PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35521** APN: 138-32-411-003

Name of Property Owner: Rampart Commons LTD, LLC

Name of Applicant: Nora's Wine Bar & Osteria

Name of Representative: John David Burke, Architect

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 XX 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: [signature]

Print Name: James B. Bayne

Subscribed and sworn before me

This 11 day of August, 2009

[signature]

Notary Public in and for said County and State

TOBI L. LAND
Notary Public, State of Nevada
Appointment No. 9603521
My Appt. Expires Sept. 27, 2009

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AUG 10 2009

Revised 11-14-06

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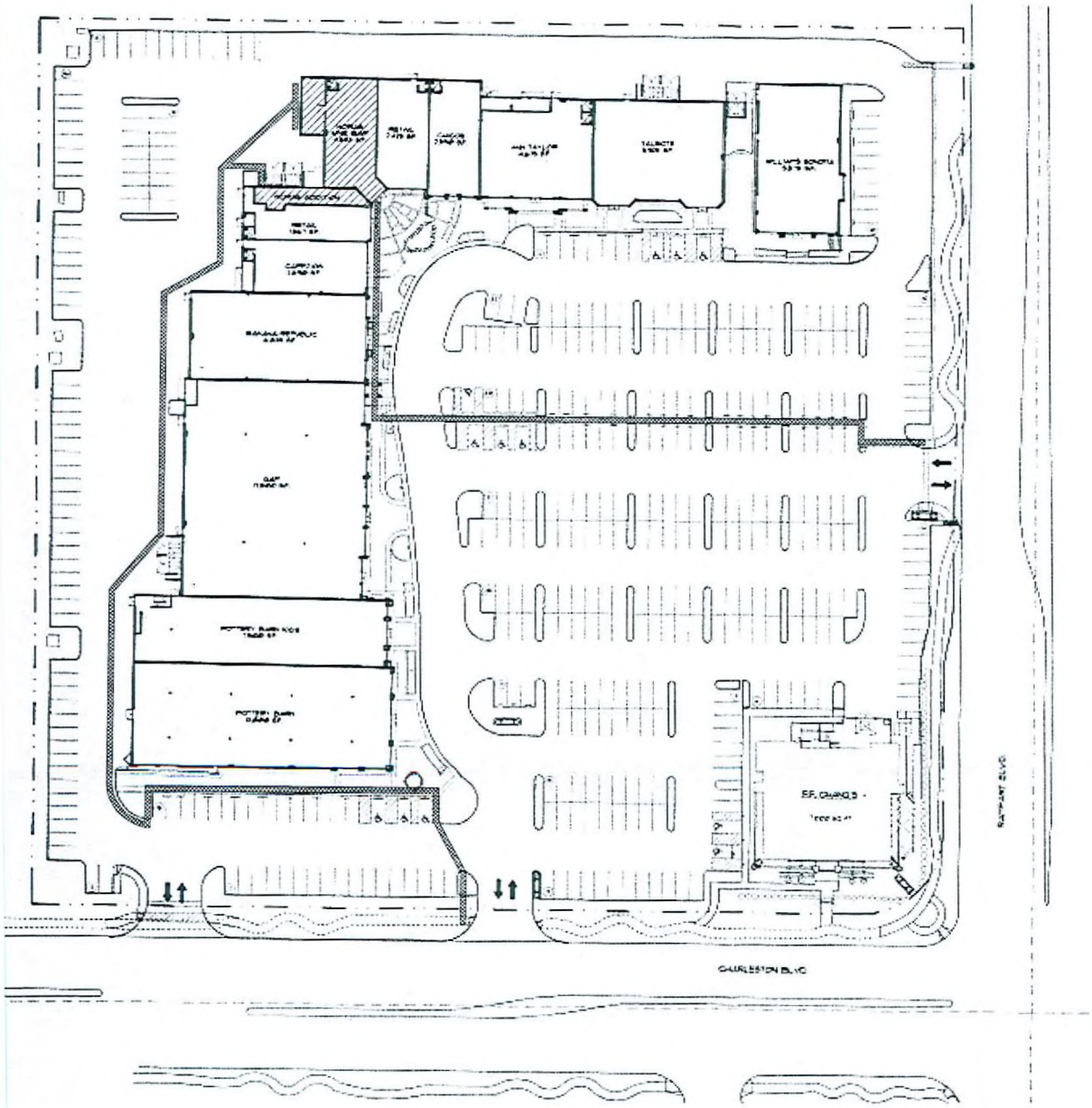
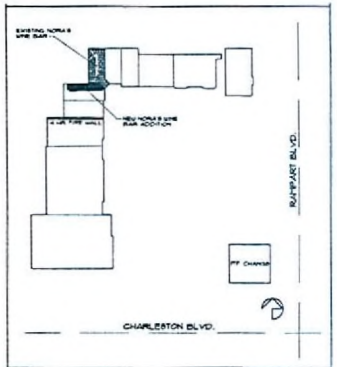


