



5 existing landscape
scale: nts = 1"=10'

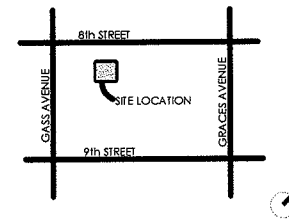


4 existing landscape
scale: nts = 1"=10'

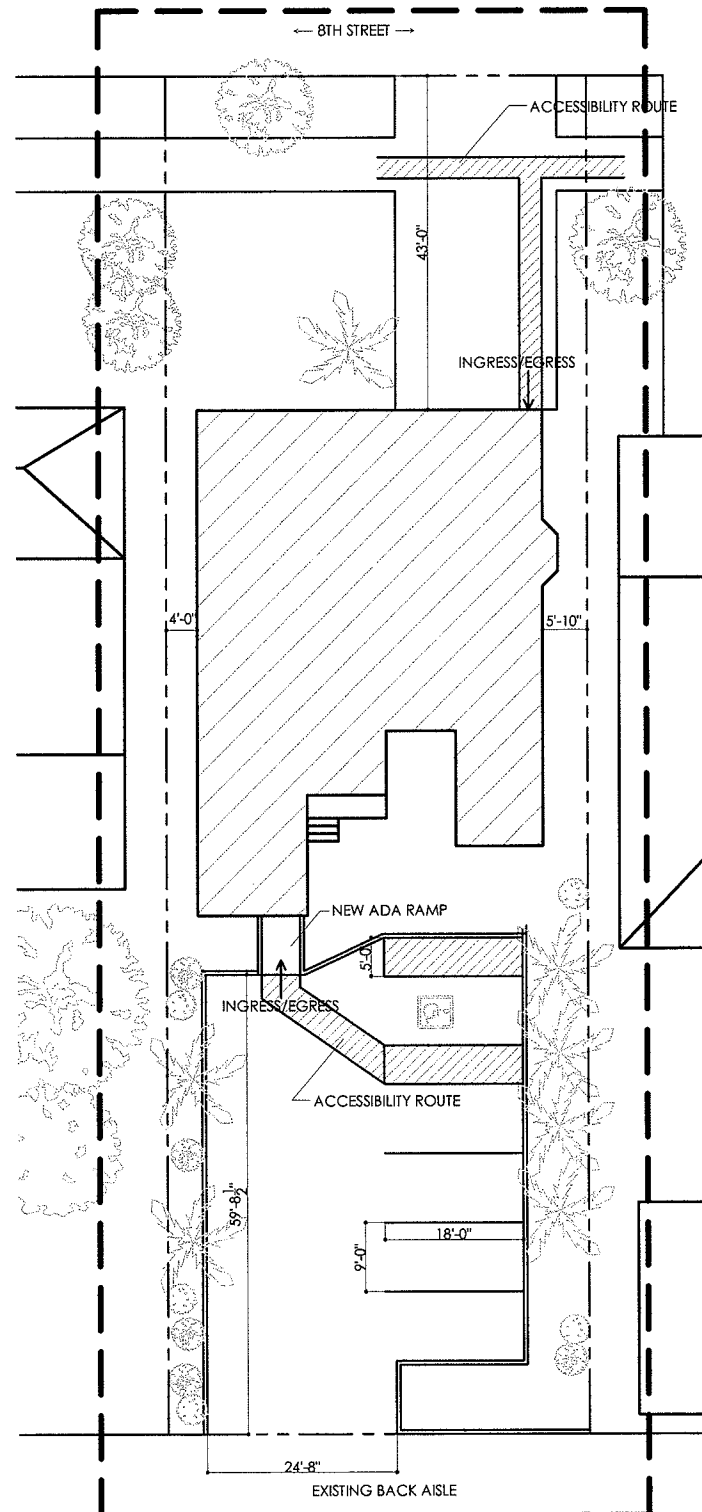


3 existing landscape
scale: nts = 1"=10'

