

# LAS VEGAS REVIEW-JOURNAL

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## Hotel complete at The Place at Seven Hills

BY HUBBLE SMITH

Las Vegas-based Nigro Development recently completed work on the \$15 million Hampton Inn & Suites that anchors The Place at Seven Hills, a \$25 million, 8-acre mixed-use project at St. Rose Parkway and Seven Hills Drive in Henderson.

In addition to the 75,000-square-foot hotel, The Place at Seven Hills has 20,000 square feet of shops including Starbucks, Subway, Al Philips the Cleaner and Jugo Juice. Remedy's, a 5,500-square-foot neighborhood tavern and restaurant, will open in early June.

Nigro Development, led by President Todd Nigro, also started construction of the \$60 million, 200,000-square-foot Park Central Plaza shopping center at Tropical Parkway and Losee Road in North Las Vegas.

A 40,000-square-foot Wal-Mart Neighborhood Market anchors the 27-acre center. Completion is expected in the third quarter.

**FAST TRACK:** R&O Construction took on an aggressive 11-month schedule to build the four-story, 147-room Hilton Homewood Suite near the rental car facility for McCarran International Airport.

Project manager Dave Teator said hard-clay caliche in the area can sometimes play havoc with the excavation schedule. That hasn't been a factor because 6 feet of soil was imported to bring the construction site up to road elevation, he said.

Coordination between architect Randy Bailey of Kaestner-Bailey Architects and Hilton will be crucial to staying on schedule for a November completion, Teator said.

"There's a 6-inch-thick set of construction specifications and guidelines from Hilton regarding everything from what type of ceiling each room has to plumbing and light fixtures," he said.

**ESTATE HOMES:** Las Vegas-based StoryBook Homes is developing Canyon Falls Estates, a private enclave of 55 home sites near Blue Diamond and Cimarron Roads in the southwest valley.

Custom lots start at \$385,400 for 18,000 gross square feet, or 6,190 square feet of buildable area, and go to \$460,400 for 20,000 gross square feet (10,656 buildable). Home construction must start within three years of closing escrow on the lot. StoryBook is not the builder.

**CHURCH DESIGN:** JVC Architects of Las Vegas has been contracted to design a multipurpose building for Sacred Heart Catholic Church in Covina, Calif.

The \$3.1 million project is scheduled for completion in winter 2008. Robert Agapay is project manager. The 7,800-square-foot building will have a commercial-size kitchen and pantry with partitions that allow the area to be split into three separate rooms.

JVC, established by Las Vegas native Jim Van Compennolle in 1991, specializes in community-based architecture. The firm designed the two-story, 18,830-square-foot Lake Mead Christian Academy that opened in September at 540 E. Lake Mead Parkway in Henderson.

**OFFICE PARK:** Core Construction has started work on Durango Village, a professional office park at 6002 S. Durango Drive. Shea Commercial is developing the 10-acre site, which will have 12 office buildings totaling more than 91,000 square feet. Completion is scheduled for September.

**MESQUITE PROJECT:** TWC Construction was awarded an \$8.2 million contract to build the Town and Country Village Plaza for developer Anthem Park in Mesquite.

Two wood-framed buildings totaling 86,600 square feet comprise the new center. Completion is projected for fourth quarter.

TWC Chief Executive Officer Matthew Ryba said escalating land prices in Las Vegas have prompted many of his clients to consider development outside of town, especially in high-growth areas such as Mesquite, once a quiet farming community.

This is TWC's second project for the developer. Shell construction and tenant improvements are under way for Eastern Hills retail center at Eastern Avenue and Sun Ridge Parkway in Henderson.