SITE PLAN



PARKING STUDY

REQUIRED ZONING: CI

EXISTING ZONING: CI

APN#: 138-32-410-003

AREA/PARKING SUMMARY

USE:	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
RETAIL	66,952 SF	1/250	271 SPACES	271 SPACES
NORA'S WINE BAR	4,993 SF 2,493 SF MEASURING 2,500 SF METAL DECK	1/50 USED	50 SPACES 5 SPACES	50 SPACES 5 SPACES
FF CHANGE	1,000 SF	calculated separately previously approved	10 SPACES	10 SPACES
TOTALS:	76,445 SF		436 SPACES	436 SPACES

HANDICAP PARKING REQUIRED: 1 VAN + 8 H.C. = 9 H.C.

HANDICAP PARKING PROVIDED: 1 VAN + 11 H.C. = 12 H.C.

TYPE OF CONSTRUCTION: III-B

SPRINKLED: YES - 300 % INCREASE

ALLOWABLE AREA (A-2) (A-2 W/ NONSEPARATED USES): 9,500 SF. + 28,500 SF. = 38,000 SF.

ATUCAL AREA 'C' + 'D': 25,415 SF.

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revisions

jonn daul hunter architect

THESE PLANS ARE SUBJECT TO INTERNAL FUTUCONT PLANCHECK CORRECTIONS AND OTHER REQUESTED CHANGES. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY WITH THE OWNER AND ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST

Nora's Wine Bar

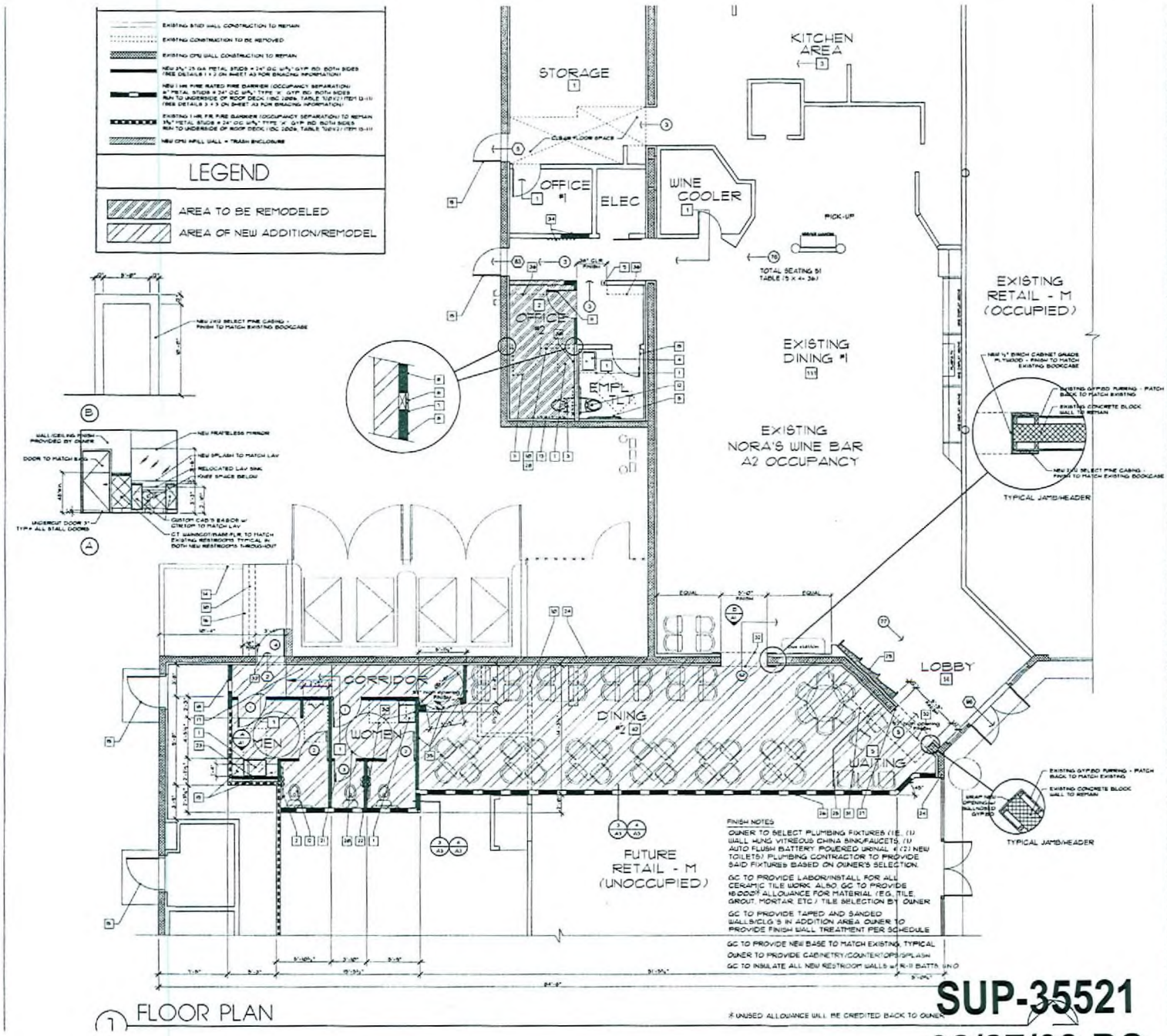
1031 S. Rampart Blvd.

