

ANDREW MARTIN ARCHITECT

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March 26, 2024

Land Development and Community Service Department
2250 Las Vegas Blvd. N.
North Las Vegas, Nevada 89101

Letter of Intent - Fairfield Hotel @ Nexus

We are excited to introduce the proposed 4-story, 117-room Fairfield Hotel by Marriott for your Review. Marriott, a revered brand synonymous with hospitality excellence, is distinguished as a top-tier employer and lauded for curating unparalleled guest experiences. Fairfield Hotel stands out as the ideal choice for modern extended-stay travelers, offering a welcoming home-like atmosphere and ensuring a memorable stay from start to finish.

Site:

Positioned at the Southwest corner of North Lamb Blvd. and Nexus Way, the building is strategically oriented towards the intersection, creating a distinctive landmark within the developing neighborhood. The site provides two access drives from both Nexus Way and North Lamb Blvd., ensuring convenient fire and service access. A 5-foot-wide detached sidewalk with a minimum 5-foot landscape buffer on each side is provided. Moreover, the development includes 90 parking spaces, exceeding the required 88 stipulated in Table 281.3, with parking requirement for hotels set at .75 spaces per guestroom.

Architecture:

The design will adhere to Marriott's design standards for the Fairfield Hotel brand. The exterior will feature a palette of smooth stucco finished in various shades of grays and blues, complemented by accents of wood and slate veneer. Additionally, the project will incorporate high-performance glazing and a contemporary porte cochere constructed with large exposed glue-laminated beams.

The trash enclosure, situated along the rear property line, will be constructed using split-face cmu block, metal gates, and topped with a painted metal trellis.

Signage:

The hotel will feature exterior signage on all four building facades, along with a monument sign positioned adjacent to the property's driveway.

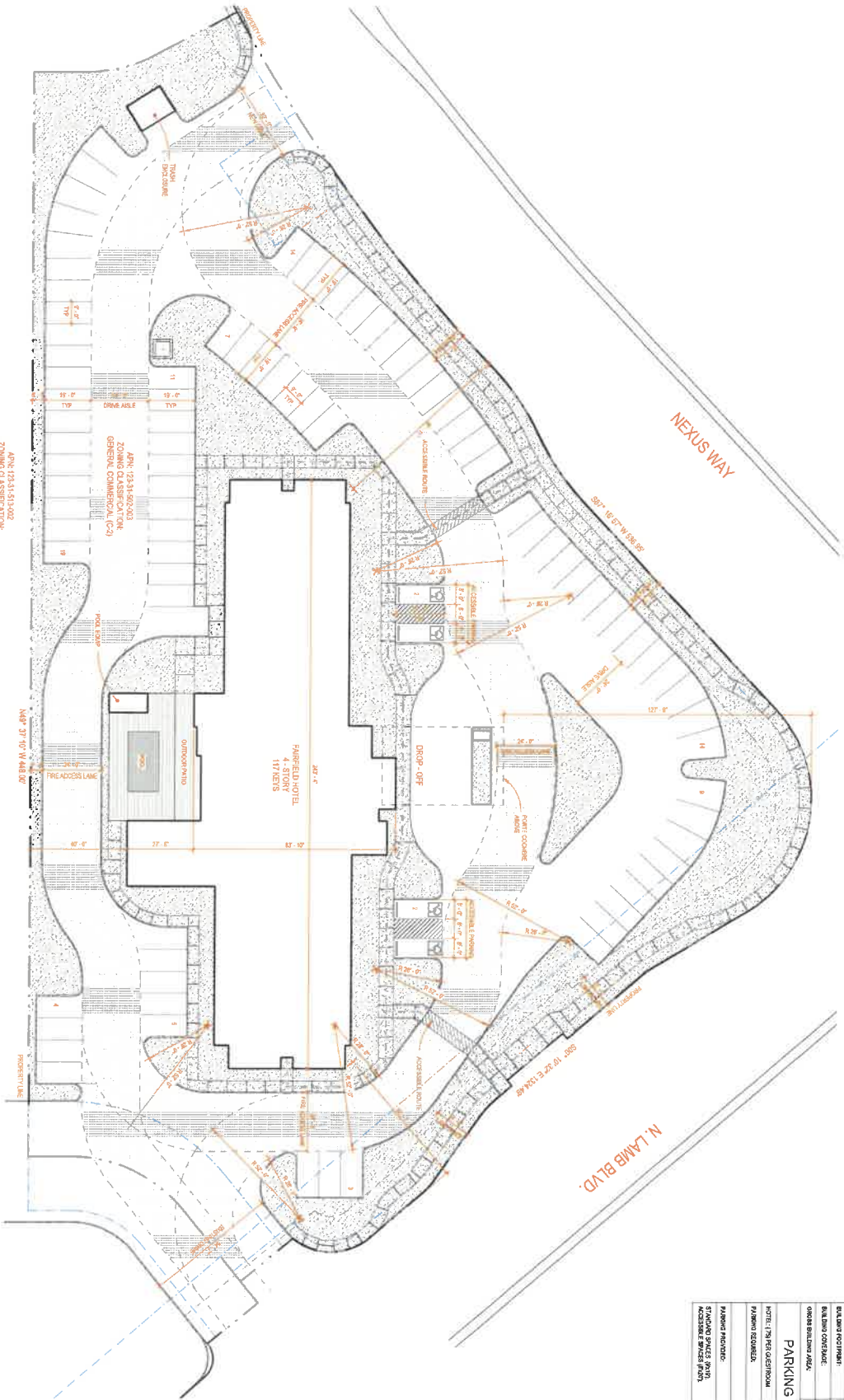
Please feel free to contact me at (702) 660-8860 if you have a questions or concerns.

