PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-15051** APN: 125-35-301-015

Name of Property Owner: Rancho Drive LLC

Name of Applicant: EGJ Management LLC

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: _____

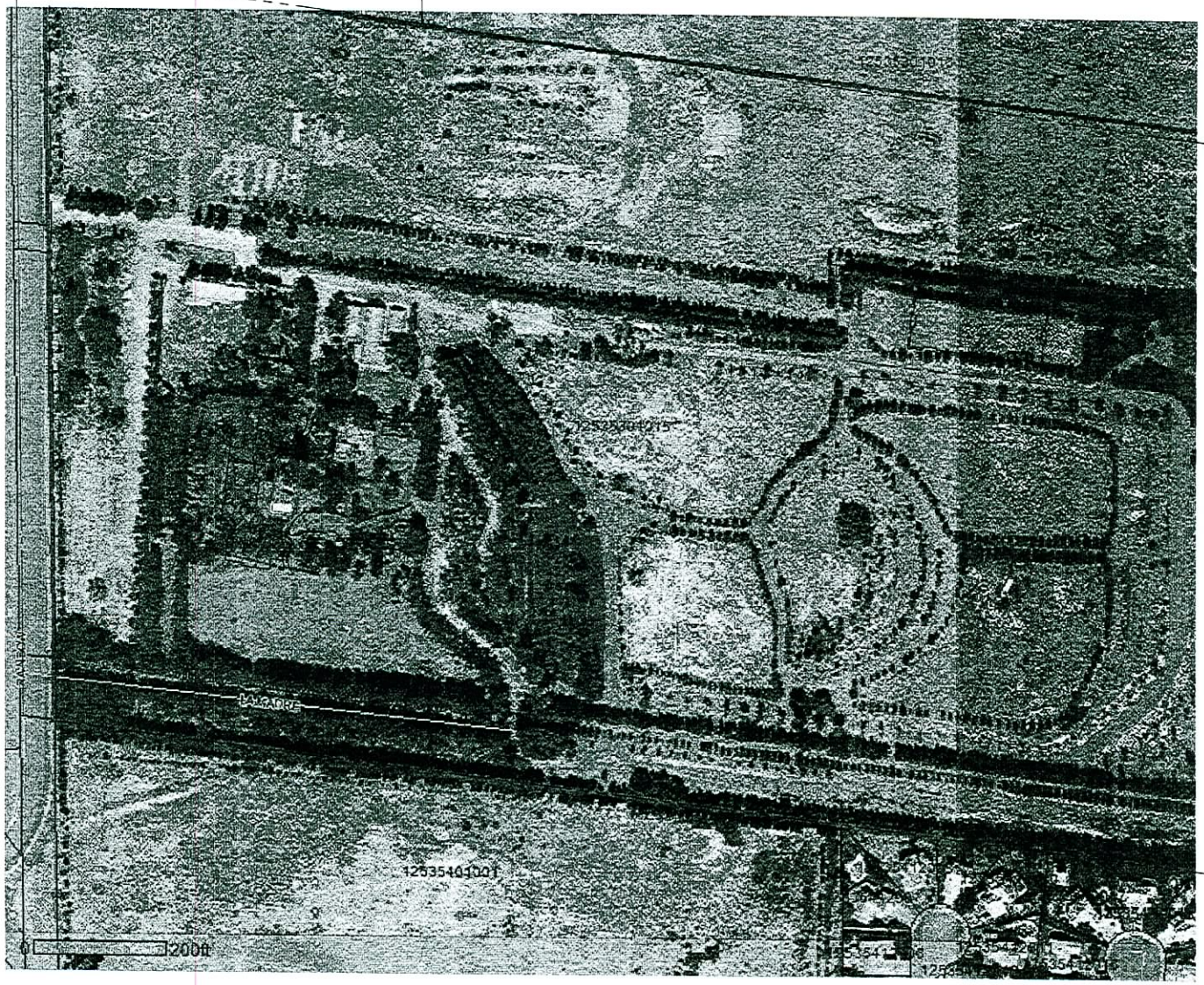
Subscribed and sworn before me

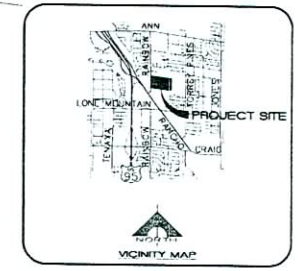
This 23 day of June, 2006

Helene Gallegos-Falkner

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
HELENE GALLEGOS-FALKNER
Appt No 96-3316-1
My Appt. Expires Oct. 20, 2009





OWNER:

RANCHO DRIVE, LLC
630 S 4TH ST #400
LAS VEGAS, NV 89101-6604

FEMA/FIRM DATA

ZONE "X" - OUTSIDE 500 YEAR FLOOD PLAIN PER 32003C1765E
DATED SEP 27, 2002

LEGAL DESCRIPTION:

APN: 125-35-301-015

THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA

SITE DATA:

CURRENT ZONING:	R-E (RESIDENCE ESTATES)
JURISDICTION	CITY OF LAS VEGAS
APN:	125-35-301-015
TOTAL SITE ACREAGE	
GROSS:	±- ACRES (±- SF)
NET:	±- ACRES (±- SF)
NUMBER OF LOTS	1
DENSITY	N/A
BUILDING INFORMATION	
EXISTING BUILDING	2,154 SF
ACCESSORY STRUCTURE #1	1,910 SF
ACCESSORY STRUCTURE #2	2,338 SF
ACCESSORY STRUCTURE #3	2,296 SF
STORAGE BUILDING	15,305 SF
SETBACKS:	
FRONT	25 FEET MIN
REAR	30 FEET MIN
SIDE	10 FEET MIN

LEGEND:

- EXISTING PARCEL/BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING 24" CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- EXISTING CMU WALL
- PROPOSED 24" CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE

