



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19098** APN: 125-27-410-004

Name of Property Owner: KRFAM LP

Name of Applicant: Nigro Development

Name of Representative: Brad Jones

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

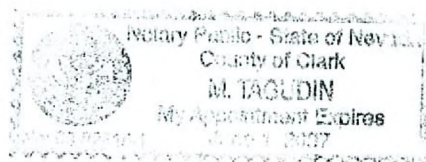
Signature of Property Owner: _____

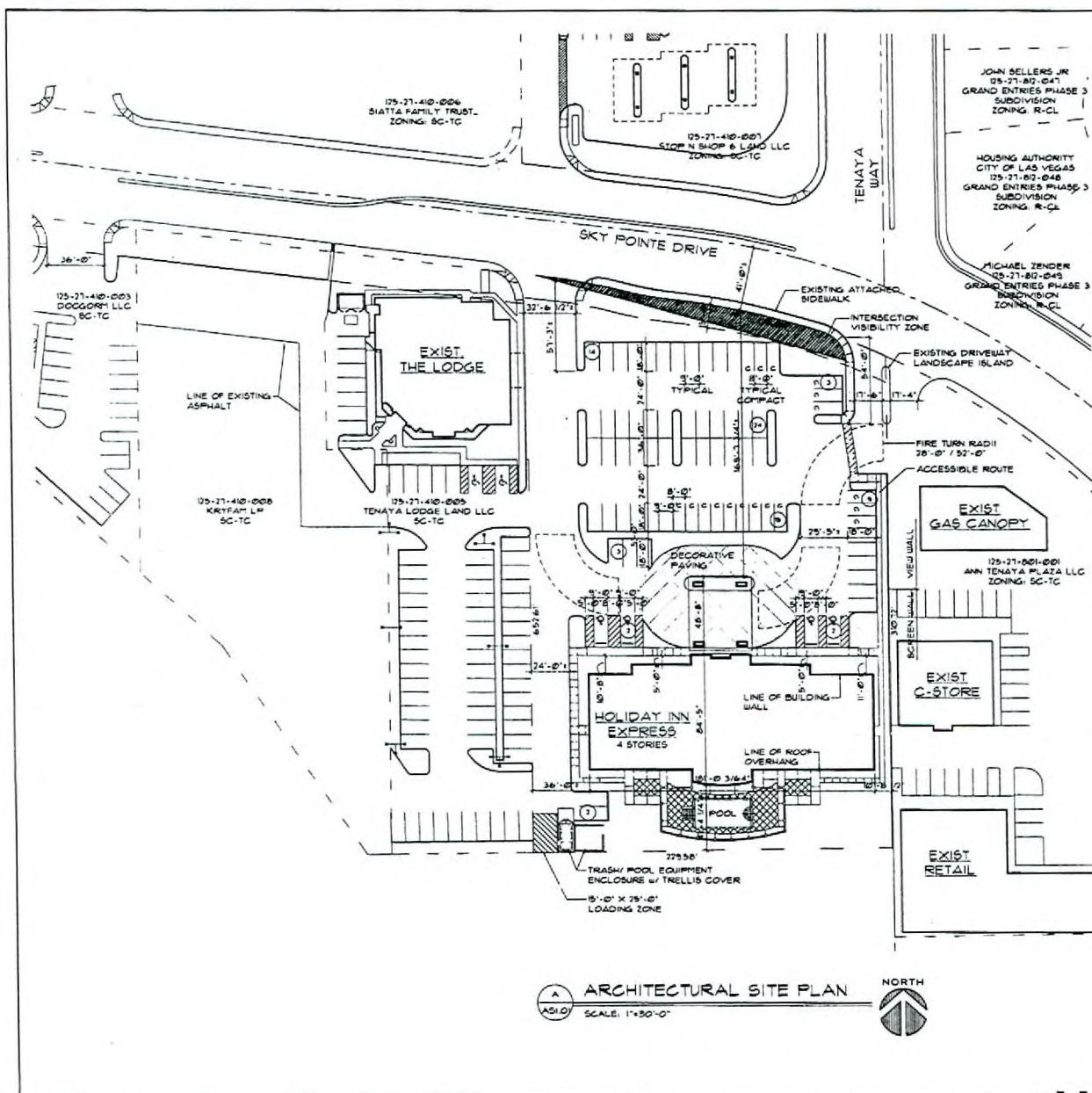
Print Name: Wayne Kryzner

Subscribed and sworn before me

This 4 day of January, 2007

M. Taoudin
Notary Public in and for said County and State





PROJECT DATA:

<u>ASSESSORS PARCEL NUMBER</u>		05-27-410-004
<u>SITE AREA</u>		79.95 SF (1.82 ACRES)
<u>CURRENT ZONING</u>		SG-7C
<u>RETRACTS:</u>	<u>REQUIRED:</u>	<u>PROVIDED:</u>
15'-0"	15'-0"	15'-0"
5'-0"	15'-0"	10'-0" / 7'-3 1/2"
ROADS:	20'-0"	4'-0"
RESIDENTIAL ZONE BOUNDARY:	N/A	N/A
<u>BUILDING AREA:</u>		
1st FLOOR		12,459 SF
2nd, 3rd & 4th FLOORS (each floor)		12,448 SF
POINTE COUVERE		1,872 SF
TOTAL BUILDING AREA		20,479 SF
<u>LOT COVERAGE</u>		42.34 SF
		15%
<u>PARKING CALCULATIONS:</u>		
<u>REQUIRED:</u>		87 SPACES
<u>PROVIDED:</u>		
INCLUDING 10,710 SQ. COMPACT SPACES (8' x 12')		74 SPACES
INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR)		

ROOM COUNT						TOTAL
	KING/ DBL QUEEN	KING/ DBL QUEEN SUITE	ACC DBL QUEEN SUITE	EXT DBL QUEEN SUITE	ACC KING	
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	5	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 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKWAYS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. 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 IMPROVED SIGN PACKAGE TO BE UNDER SEPARATE CONTRACT.

\\06-180\Draws\Area\518\cos0.dwg plotted 1/5/2007 3:21 AM by Ray Frost

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

PROJECT 1110 •

**ARCHITECTURAL
SITE PLAN**

issue dates :
1-5-2001
drawn by :
KAG
checked by :
NLP
project no.
016-1547
revisions :
▲
▲
▲
▲
sheet no
AS1.01
of 3

VAR-19098
02/22/07 PC

JAN 03 2007