Sincerely,



Andrew K. Martin | AIA
Owner | Architect

SITE INFORMATION	
SECTION:	NORTH LAMB ROAD, BRISBANE
PANEL NUMBER:	123-31-502-003
ZONING CLASSIFICATION:	C-1 GENERAL COMMERCIAL
PLANNING LANE USE:	COMMERCIAL
INT. AREA:	3,404 SQM (11,341 SQ. FT.)
BUILDING FOOTPRINT:	15,318 SQ. FT.
BUILDING COVERAGE:	15%
OVERALL BUILDING AREA:	46,118 SQ. FT.
PARKING INFORMATION	
HOTEL: 79% OCCUPANCY	117 ROOMS
PARKING REQUIREMENT:	88 SPACES
PARKING PROVIDED:	88 SPACES
STANDARD SPACES: 88%	88 SPACES
ACCESSIBLE SPACES: 8%	7 SPACES



1 OVERALL SITE PLAN
Scale: 1" = 20'-0"

(SP-01) OVERALL SITE PLAN

FAIRFIELD HOTEL @ NEXUS

APN: 123-31-502-003

2024_0326

2024_07



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1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

(EE-01) EXTERIOR ELEVATIONS

FAIRFIELD HOTEL @ NEXUS

APN: 123-31-502-003

2024 0326

2024_07



SCALE: 1/8" = 1'-0"

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(EE-02) EXTERIOR ELEVATIONS

FAIRFIELD HOTEL @ NEXUS
APN: 123-31-502-003

11/08/21
2024_07



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This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- CONDOMINIUM UNIT
- SUB BOUNDARY
- AIR SPACE PCL
- PAVED BOUNDARY
- RIGHT OF WAY PCL
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