LINE DATA TABLE

No	BEARING	DISTANCE

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JUL 11 2006

THIS INFORMATION IS FOR CONCURRENCY PURPOSES ONLY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON

DATE PREPARED JULY, 2006

REV #	BY	DATE	DESCRIPTION	APPROVAL

OWNER/ DEVELOPER
RANCHO DRIVE, LLC
BRIAN EHLERT
1539 PADOVA DRIVE (702) 328-8555
LAS VEGAS, NV 89117 FAX (702) 562-2610

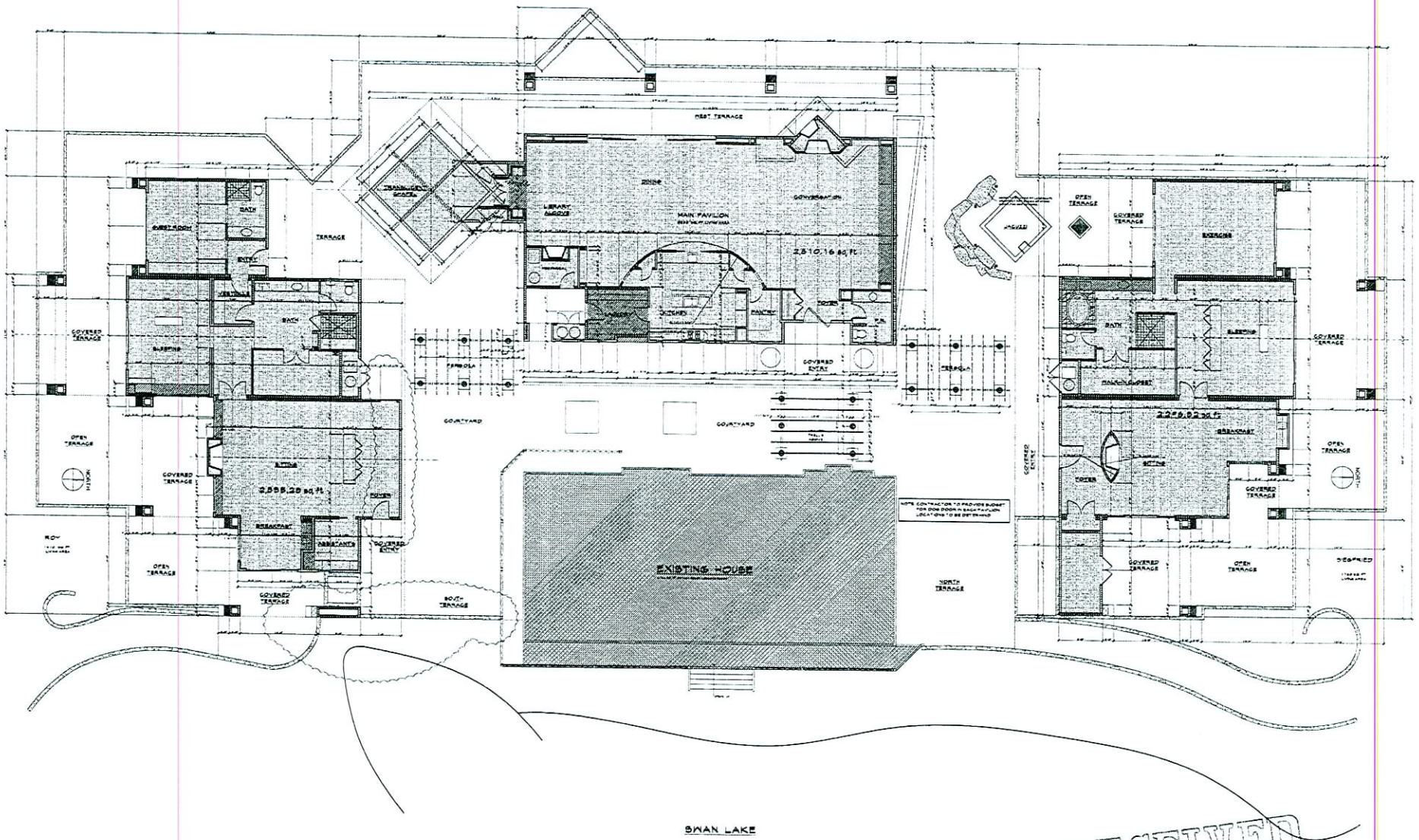
CIVIL DESIGN SERVICES, LLC
3732 SPITZE DRIVE (702) 340-9154
LAS VEGAS, NV 89103 FAX (702) 382-8121

PROJECT
LITTLE BAVARIA
APN 125-35-301-015
5050 NORTH RAINBOW BLVD CITY OF LAS VEGAS

SHEET TITLE
ACCESSORY STRUCTURES SITE PLAN

SCALE	1" = 80'
JOB NO	----
DRAWN BY	MRA
CHECKED BY	MRA
SHEET NO	1 of 2

VAR-15051
08/24/06 PC



VAR-15051
08/24/06 PC

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FLOOR PLAN
1/8" = 1'-0"

Siegfried & Roy's
LITTLE BAVARIA
LAS VEGAS NEVADA

Michael Knorr & Associates, Inc.
ARCHITECTURE
LAS VEGAS, NEVADA (702) 233-1943
DENVER, COLORADO (303) 744-1881

JOB NO	050
DRAWN BY	
Drawing Start	04-15-0
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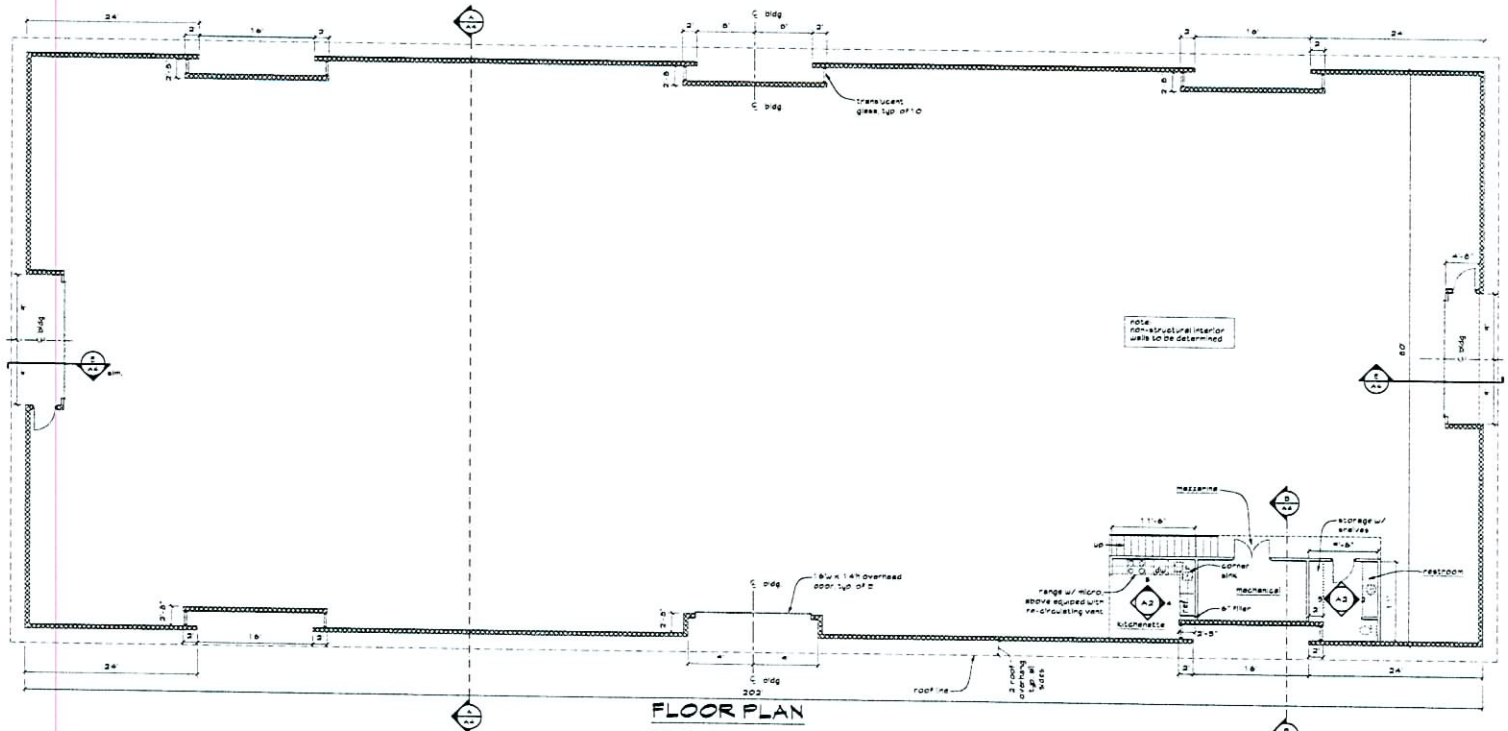