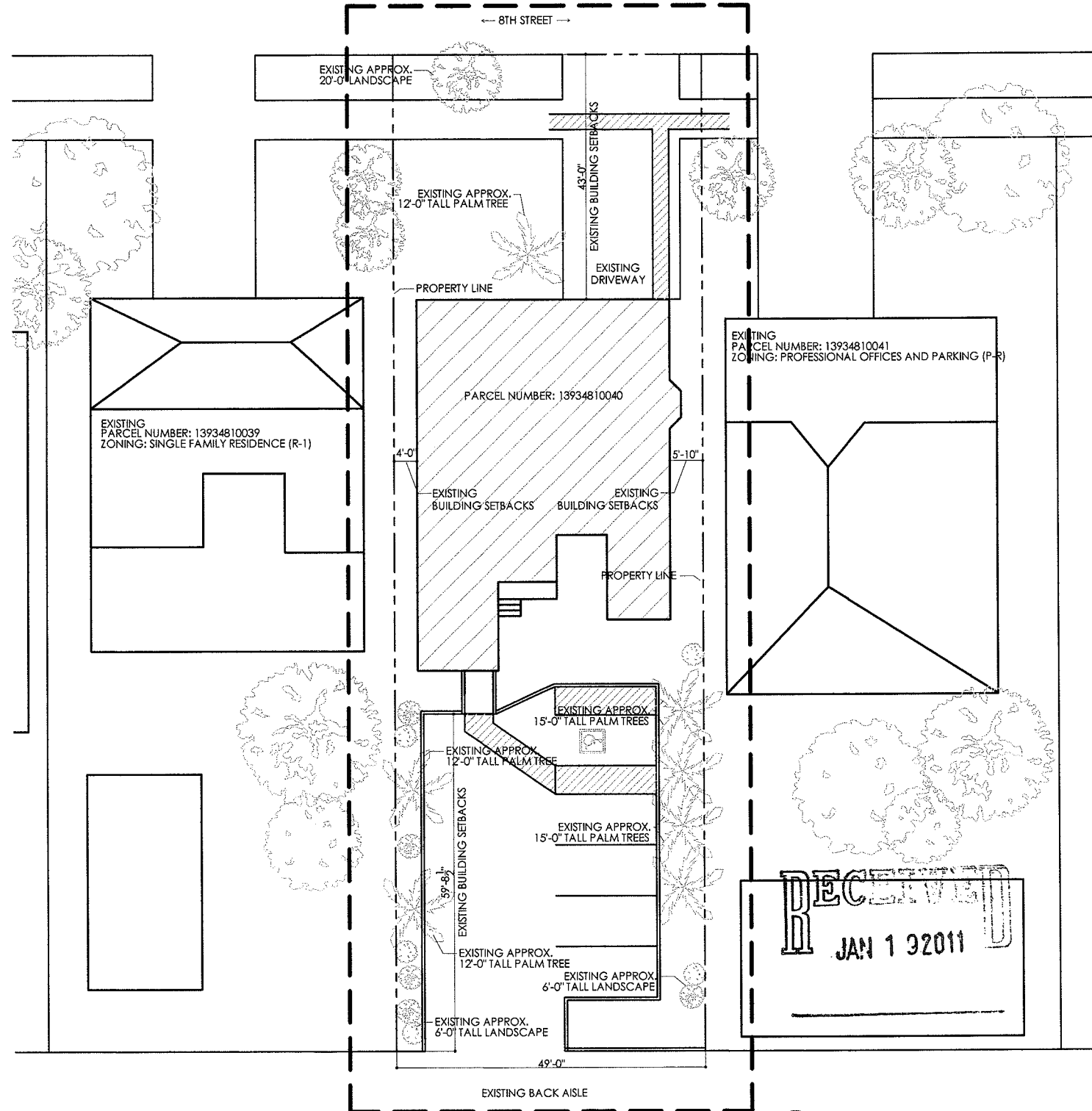
vicinity map



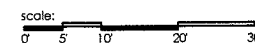
8th Street
Office
717 S. 8th Street
Las Vegas, Nevada



2 proposed new parking
scale: = 1"=10'



1 existing landscape plan
scale: = 1"=10'



stamp
Commercial
Design
Group

6348 S. Rainbow Blvd
Suite 100
Las Vegas, NV. 89118
O: 702.240.3335
F: 702.647.3338

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PRELIMINARY SET

REVISIONS	NO.	DATE	DESCRIPTION

8th Street
Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10031

Landscape
Plan

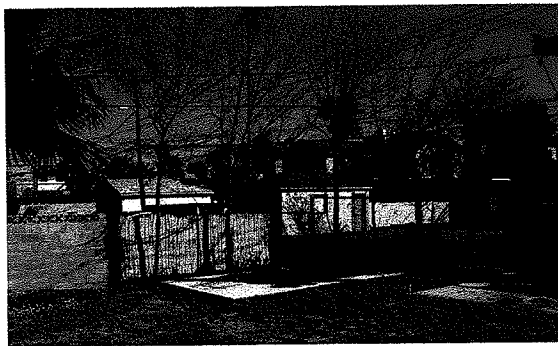
VAR-40758

PACKAGE NO:

ID-0.1



6 existing landscape
scale: ntl = 1'-0"