date

proj. no.

drwn by

sht no.



1 FLOOR PLAN

*	description
1	RELOCATE EXISTING LAV SINKS TO NEW RESTROOM LOCATION
2	NEW HANDICAP GRAB BARS PER ANSI 117.1 2003 EDITION
3	RELOCATE EXISTING TOILET TO NEW RESTROOM LOCATION
4	NEW WALL HUNG VITREOUS CHINA SINK - SELECTED BY OWNER
5	EXISTING HANDICAP GRAB BARS TO REMAIN
6	PAINT GRADE MDF (NO PAINTED) TO MATCH EXG WALLS - SHIFT AS REQ'D
7	CARLY WALL SURFACE TRANSITION - TYPICAL
8	EXISTING WALL FINISH TO REMAIN - PATCH AND REPAIR AS NEEDED
9	DEMOLISH EXISTING WALL BACK TO PROVIDE REQ'D 36" FINISH WIDTH - PATCH BACK TO MATCH
10	DASHED LINE OF EXISTING WALL TO BE DEMOLISHED
11	EXISTING DOOR TO BE RELOCATED
12	NEW TOILET - SEE PLUMBING DRAWINGS
13	RELOCATE EXISTING HANDICAP GRAB BARS TO NEW RESTROOM LOCATION
14	EXISTING CONCRETE CURB TO REMAIN
15	EXISTING EXTERIOR DOOR TO REMAIN
16	NEW CONCRETE SLAB TO PROVIDE REQUIRED CLEARANCE
17	CERAMIC TILE FLOORING OVER MORTAR BED TO BE FLOATED UP TO MEET NEW EXIT DOOR THRESHOLD IN WALL 1 MENS RESTROOM
18	FILL IN WALL OPENING WITH WALL PER WALL SCHEDULE ON THIS SHEET
19	CUSTOM BAR CABINET
20	5'-0" DIAMETER HANDICAP ACCESS RADIUS
21	NEW DOOR - SEE DOOR SCHEDULE
22	34" x 48" HANDWERING CLEARANCE PER ANSI
23	NEW FRAMELESS MIRROR ABOVE COUNTER
24	EXISTING WALL CONSTRUCTION TO REMAIN
25	MOVEABLE PARTITION - BY OWNER
26	NEW WALL CONSTRUCTION - SEE WALL LEGEND ON THIS SHEET
27	NEW 97" HIGH OPENING IN EXISTING WALL (RAMPED 4"HILLHORED GYP.BD) PER DETAIL
28	PATCH + REPAIR FLOORING TO MATCH
29	EXISTING CUSTOM DISPLAY/BOOK CASE TO REMAIN
30	RELOCATE EXISTING MIRROR
31	DEMOLISH AND REMOVE EXISTING CABINETRY
32	CUT OPENING IN EXISTING MASONRY WALL - REINFORCE PER DETAIL 6/A3
33	GC TO DISASSEMBLE / STORE CABINETRY AS REQUIRED FOR REINSTALL BY OWNER'S CABINET CONTRACTOR
34	GC REMOVE DOOR - PATCH BACK WALL (RAMP/FLOOR TO MATCH EXISTING
35	RUN VEST OPENG 7' WALL FULL HEIGHT w/ GYP.BD CONTINUOUS on WINDOW SIDE - SLIP TRACK + TOP
36	GC TO DISASSEMBLE CABINETS + STORE AS DIRECTED BY OWNER