FLOOR PLAN

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

LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33, THENCE NORTH 00°08'24" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 100.15 FEET, THENCE NORTH 89°00'21" WEST AND PARALLEL TO THE SOUTH LINE OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°00'21" WEST A DISTANCE OF 1184.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LORENZI STREET (100.00 FEET WIDE), THENCE NORTH 00°04'21" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LORENZI STREET, A DISTANCE OF 543.84 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°08'33", AN ARC LENGTH OF 24.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROSADA WAY (60.00 FEET WIDE), THENCE SOUTH 89°04'28" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1001.14 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 39.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°05'19", AN ARC LENGTH OF 11.91 FEET TO A POINT ON A TANGENT REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 10.00 FEET, THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 190°48'55", AN ARC LENGTH OF 16.64 FEET TO A POINT ON A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 39.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°05'21", AN ARC LENGTH OF 11.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REBECCA ROAD (60.00 FEET WIDE), THENCE NORTH 00°04'28" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 93.00 FEET, THENCE SOUTH 89°00'21" EAST AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 A DISTANCE OF 991.05 FEET, THENCE SOUTH 00°08'24" EAST AND PARALLEL TO THE EAST LINE OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 33 A DISTANCE OF 192.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION ABANDONED BY ORDER OF VACATION RECORDED MAY 14, 1983 IN BOOK 1751 OFFICIAL RECORDS AS DOCUMENT NO. 1844408

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY BUILDING PERMITS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL BUILDING AND ZONING ORDINANCES AND REGULATIONS.

2. PRIOR TO DIGGING ON THE JOB SITE, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES AND TO IDENTIFY ANY POTENTIAL CONFLICTS WITH SUCH SERVICES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY AND SHALL ASSURE THAT ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS ARE ENFORCED ON THE JOB SITE, INCLUDING ALL APPLICABLE OSHA REGULATIONS.

4. ALL MATERIAL INSTALLATIONS SHALL COMPLY WITH THE MANUFACTURERS' RECOMMENDATIONS FOR METHOD, MANNER, AND APPLICATION OF ANY PARTICULAR INSTALLATION UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND SUPPORT OF ALL STRUCTURAL MEMBERS AND STRUCTURAL SYSTEMS DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FOR THE PROPERTY AND FOLLOW THE RECOMMENDATIONS THEREIN.

SITE PREPARATION

1. REMOVE ALL EXISTING SURFACE VEGETATION, TOPSOIL AND NON-ENGINEERED FILL FROM ALL AREAS WHICH WILL BE STRUCTURALLY LOADED.

2. REMOVE ALL EXCESSIVELY SOFT, LOOSE, OR OTHERWISE UNSUITABLE SUBSURFACE SOILS AND REPLACE WITH COMPACTED STRUCTURAL FILL.

3. AFTER REMOVING ALL TOPSOIL AND ORGANIC MATERIAL AND PRIOR TO PLACING ANY STRUCTURAL FILL, THE DISTURBED NATIVE SOILS SHALL BE BROUGHT TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A" LEAST 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM-D 1557.

4. THE CONTRACTOR SHALL REVIEW THE RECOMMENDATIONS IN THE SOILS REPORT PRIOR TO ANY EXCAVATION WORK ON THE SITE.

5. ALL FOOTINGS SHALL BE INSTALLED A MINIMUM OF 30 INCHES BELOW THE LOWEST ADJACENT FINAL GRADE OR PER ELEVATIONS ON FOUNDATION PLAN, WHICHEVER IS MORE RESTRICTIVE.

6. GOOD TOPSOIL MAY BE STOCKPILED FOR FUTURE LANDSCAPING AS REQUIRED.

DRAWING INDEX

A1 - FLOOR PLAN AND GENERAL INFORMATION

A2 - MEZZANINE PLAN

A3 - ELEVATIONS

A4 - SECTIONS / DETAILS

E1 - ELECTRICAL

DATA

MAIN FLOOR	15,505 SQ.FT.
MEZZANINE	4,117 SQ.FT.
TOTAL	19,622 SQ.FT.

BUILDING CODES

SITE PLAN

SCALE: N.T.S.

OWNER'S REP.

TRACY
P: 702-400-6855

BUILDER

JGW EHLERT, INC.
BRIAN EHLERT
1808 PADOVA DRIVE
LAS VEGAS, NV 89117

STRUCTURAL

J.C. ENGINEERING
5100 WEST SAHARA #200
LAS VEGAS, NV 89117
P: 702-515-9595
F: 702-515-9594

MECHANICAL

ELECTRICAL

PLUMBING

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Siegfried & Roy's
Storage Building At Little Bavaria
Las Vegas Nevada

Michael Knorr / AIA / & Associates, Inc.
ARCHITECTURE
DENVER, COLORADO 80223
(303) 744-8837
LAS VEGAS, NEVADA 89201
(702) 233-9411