5 existing landscape
scale: ntl = 1'-0"

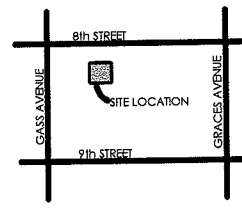


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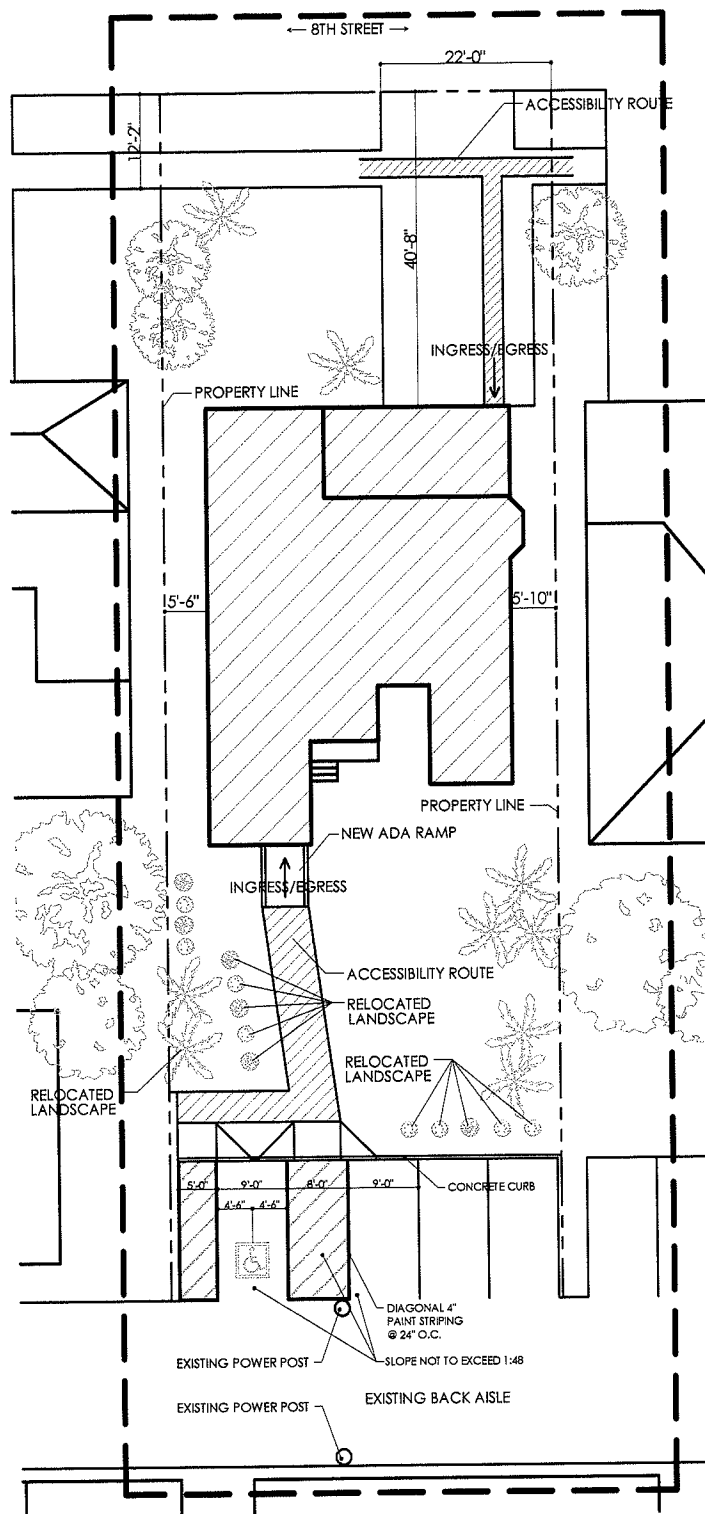


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scale: ntl = 1'-0"