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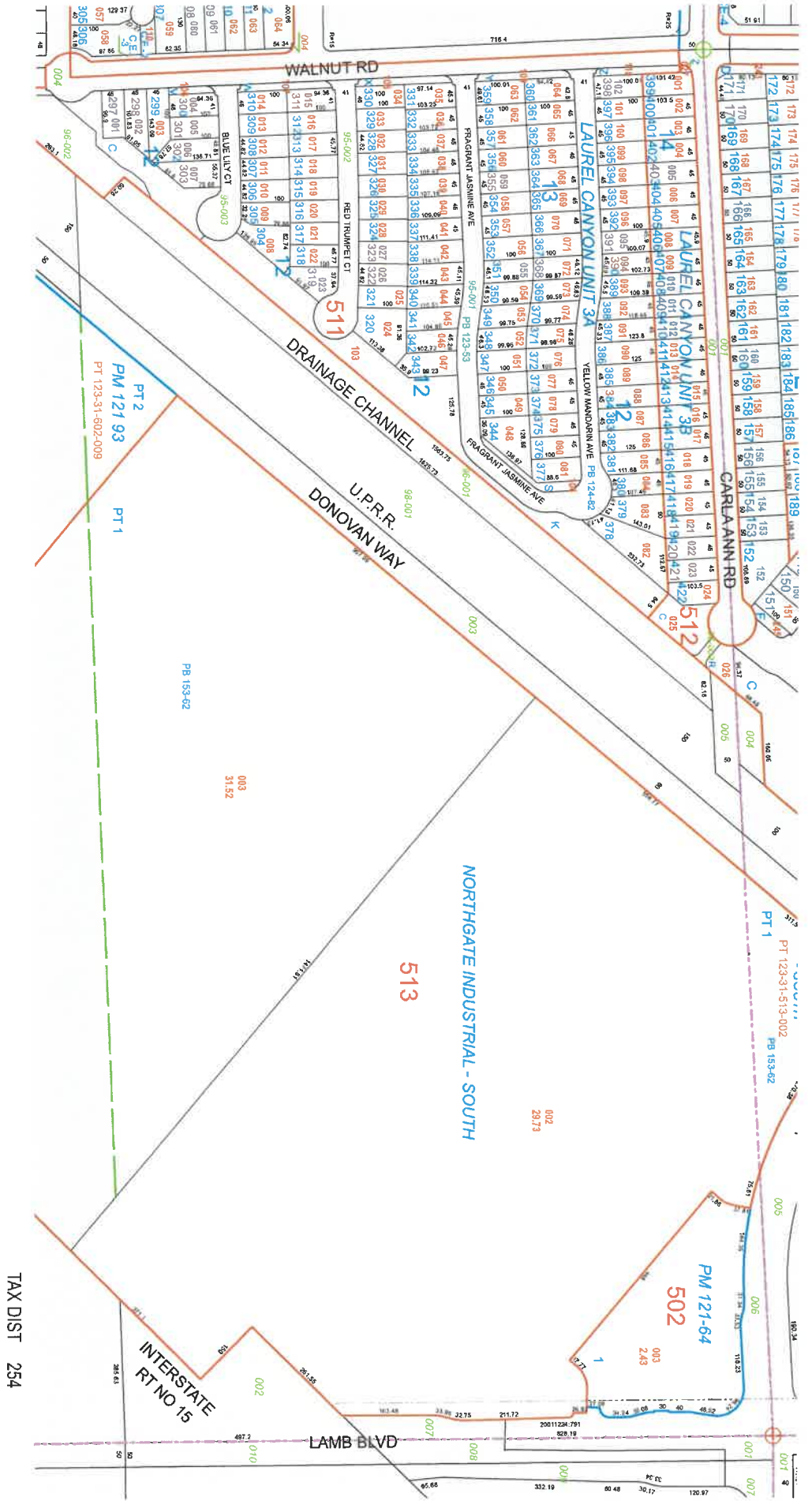
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Scale: 1" = 200'

