



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-43097** APN: 138-02-814-004

Name of Property Owner: Bank of Nevada

Name of Applicant: Bank of Nevada

Name of Representative: Anne Marie Berg

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

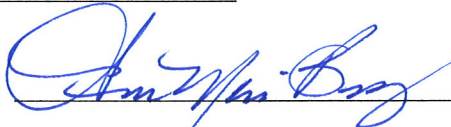
☒ No

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): _____

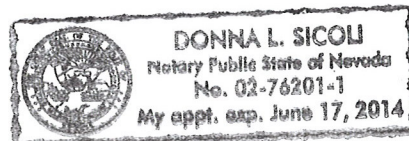
APN: _____

Signature of Property Owner: 

Print Name: Anne Marie Berg

Subscribed and sworn before me

This 30th day of AUGUST, 20 11
Donna Sicoli
Notary Public in and for said County and State



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SEP 06 2011

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EOT OF NON-CONFORMING Tavern
 Project Address (Location) 4061 N Rancho Dr. Las Vegas, NV 89108
 Project Name Robert Wojewoda Proposed Use _____
 Assessor's Parcel #(s) 138-02-814-004 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage 5690 Floor Area Ratio _____
 Gross Acres 0.65 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Bank of Nevada Contact Anne Marie Berg
 Address 2700 W. Sahara Ave Phone: (702) 856-7219 Fax: (702) 362-2279
 City Las Vegas State NV Zip 89102
 E-mail Address Aberg@Torreypinesbank.com

APPLICANT Bank of Nevada Contact Anne Marie Berg
 Address 2700 W. Sahara Ave Phone: (702) 856-7219 Fax: (702) 362-2279
 City Las Vegas State NV Zip 89102
 E-mail Address Aberg@Torreypinesbank.com

REPRESENTATIVE Lionel Sawyer & Collins Contact Jennifer Roberts
 Address 300 South 4th Street #1700 Phone: (702) 383-8946 Fax: (702) 383-8845
 City Las Vegas State NV Zip 89101
 E-mail Address Jroberts@Lionelsawyer.com

Property Owner Signature Anne Marie Berg

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

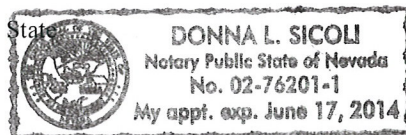
Print Name Anne Marie Berg

Subscribed and sworn before me

This 30th day of AUGUST, 20 11.

Donna Sicoli

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-43097</u>
Meeting Date:	<u>10/19/11 CC</u>
Total Fee:	<u>\$1,050</u>
Date Received:*	<u>9/6/11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