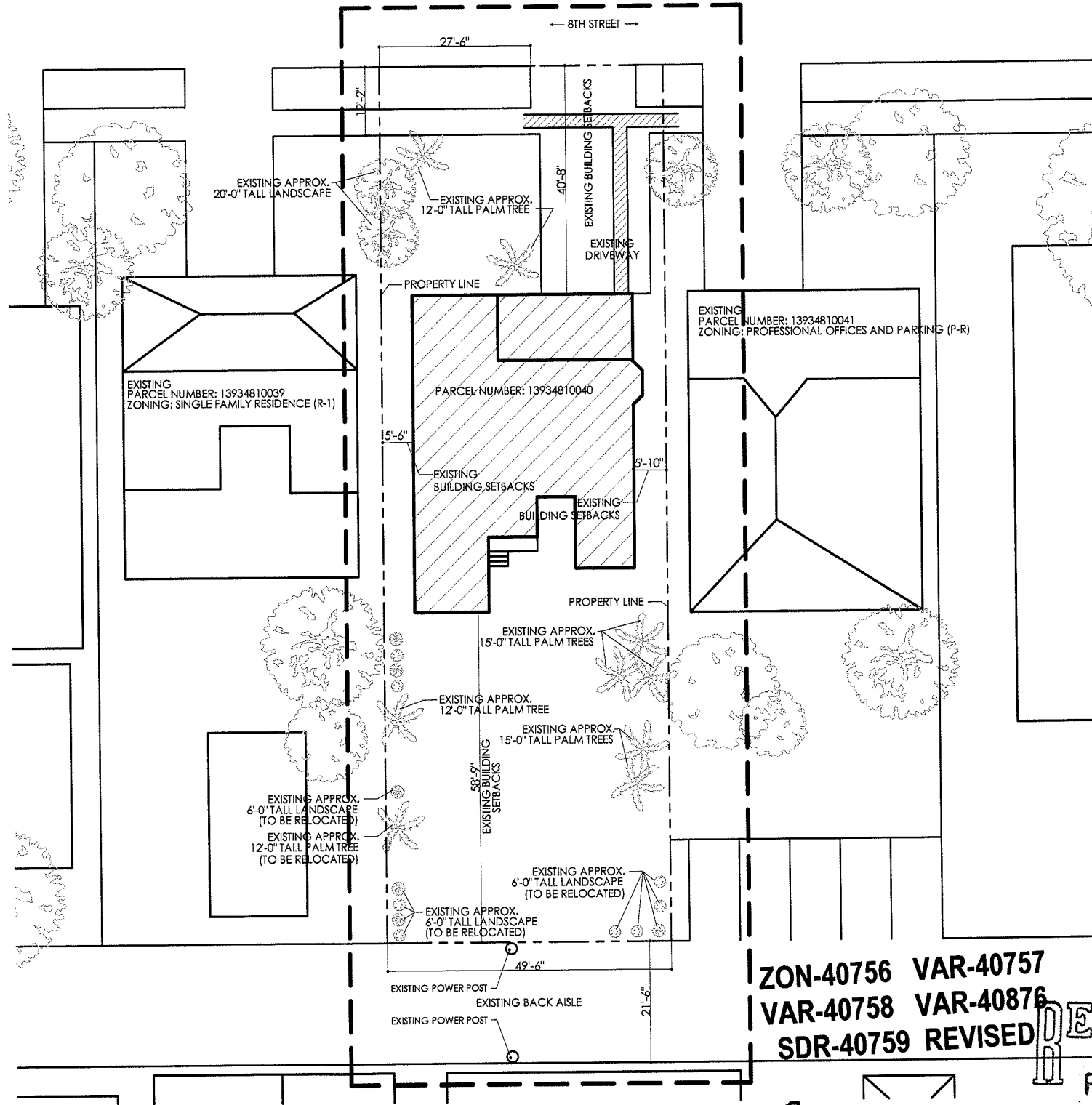
vicinity map



8th Street
Office
717 S. 8th Street
Las Vegas, Nevada



2 proposed new parking
scale: 1" = 10'



1 existing landscape plan
scale: 1" = 10'