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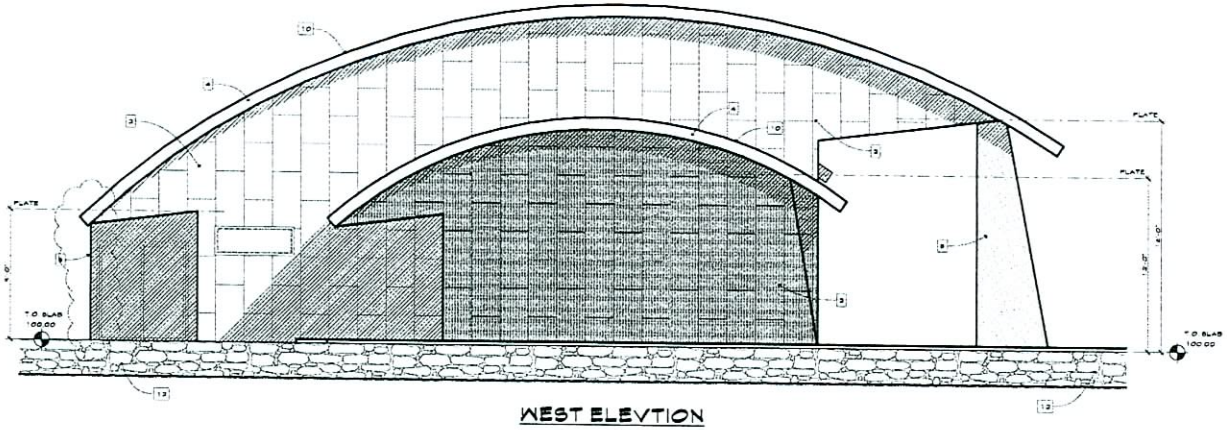
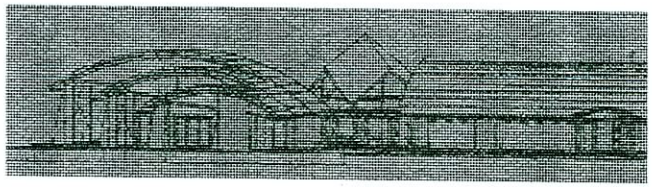


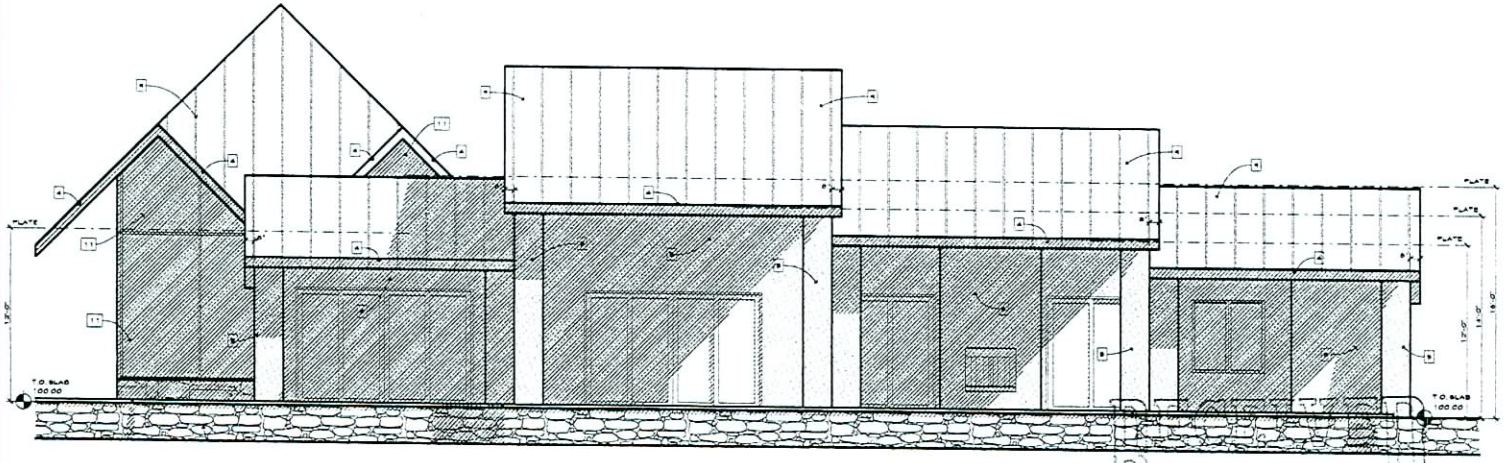
WEST ELEVTION

NOTES:

1. CULTURED STONE VENEER
2. COPPER SIDING OVER 1/2" EXTERIOR SHEATHING
3. STONE CAP
4. COPPER CLADDING OVER 1" x 8" FASCIA - SEE DETAIL
5. EXTERIOR STUCCO FINISHED
6. METAL CHIMNEY CAP
7. CONCRETE PLANTER WALL W/ STUCCO FINISH
8. TRELLIS - SEE DETAIL
9. COPPER ROOFING BY "REVERE COPPER PRODUCTS" OVER 1/2" ROOF SHEATHING
10. ARCH COPPER ROOF
11. CHAPEL WALL - TRANSLUCENT PANEL
12. CMU RETAINING WALL W/ CULTURED STONE VENEER & 4" CAP
13. 12 X 12 GLASS SLOCA



REFERENCE SKETCH - SEE PLANS, ELEVATIONS AND DETAILS FOR EXACT CONDITIONS



SOUTH ELEVTION

VAR-15051
08/24/06 PC

JUL 11 2006

ROY'S - ELEVATIONS

1/4" = 1'-0"

Siegfried & Roy's
LITTLE BAVARIA
LAS VEGAS NEVADA

Michael Knorr & Associates, Inc.
ARCHITECTURE
DENVER, COLORADO (303) 744-1881
LAS VEGAS, NEVADA (702) 233-1447

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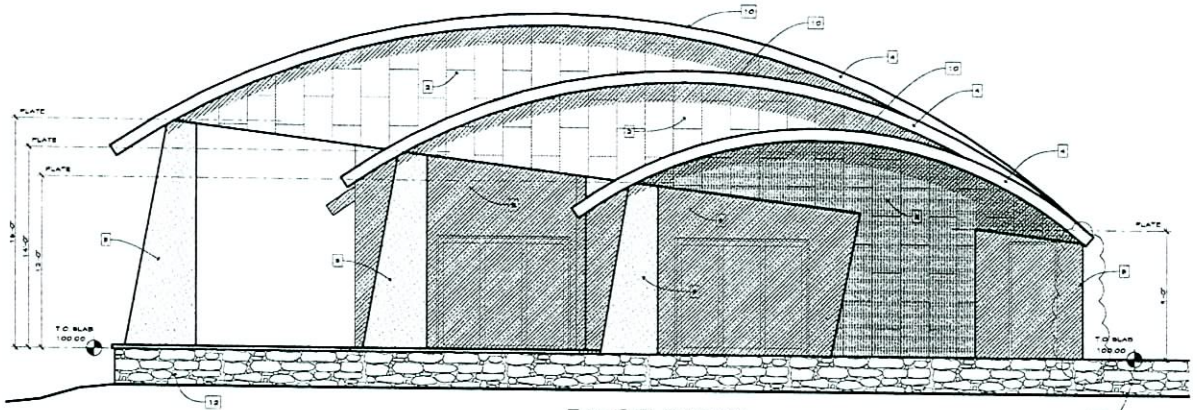
A3