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City of Las Vegas

PROPERTY OWNER
BANK OF NEVADA
700 WEST SAWADA AVENUE
LAS VEGAS, NEVADA 89102

SITE ANALYSIS

APN: 280-02-014-004
SUBMITTING ZONING: C-1
SITE AREA: 0.65 ACRES
LOT COVERAGE: 100%
TOTAL BUILDING AREA: 5,673 SF

BUILDING ANALYSIS

TOTAL BUILDING AREA: 5,673 SF

PARKING ANALYSIS

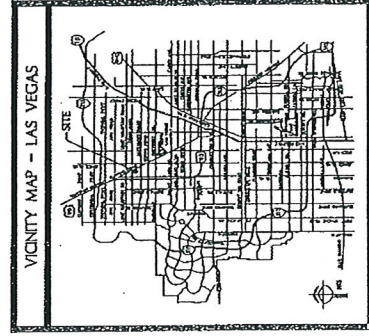
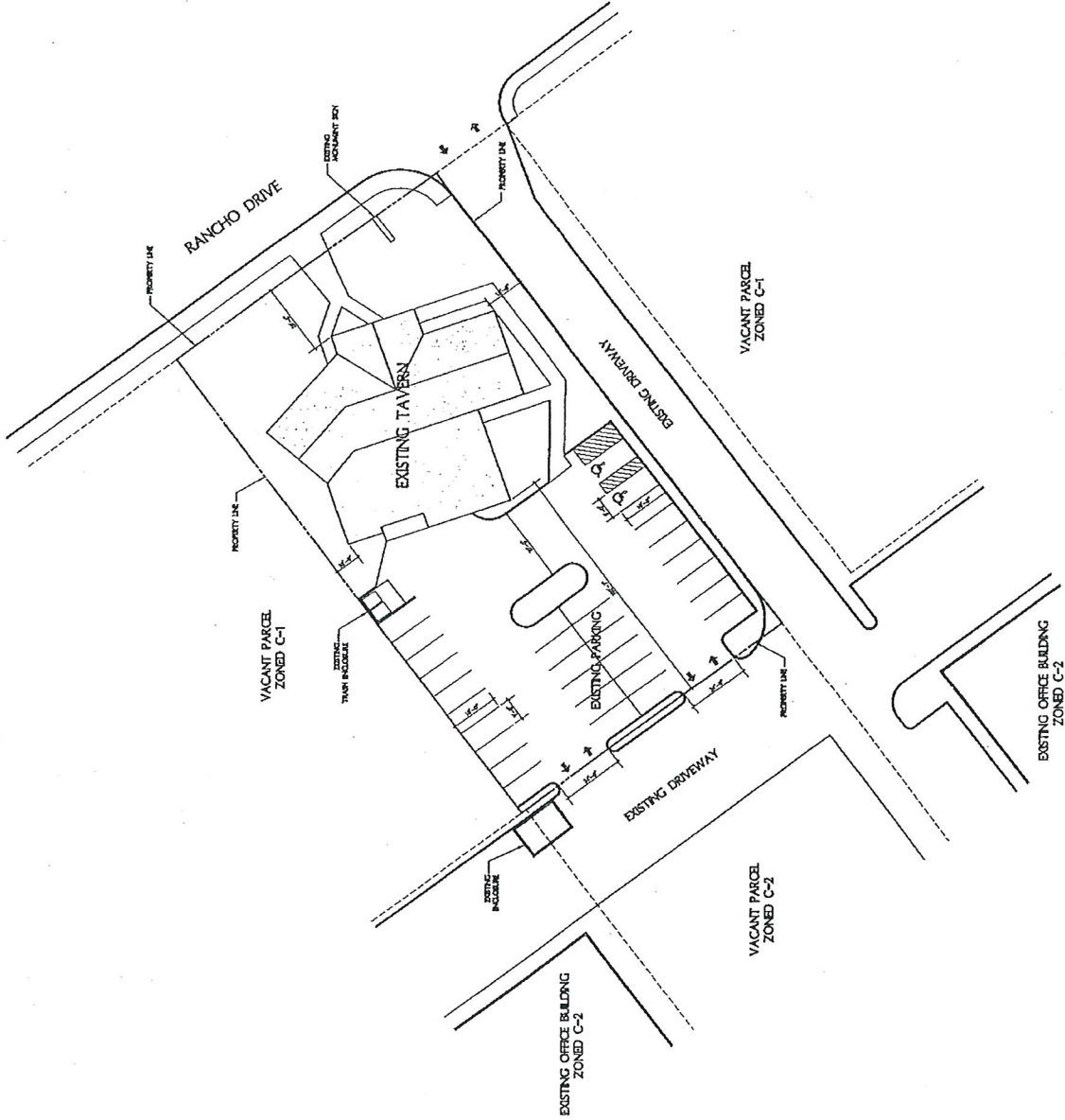
PARKING REQUIRED: CITY OF LAS VEGAS
LIQUOR ESTABLISHMENT (TAVERN)
1 SPACE/50 SF, 843 AREA, 1 SPACE/200 SF OTHER
3 SPACES
1 SPACE
LOADING PARKING REQUIRED

PARKING PROVIDED:

TOTAL PARKING PROVIDED: 31 SPACES
EXISTING PARKING PROVIDED: 16 SPACES
LOADING PARKING PROVIDED: 0 SPACES

SITE NOTES

SUBJECT PARCEL IS A PORTION OF THE RANCHO TOWN & COUNTRY SHOPPING CENTER SUBDIVISION
EXISTING LANDSCAPING TO REMAIN



SITE PLAN 0' = 20' **RECEIVED**

EOT-43097
SEP 07 2011
City of Las Vegas

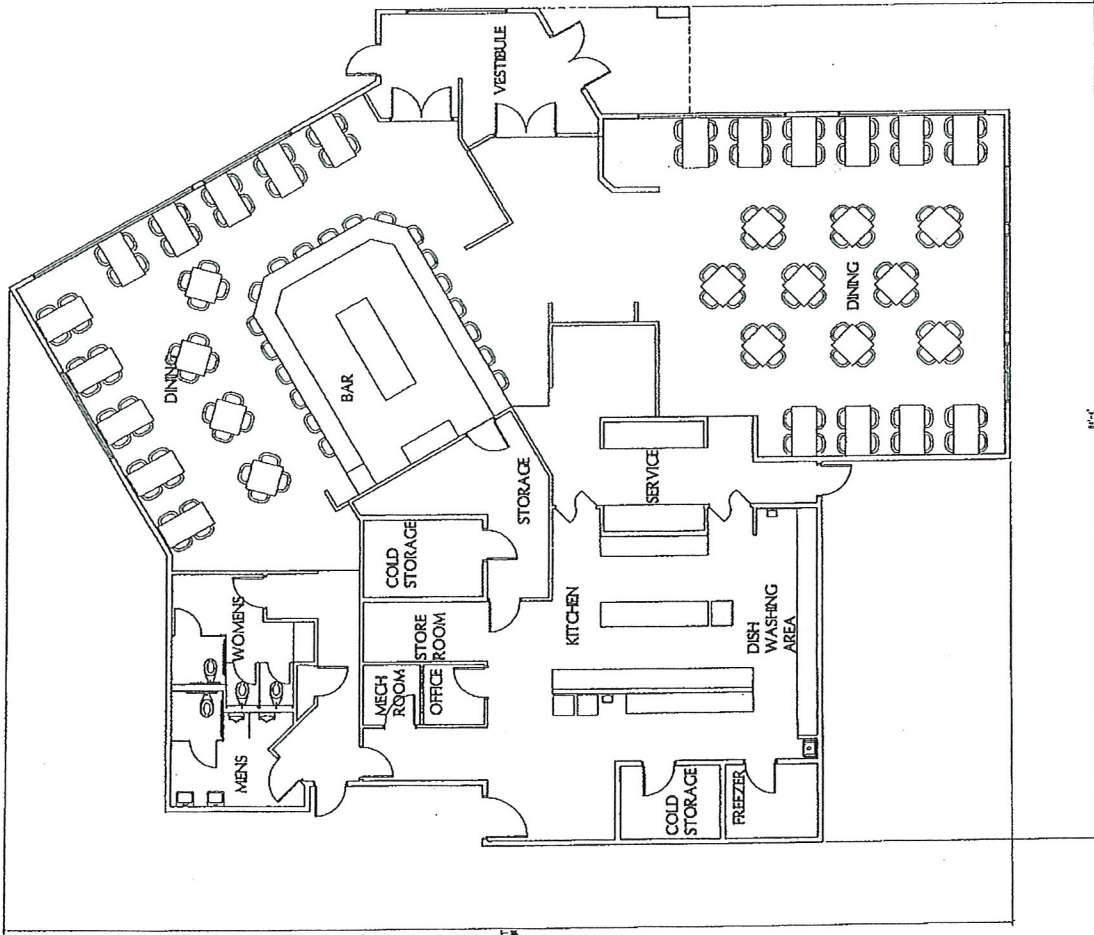
4061 RANCHO DRIVE
LAS VEGAS, NEVADA

KCA ARCHITECTURE
1001 South Rainbow Blvd., Suite 200
Las Vegas, NV 89116
702.733.1100
www.kcaarchitect.com

PROJECT: 4061 RANCHO DRIVE
DATE: 08/14/11
DRAWN BY: J. HUNT
CHECKED BY: J. HUNT
SCALE: AS SHOWN
SHEET: AS1.01

BUILDING ANALYSIS

TOTAL BUILDING AREA 5,673 SF
SEATING COUNT 151
OCCUPANT LOAD 152



FLOOR PLAN **RECEIVED**

EOT-43097
SEP 07 2011
City of Las Vegas

PROJECT: 4061 RANCHO DRIVE
SHEET: 001
DATE: 08/15/2011
BY: JACOB
CHECKED: JACOB

KGA ARCHITECTURE
1301 DOWNEY BLVD., SUITE 770
LAS VEGAS, NEVADA 89102
PHONE: 702.441.8000
FAX: 702.441.8001
WWW.KGA-ARCH.COM

4061 RANCHO DRIVE
LAS VEGAS, NEVADA

A101

Planning Department
September 1, 2011
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Please call me if you have any questions or need additional information.

Sincerely,



Jennifer Roberts

cc: Ms. Anne Marie Berg

EOT-43097

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RENO OFFICE: 1100 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89501 • (775) 788-8666 • FAX (775) 788-8682

CARSON CITY OFFICE: 410 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

WASHINGTON, DC OFFICE: 101 CONSTITUTION AVENUE NW, SUITE 800 • WASHINGTON, DC 20001 • (202) 742-4244 • FAX (202) 742-4245

City of Las Vegas