stamp
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PRELIMINARY SET

REVISIONS
NO. DATE DESCRIPTION

8th Street
Office

DATE: 02.02.11
SCALE: AS NOTED
PROJ NO: 10031

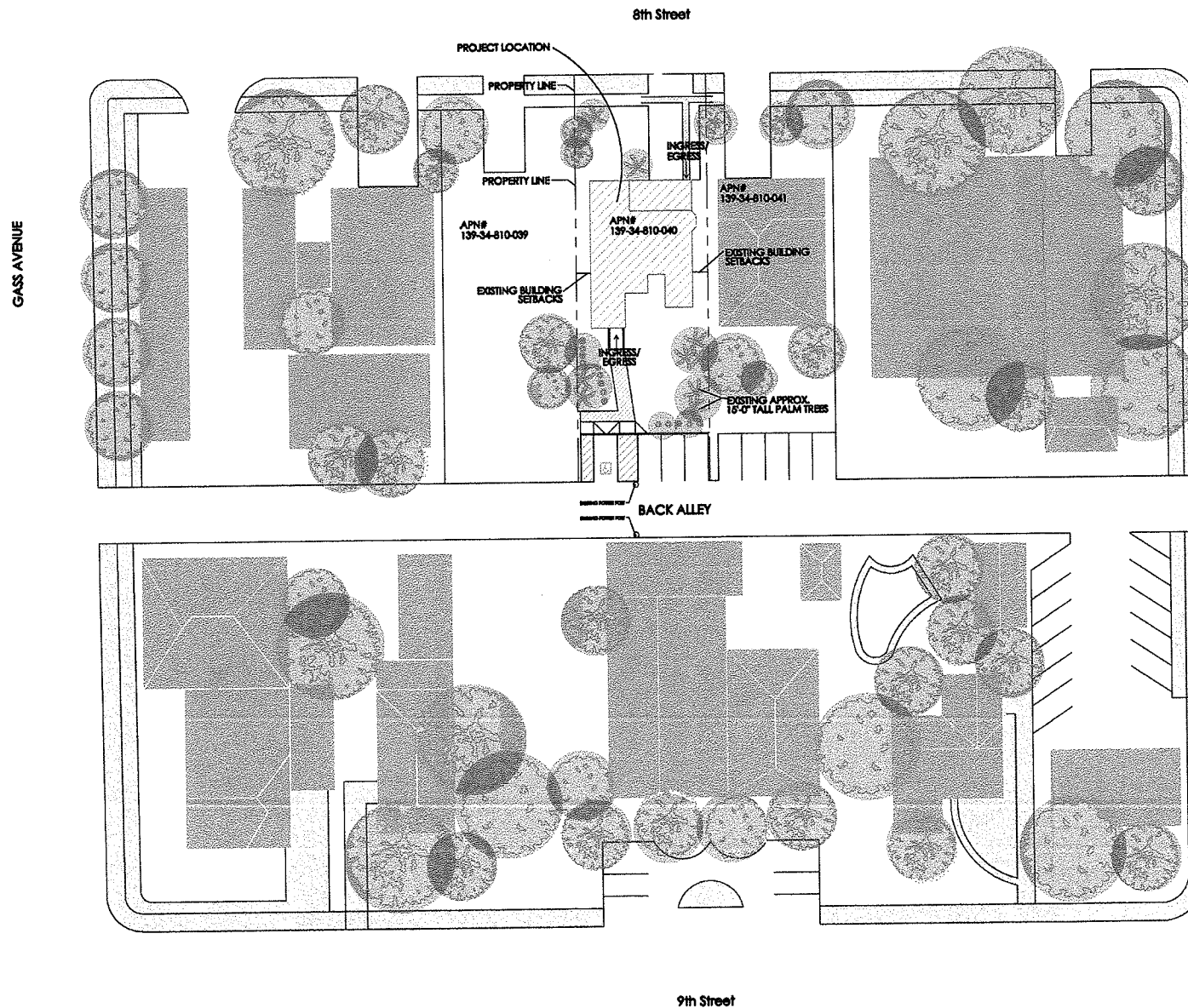
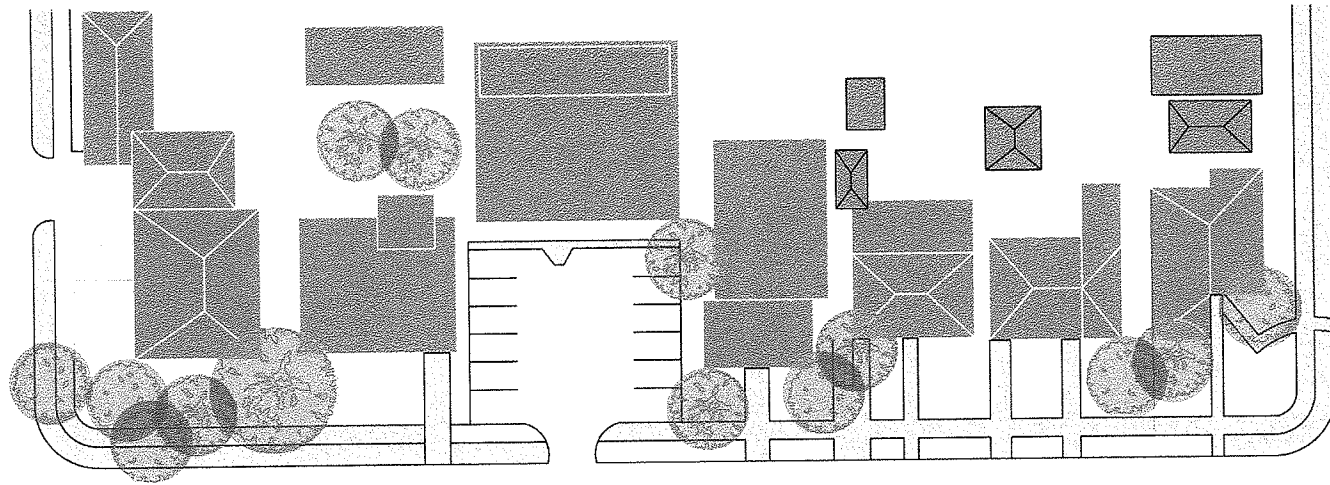
Landscape
Plan