MK



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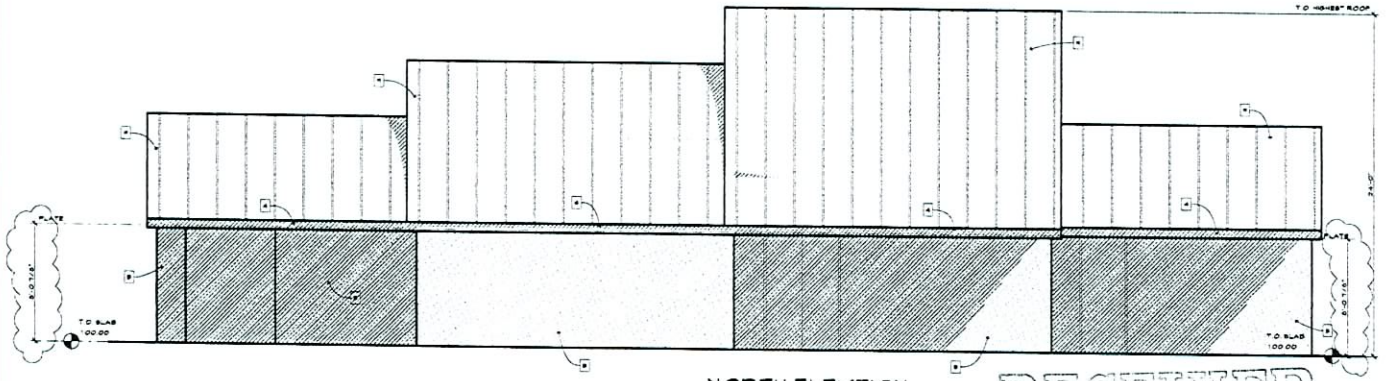

NORTH ELEVTION

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VAR-15051
08/24/06 PC

ROY'S - ELEVATIONS

Siegfried & Roy's
LITTLE BAVARIA
LAS VEGAS NEVADA

Michael Knorr & Associates, Inc.
ARCHITECTURE
DENVER, COLORADO (303) 744 1061
LAS VEGAS, NEVADA (702) 233 1947

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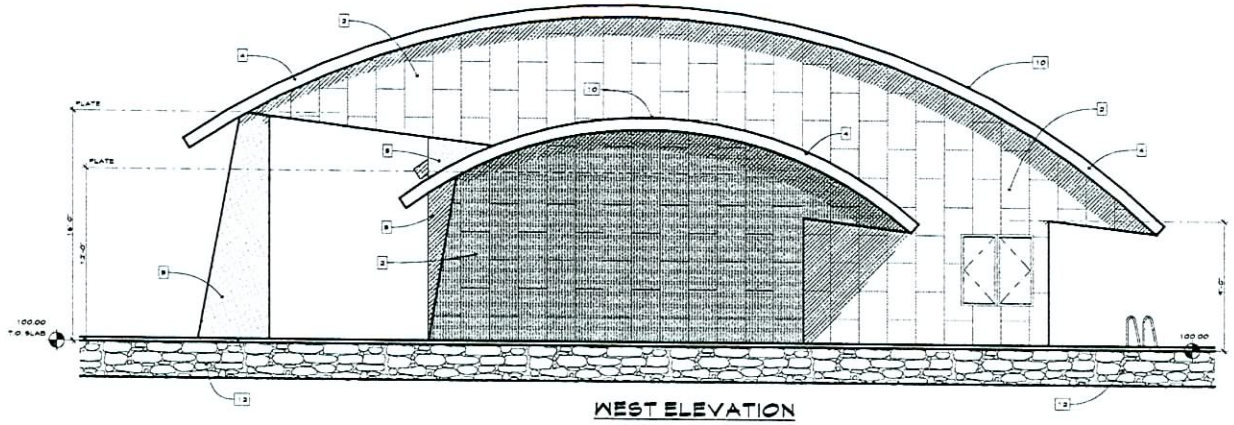
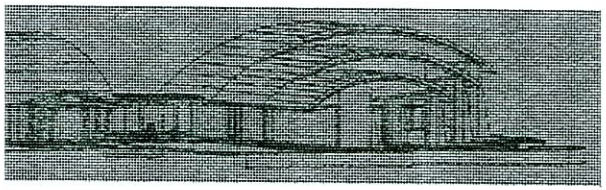


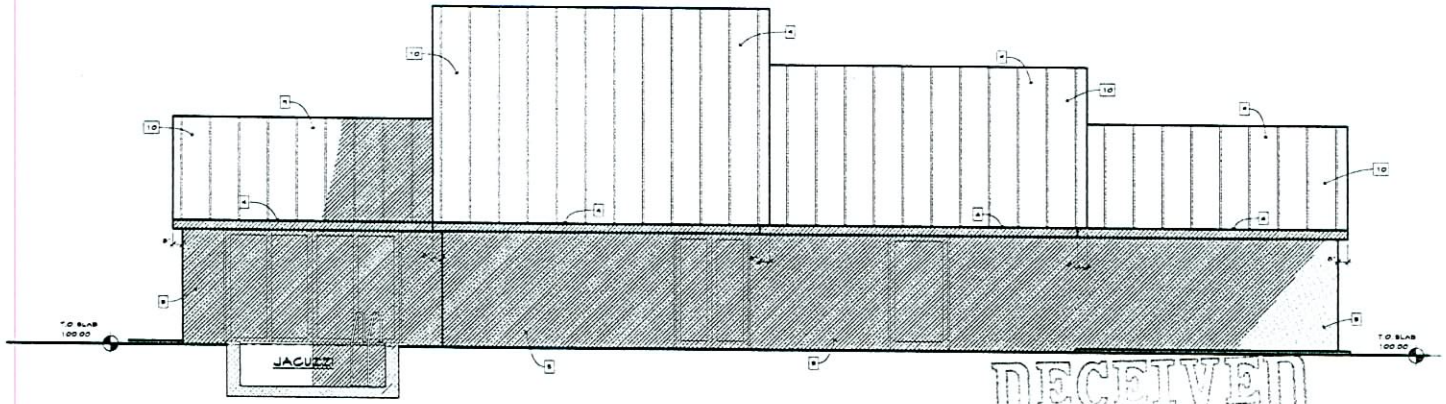
WEST ELEVATION

NOTES:

1. CULTURED STONE VENEER
2. COPPER SIDING OVER 1/2" EXTERIOR SHEATHING
3. 8" STONE CAP
4. COPPER CLADDING OVER 1 X 8 FASCIA - SEE DETAIL
5. EXTERIOR STUCCO FINISHED
6. METAL CHIMNEY CAP
7. CONCRETE PLANTER WALL W/ STUCCO FINISH
8. TRELLIS - SEE DETAIL
9. COPPER ROOFING BY "REVERE COPPER PRODUCTS" OVER 1/2" ROOF SHEATHING
10. ARCH COPPER ROOF
11. CHAPEL WALL - TRANSLUCENT PANEL
12. CMU RETAINING WALL W/ CULTURED STONE VENEER & 4" CAP
13. 12 X 12 GLASS BLOCK