INTERIOR FINISH SCHEDULE

ROOMS	FLR: EXISTING TO REMAIN	FLR: PATCH EXISTING	BASE: EXISTING TO REMAIN	BASE: PATCH EXISTING	WALLS: EXISTING TO REMAIN	WALLS: PAINT GRADE MDF (NO PAINTED)	WALLS: TAPED & SANDED - FINISH BY OWNER	WALLS: TILE - FINISH BY OWNER	CEILING: EXISTING CEILING TO REMAIN	CEILING: PATCH EXISTING	CEILING: TAPED & SANDED - FINISH BY OWNER	CEILING: TILE - FLOOR/CEILING TILE TO MATCH EXISTING - PAINT TO MATCH EXISTING	REMARKS
LOBBY	EXISTING TO REMAIN - PATCH BACK IF REQ'D												
DINING #1	EXISTING TO REMAIN - PATCH BACK IF REQ'D												
DINING #2		*		*			*					*	
WAITING		*		*			*					*	
MEN		*		*		*					*		
WOMEN		*		*		*					*		
HALL		*		*			*				*		
OFFICE #2	*		*		*			*		*			PATCH EXG. AS REQ'D TO MATCH
KITCHEN/BAR	EXISTING TO REMAIN - PATCH BACK IF REQ'D												
STOR/ELEC	EXISTING TO REMAIN - PATCH BACK IF REQ'D												

NOTE: VERIFY ALL FINISH SELECTIONS WITH OWNER PRIOR TO PURCHASE/FABRICATION/INSTALLATION

DOOR SCHEDULE

SYM	SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARD WARE	REMARKS
1	3'-0" x 6'-8"	SC	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	H01	
2	3'-0" x 6'-8"	SC	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	H02	UNDERCUT DOOR 3"
3	3'-0" x 6'-8"	SC	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	H02	UNDERCUT DOOR 3"
4	3'-0" x 7'-0"	LPT HOLL	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	H03	

HARDWARE SCHEDULE

HARDWARE GROUP

Comply to ANSI A117.1 for all hardware requirements

H02 HINGES
LOCKSET - RESTROOM
WALL STOP
ROUND SEALS
SELF CLOSER
LEVER HANDLES TO MATCH EXG

H03 SELF CLOSING HINGES
PRIVACY LOCKSET
WALL STOP
LEVER HANDLES TO MATCH EXG

H03 HINGES
LOCKSET - RESTROOM
PANIC HARDWARE INTO STAIRWELL STAIR
SELF CLOSER
EXTERIOR HANDLES TO MATCH EXG
ALUMINUM THRESHOLD ½" STEP MAXIMUM

EXITING SUMMARY

OCCUPANCY LOADS:
(Table 1004.1.2)

WAITING/DINING	1 OCC / 15 SF
OFFICE	1 OCC / 100 SF
STORAGE/RESTROOMS	1 OCC / 300 SF
KITCHEN	1 OCC / 200 SF

EXITING LEGEND

X → NUMBER OF EXITS IN AN AREA
O → NUMBER OF OCCUPANTS EXITING AN AREA

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revisions

John Paul Burke, Architect

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Nora's Wine Bar
1031 S. Rampart Blvd.
for: Marcello Mauro

date
proj. no.
drwn. by

sheet no. A1