ZON-40756 VAR-40757
VAR-40758 VAR-40876
SDR-40759 REVISED

RECEIVED
FEB 02 2011

PACKAGE NO:

ID-0.1



1 site plan
scale: 1" = 10'

EXISTING ACCESSIBLE ROUTES TO COMPLY WITH
IBC CHAPTER 11 AND ICC/ANSI A117.1
AS FOLLOWS:
A. ROUTES ARE REQUIRED TO BE CONTINUOUSLY ACCESSIBLE
B. ROUTES TO HAVE MAXIMUM SLOPE OF 1:20 PER
ICC/ANSI 403.3.
C. ROUTES WITH CHANGES IN LEVEL OF 1/2" HIGH MAXIMUM
PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT
CHANGES BETWEEN 1/2" AND 1" HIGH MAXIMUM
TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2;
CHANGES GREATER THAN 1/2" TO BE ACCOMPLISHED
WITH RAMP ICC/ANSI 303.
D. ROUTES TO HAVE MINIMUM 36" CLEAR WIDTH
PER ANSI 403.5

site information

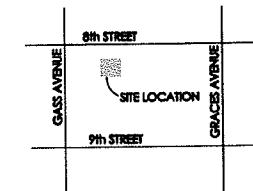
BUILDING SIZE	1,970 SQ.FT.
PROPERTY SIZE	7,870 SQ.FT.
APN#	139-34-810-040
JURISDICTION	CITY OF LAS VEGAS
CURRENT ZONE	-
LOT COVERAGE	XX.XXX
DENSITY	32.0 DU / ACRE
ALLOWED PROVIDED	XX.X DU / ACRE
F.A.R.	0.00X

parking summary

	required	alternate	provided
OFFICE (2482 sq.ft.)	4/1000 st		4 spaces includes 1 HC space