REFERENCE SKETCH - SEE PLANS, ELEVATIONS AND DETAILS FOR EXACT CONDITIONS



SOUTH ELEVATION

VAR-15051
08/24/06 PC

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SIEGFRIED'S - ELEVATIONS

1/4" = 1'-0"

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LITTLE BAVARIA
LAS VEGAS NEVADA

Michael Knorr & Associates, Inc.
ARCHITECTURE
DENVER, COLORADO (303) 744 1651
LAS VEGAS, NEVADA (702) 233 1947

JOB NO	0507
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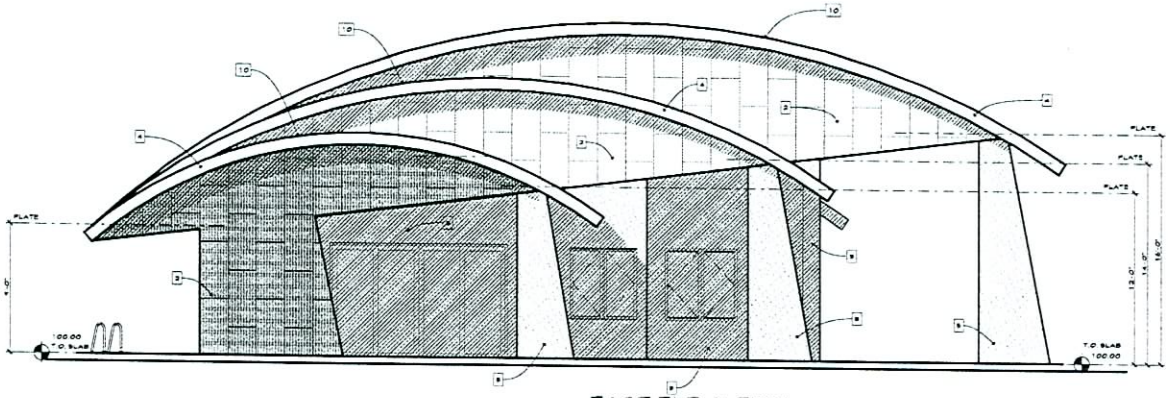

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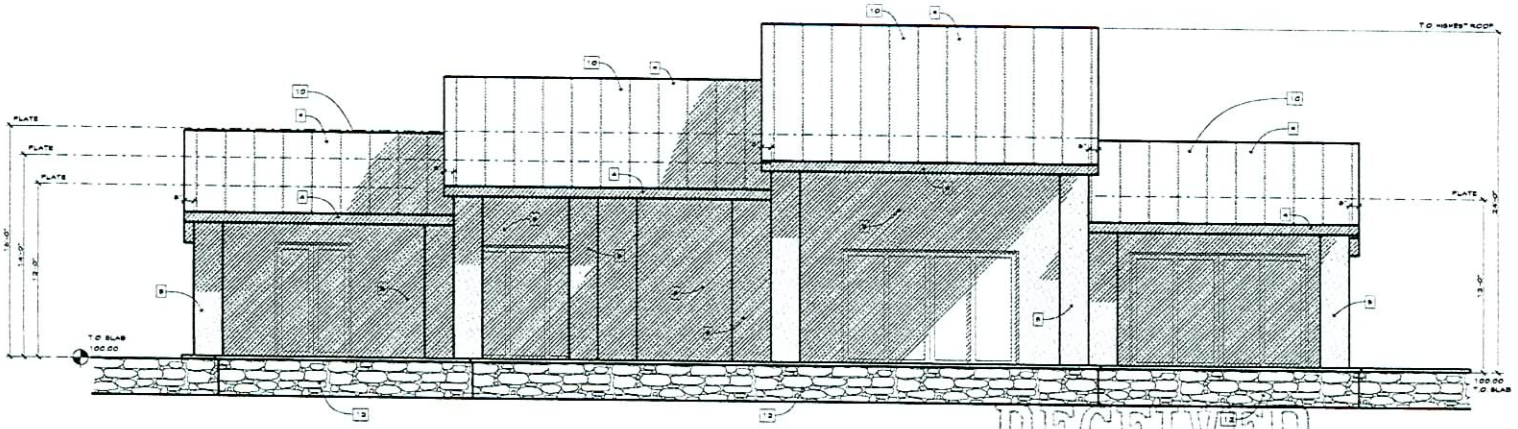

NORTH ELEVATION

VAR-15051
08/24/06 PC

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SIEGFRIED'S - ELEVATIONS

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LITTLE BAVARIA
LAS VEGAS NEVADA

Michael Knorr & Associates, Inc.
ARCHITECTURE
DENVER, COLORADO (303) 744-1887
LAS VEGAS, NEVADA (702) 233-1447

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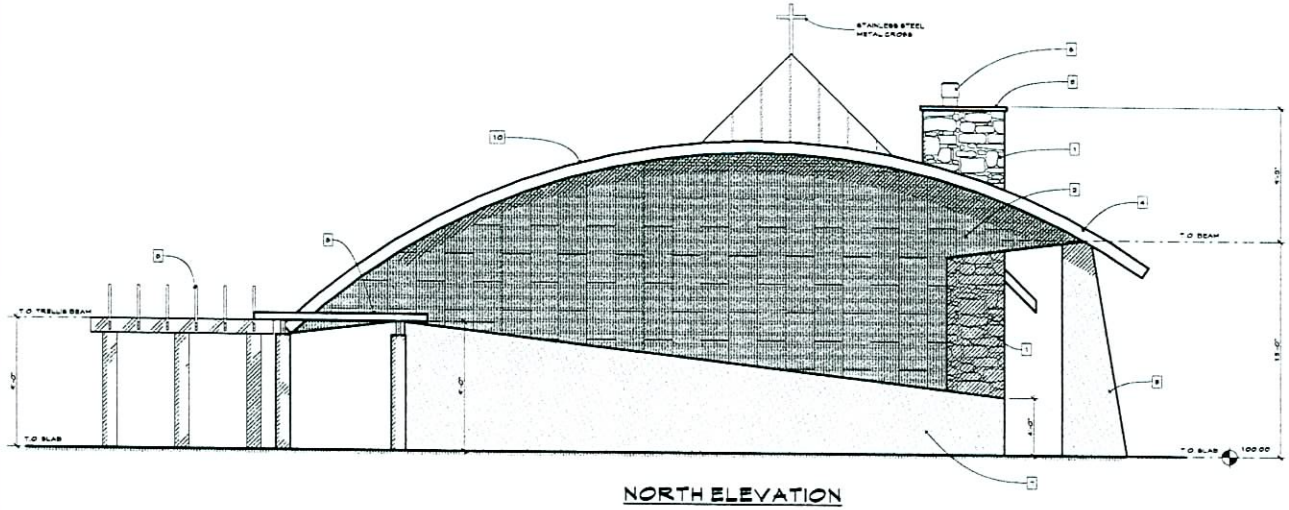
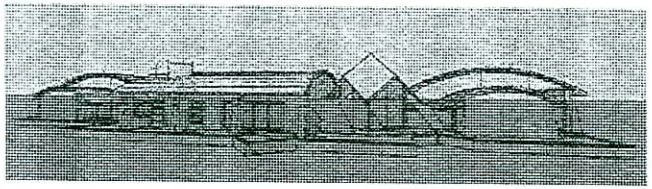


