100
SDR-19097
03-21-07 CC

ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

NORTH

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MAR 19 2007

PROJECT DATA:

<u>ASSESSORS PARCEL NUMBER</u>		29-71-410-004
<u>SITE AREA</u>		70.93 SF. (1.62 ACRES)
LANDSCAPE	REQUIRED: 20%	PROVIDED: 29.5%
<u>CURRENT ZONING</u>		20232.6 SF. 5C-7C
<u>SETBACKS:</u>	REQUIRED:	PROVIDED:
FRONT	10'-0"	6'-0"-8'
SIDES:	10'-0"	10'-0'-1' / 23'-5'-1'
REAR	20'-0"	40'-0"
RESIDENTIAL ZONE BOUNDARY:	N/A	N/A
<u>BUILDING AREA:</u>		
1st FLOOR		2,459 SF.
2nd 3rd & 4th FLOORS (each floor)		2,948 SF.
PORTE COCHERE		1,073 SF.
	TOTAL BUILDING AREA	50,470 SF.
<u>LOT COVERAGE</u>		14,334 SF. 15%
<u>PARKING CALCULATIONS:</u>		87 SPACES
1 SPACE PER GUEST ROOM		
PROVIDED:		87 SPACES
INCLUDING 26 (30X60) CONTACT SPACES (8' X 12')		
INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR)		
PLUS LOADING ZONE (8' X 35')		

ROOM COUNT

	KING/ DBL QUEEN	KING/ DBL QUEEN SUITE	ACC. DBL QUEEN SUITE	EXT. DBL QUEEN SUITE	ACC. KING	TOTAL
4th FLOOR	11	5	1	1	1	25
3rd FLOOR	11	5	1	1	1	25
2nd FLOOR	16	4	1	1	1	23
1st FLOOR	9	3	1	0	1	14
TOTAL	55	17	4	3	4	81

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 5'-0" O.C. AND TOOKED JOINTS AT 3'-0" O.C.
7. ALL CONCRETE WALLS, 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 3% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE SUBMITTED SEPARATE APPLICATION.

pacific design concepts, llc

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henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842



sheet title
**ARCHITECTURAL
SITE PLAN**

Blue Collar •
1-8-2007
drawn by •
KAGU/SHZ
checked by •
RLP
project no. •
256-360
revisions •
▲
▲
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▲
sheet no.
AS1.01 S.3d
of sheet



City of Las Vegas
City Clerks office
400 Stewart Ave
Las Vegas, Nevada 89101

Re: VAR 19098, VAR 19447, SUP 19100, SDR 19097

To Whom It May Concern:

Nigro Development and KRYFAM LP would like to hold the above noted applications for 2 weeks. We ask that the applications be heard on the April 4, 2007 City Council agenda.

Please feel free to contact me with any questions you may have.

Brad Jones
Land Development / Project Manager
Nigro Development

CC: Marisa Tagudin, Amland Development
Andy Reed, City of Las Vegas
Sheila Lambert, City of Las Vegas

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