* REQUESTING A PARKING VARIANCE

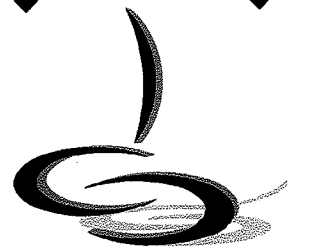
vicinity map



legend

- residential buildings
- commercial buildings
- landscaping
- pavement

**8th Street
Office**
717 S. 8th Street
Las Vegas, Nevada



stamp

**Commercial
Design
Group**

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PRELIMINARY SET

REVISIONS		
NO.	DATE	DESCRIPTION

**8th Street
Office**

DATE: 02.02.11
SCALE: AS NOTED
PROJ NO: 10031

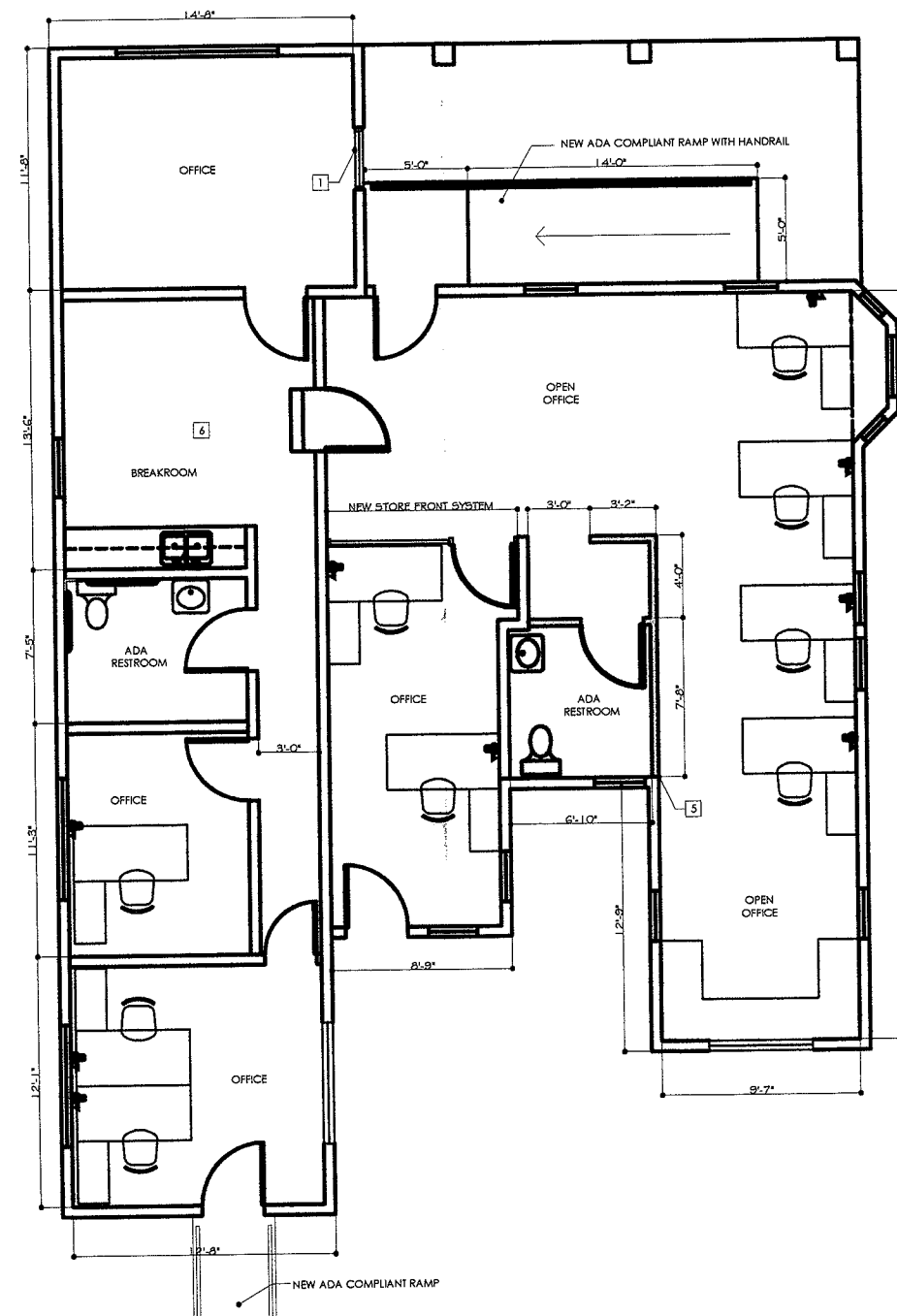
Site Plan

ZON-40756 VAR-40757
VAR-40758 VAR-40876
SDR-40759 REVISED

RECEIVED
FEB 02 2011

PACKAGE NO:

ID-0



1 floor plan
scale: 1/4" = 1'-0"

keynotes

- 1. FIXED NEW WINDOW TO REPLACE EXISTING DOOR
- 2. DEMO EXISTING SHOWER AND RELOCATE FIXTURES AS SHOWN
- 3. DEMO EXISTING STAIRS; NEW ADA COMPLIANT RAMP TO REPLACE
- 4. DEMO WALLS AND DOORS AS SHOWN
- 5. NEW WALL TO ALIGN WITH EXISTING
- 6. NEW BAR TOP WITH CABINETS BELOW

general notes

- 1. provide emergency lighting as required
- 2. fire alarm systems, strobes, speakers to be provided and installed to comply w/current codes
- 3. field verify all cabinets for location & size & coordinate w/ owner

wall legend

- NEW WOOD OR METAL STUD WALLS
- EXIST. WALL TO REMAIN
- NEW DEMISING WALL

legend

- duplex phone/data outlet
- duplex electrical outlet

code analysis

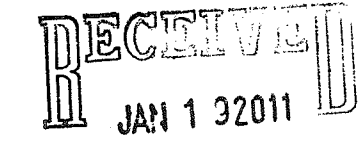
OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	VB
FIRE SPRINKLERS	NO
OFFICE OCCUPANCY LOAD	1,496 SQ. FT.
OCCUPANCY LOAD	
1/100	15
TOTAL OCCUPANTS	15
EXITS REQUIRED	1
EXITS PROVIDED	1

AUTOMATIC FIRE EXTINGUISHING SYSTEM PROVIDED

PARKING REQUIRED: OFFICE: COMMERCIAL CENTER
WAREHOUSE: PARKING LOT
ACCESSORY: PARKING LOT
TOTAL: PARKING PROVIDED: PARKING REQUIREMENTS
APPLICABLE CODES: NOT AFFECTED

2004 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS
2004 UNIFORM MECHANICAL CODE, WITH LOCAL AMENDMENTS
2004 UNIFORM PLUMBING CODE, WITH LOCAL AMENDMENTS
2004 IECC
2005 NATIONAL ELECTRICAL CODE
2003 ICC/ANSI A117
2005 CLARK COUNTY FIRE CODE
SOUTHERN NEVADA CODE AMENDMENTS

NOTE: BUILDING ENVELOPE COMPLIES W/ MODEL ENERGY CODE NO MODIFICATIONS TO BUILDING ENVELOPE WE PROPOSED.