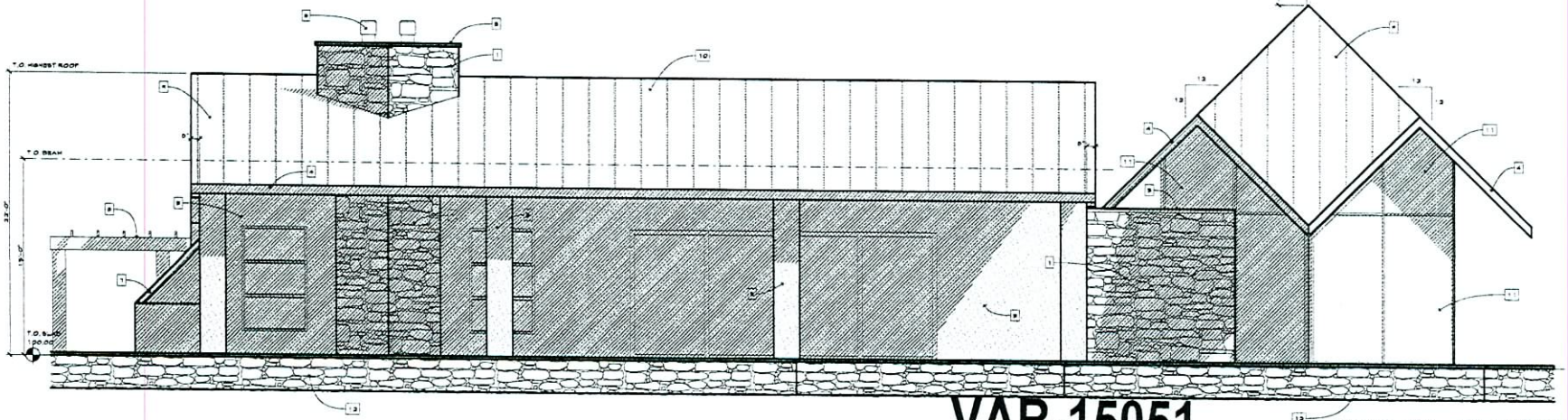
NOTES:

1 CULTURE D STONE VENEER
2 COPPER SIDING OVER 1/2" EXTERIOR SHEATHING
3 8" STONE CAP
4 COPPER CLADDING OVER 1 X 8 FASCIA - SEE DETAIL
5 EXTERIOR STUCCO FINISHED
6 METAL CHIMNEY CAP
7 CONCRETE PLANTER WALL W/ STUCCO FINISH
8 TRELLIS - SEE DETAIL
9 COPPER ROOFING BY: REVERE COPPER PRODUCTS OVER 1/2" ROOF SHEATHING
10 ARCH COPPER ROOF
11 CHAPEL WALL - TRANSLUCENT PANEL
12 CMU RETAINING WALL W/ CULTURE D STONE VENEER 1 4" CAP
13 12 X 12 GLASS BLOCK

NORTH ELEVATION



REFERENCE SKETCH - SEE PLANS, ELEVATIONS AND DETAILS FOR EXACT CONDITIONS



WEST ELEVATION

PAVILION - ELEVATIONS

1/4" = 1'-0"

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Siegfried & Roy's
LITTLE BAVARIA
LAS VEGAS NEVADA

Michael Knorr & Associates, Inc.
ARCHITECTURE
LAS VEGAS, NEVADA (702) 233-1441
DENVER, COLORADO (303) 144-1651

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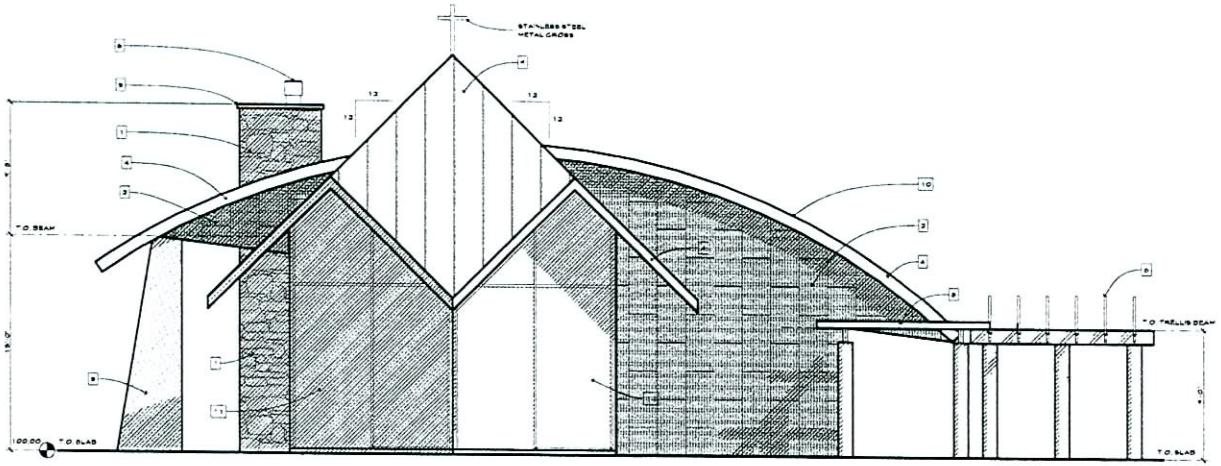
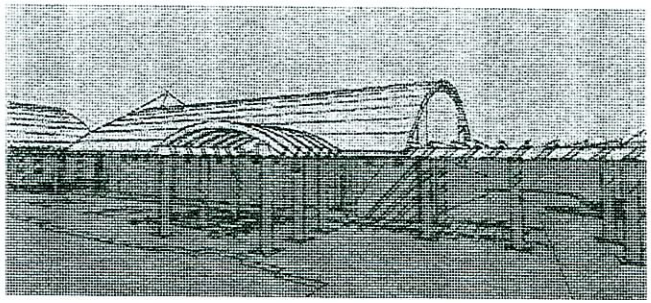
SHEET

