

ARCHITECTURAL SITE PLAN
SCALE: 1"=50'-0"
NORTH

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

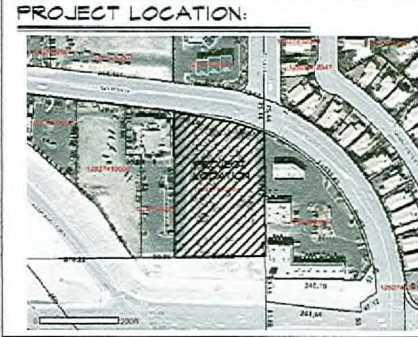


PROJECT DATA:

ADJACENT PARCEL NUMBER:	05-271-410-004	
SITE AREA:	REQUIRED:	PROVIDED:
	79,155 SF.	(187 ACRES)
LANDSCAPE:	REQUIRED:	PROVIDED:
	20%	29.5%
LANDSCAPE REQUIRED:	20,232.6 SF.	
CURRENT ZONING:	SC-TC	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	15'-0"	16'-0" / 8'-0"
SIDES:	10'-0"	10'-0" / 23'-5"
REAR:	20'-0"	40'-0" / 1'-0"
RESIDENTIAL ZONE BOUNDARY:	N/A	
BUILDING AREA:	0,459 SF.	
1st FLOOR:	7,046 SF.	
2nd, 3rd & 4th FLOORS (each floor):	1,678 SF.	
PORTE COCHERE:	50,418 SF.	
TOTAL BUILDING AREA:	14,334 SF.	
LOT COVERAGE:	18%	
PARKING CALCULATIONS:	81 SPACES	
REQUIRED:	81 SPACES	
PROVIDED:	81 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	ACC. DBL QUEEN SUITE	EXT. DBL QUEEN SUITE	ACC. KING	TOTAL
4th FLOOR	11	5			25
3rd FLOOR	11	5			25
2nd FLOOR	16	4	1		23
1st FLOOR	5	3	1		14
TOTAL	55	17	4	4	81



- 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 2% CROSS SLOPE.
 - BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE UNDER SEPARATE APPLICATION.

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ARCHITECTURAL
SITE PLAN
SUP. SDR. VAR SUBMITTAL

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.

A handwritten signature in black ink, appearing to read 'Brad Jones'.

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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