123-31-5

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

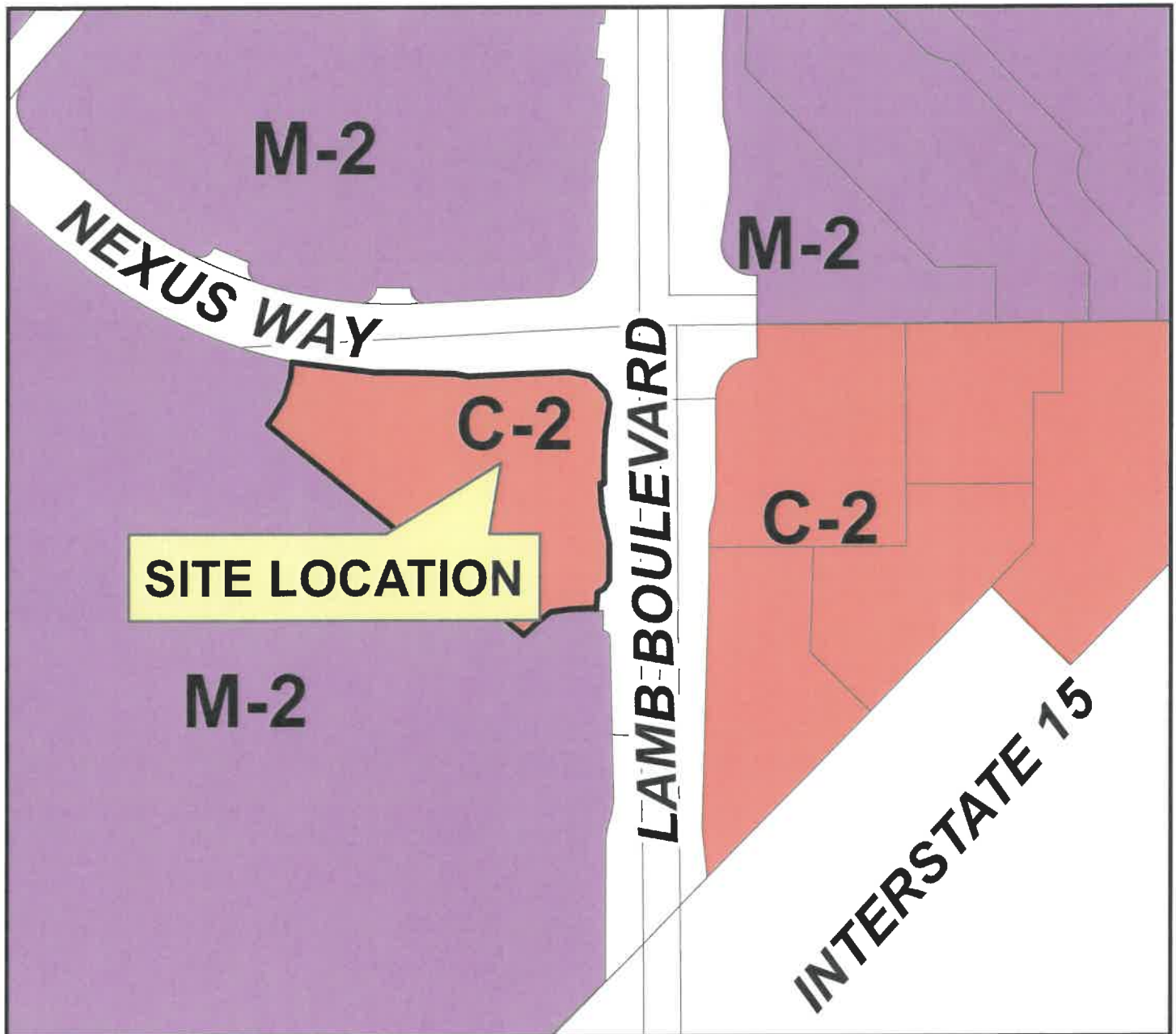


TAX DIST 254



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Nigro Development LLC
Application Type: Special Use Permit
Request: To Allow a Hotel
Project Info: Southwest corner of Lamb Boulevard and Nexus Way
Case Number: SUP-31-2024

04/03/2024