A13

VAR-15051
08/24/06 PC



SOUTH ELEVATION



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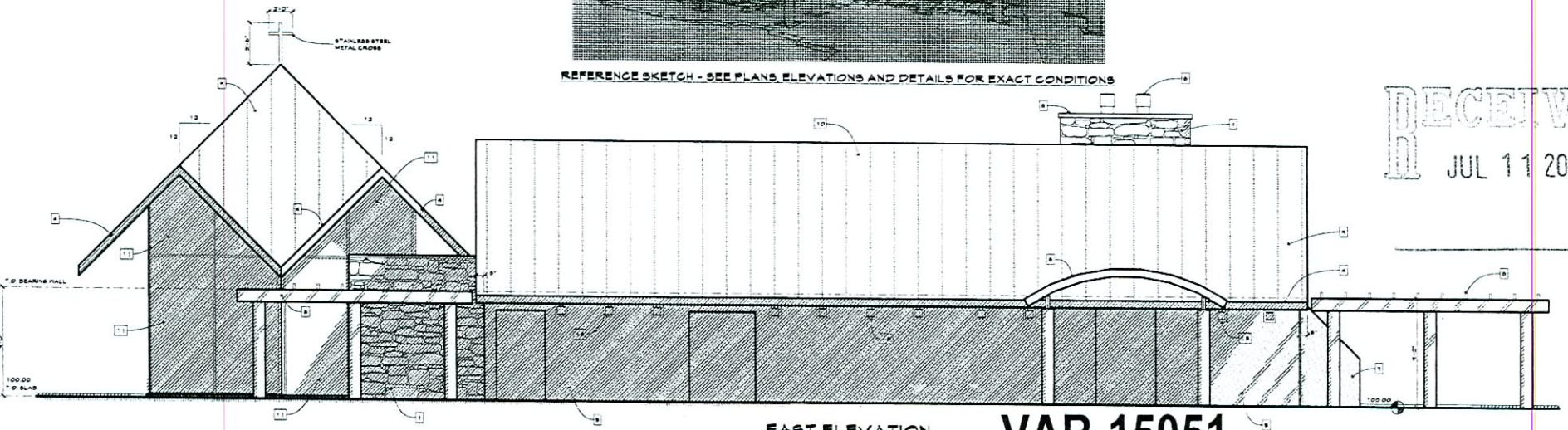

EAST ELEVATION

PAVILION - ELEVATIONS

VAR-15051
08/24/06 PC

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Siegfried & Roy's
LITTLE BAVARIA
LAS VEGAS NEVADA

Michael Knorr & Associates, Inc.
ARCHITECTURE
DENVER, COLORADO (303)744-1861
LAS VEGAS, NEVADA (702)233-1447

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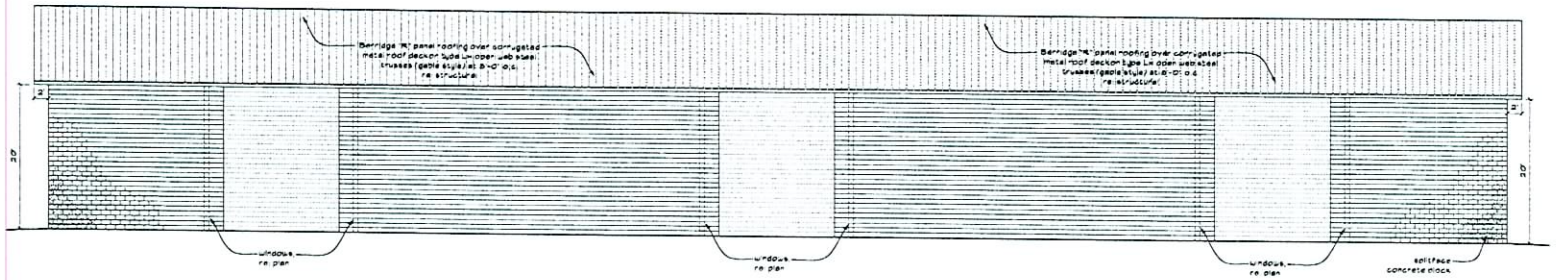
Permit Set	07-06-06

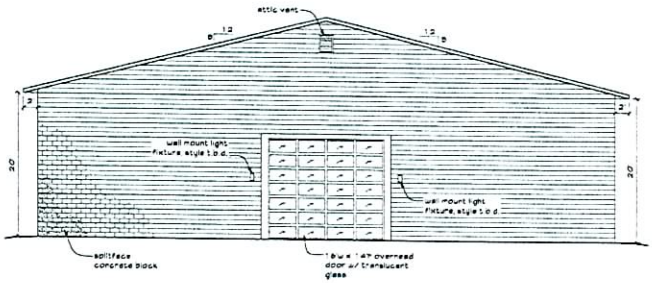
SHEET

A14



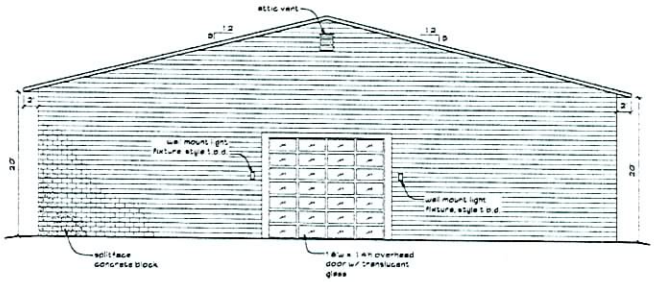
REAR ELEVATION

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



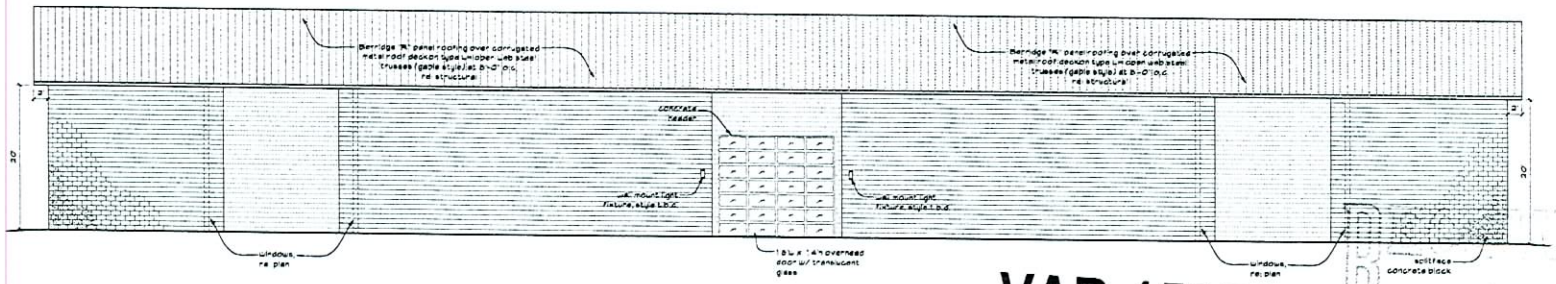
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

VAR-15051
08/24/06 PC

JUL 11 2006

Siegfried & Roy's
Storage Building At Little Bavaria
Las Vegas Nevada

Michael Knorr /AIA/ & Associates, Inc.
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JOB NO	0507-B
DRAWN BY	CG
Drawing Start	07/06/06
07/01/06	04/05/06
4/14/06	04/26/06
Bid Set	
Permit Set	

SHEET
A3