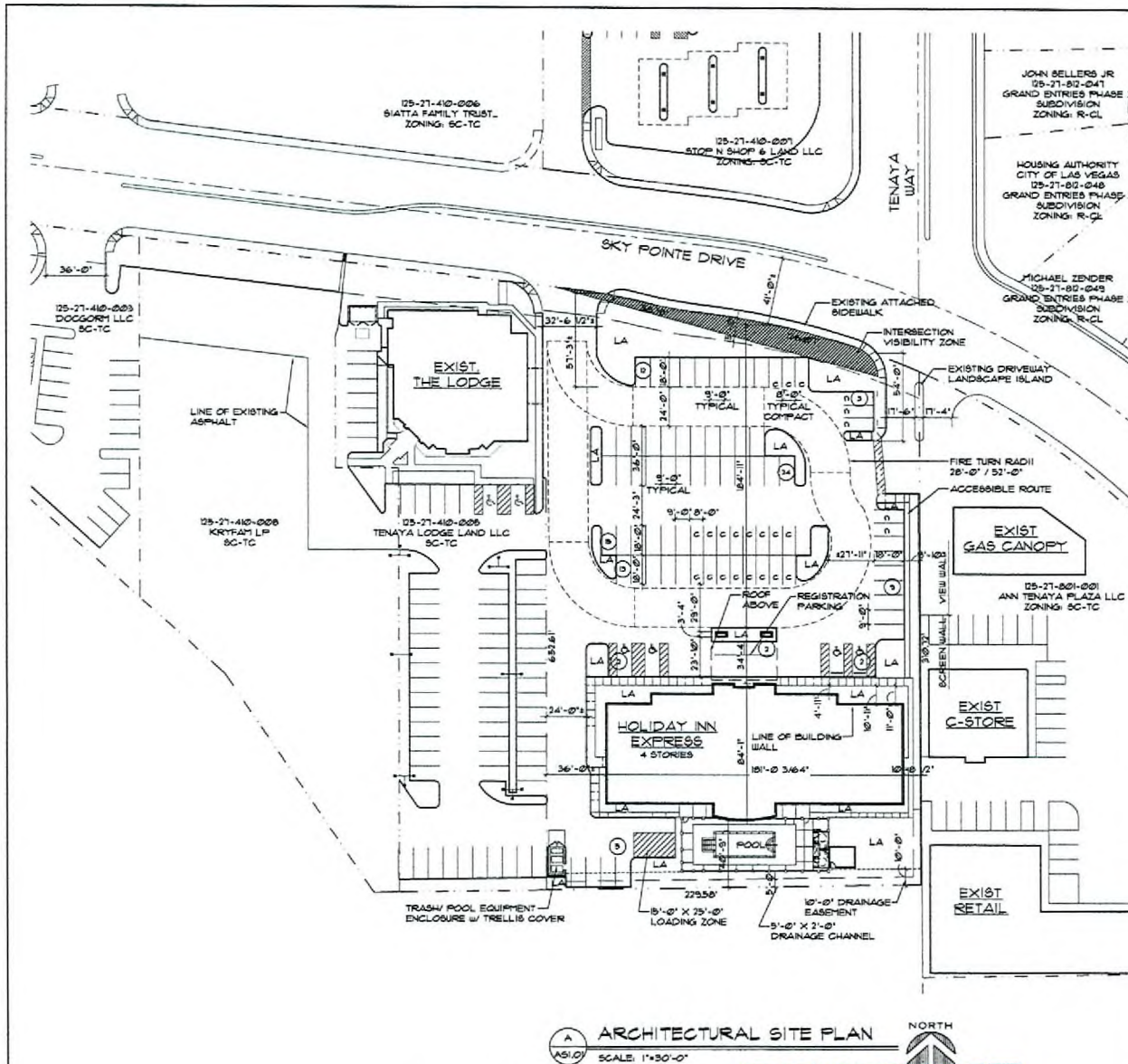




VAR-19098
VAR-19447
SUP-19100
SDR-19097
03-21-07 CC

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MAR 19 2007

PROJECT DATA:

ADJACENT PARCEL NUMBER:		05-271-410-004
SITE AREA:		79,355 SF. (1.82 ACRES)
LANDSCAPE	REQUIRED: 20%	PROVIDED: 20.232% SF.
CURRENT ZONING:		SC-TG
SETBACKS:		REQUIRED: PROVIDED:
FRONT:	15'-0"	16'-0"
SIDES:	10'-0"	10'-0" / 23'-5"
REAR:	10'-0"	40'-0"
RESIDENTIAL ZONE BOUNDARY:		N/A
BUILDING AREA:		12,455 SF.
1st FLOOR		7,048 SF.
2nd, 3rd & 4th FLOORS (each floor)		1,678 SF.
TOTAL BUILDING AREA		30,410 SF.
LOT COVERAGE:		14.334 SF.
PARKING CALCULATIONS:		18.1%
REQUIRED:		81 SPACES
PROVIDED:		81 SPACES
INCLUDING 36 (30%) COMPACT SPACES (8' x 18')		
INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR)		
PLUS 1 LOADING ZONE (15' x 25')		

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

PROJECT LOCATION:



GENERAL NOTES:

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
- SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
- SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
- 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.
- ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 5'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 7% CROSS SLOPE.
- BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE UNDER SEPARATE APPLICATION.

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



ARCHITECTURAL
SITE PLAN
SUP. SDR, VAR SUBMITAL

Sheet Title:
Blue Color:
1-8-2007
Drawn by:
Reviewed by:
Checked by:
Project No.:
Date:
Revised:
Sheet No.:
AS1.01 S.3d



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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2007 MAR 21 A 9:37

3965 SOUTH DURANGO DR. SUITE 106
LAS VEGAS, NEVADA 89147
ph 702.247.1920
fax 702.247.1916
nigrodevelopment.net

3/21/07 #104-107