8th Street Office

Las Vegas, Nevada



Commercial Design Group

6348 S. Rainbow Blvd
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Las Vegas, NV, 89118
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PRELIMINARY SET

REVISIONS	NO.	DATE	DESCRIPTION
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8th Street Office

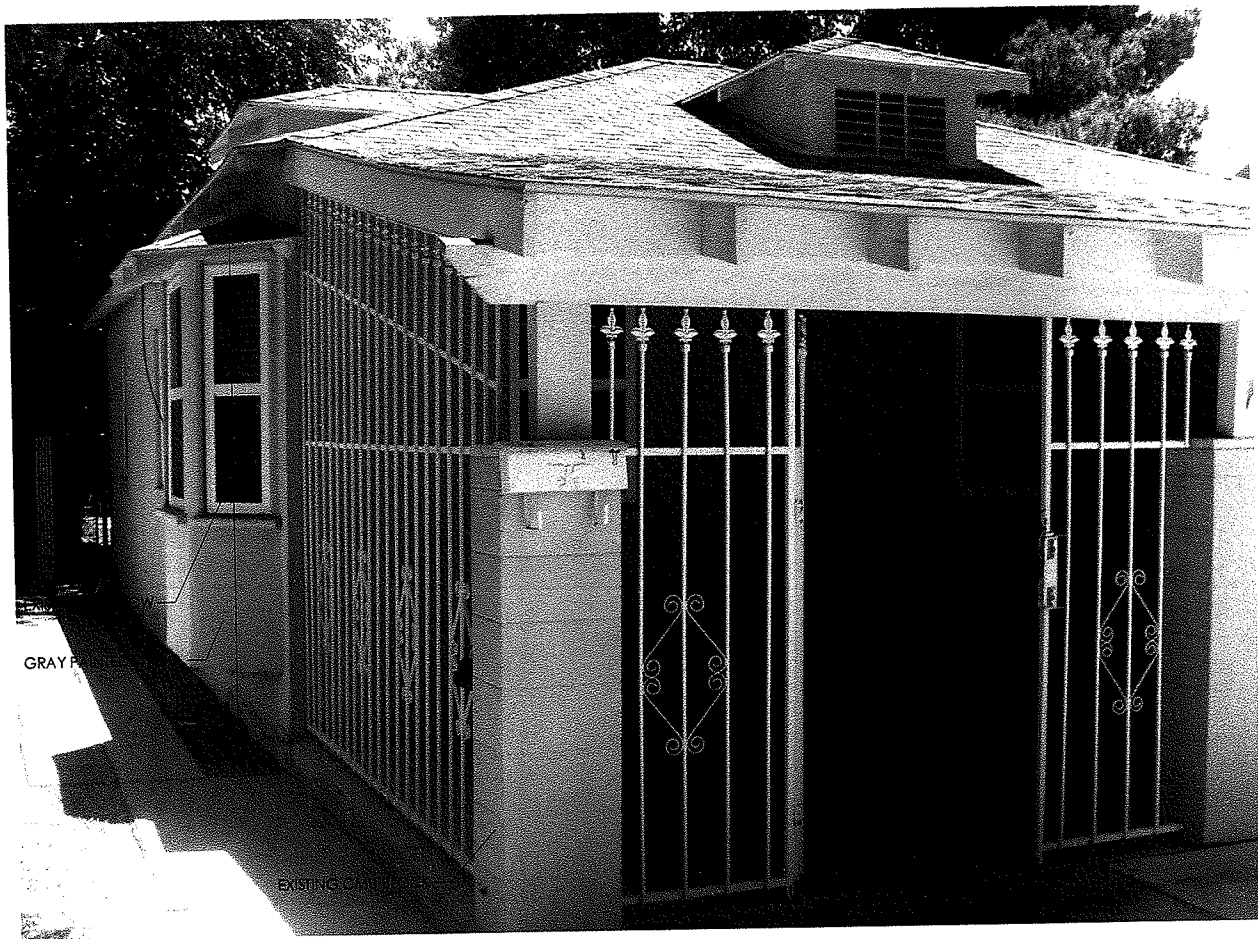
DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10031

Floor Plan

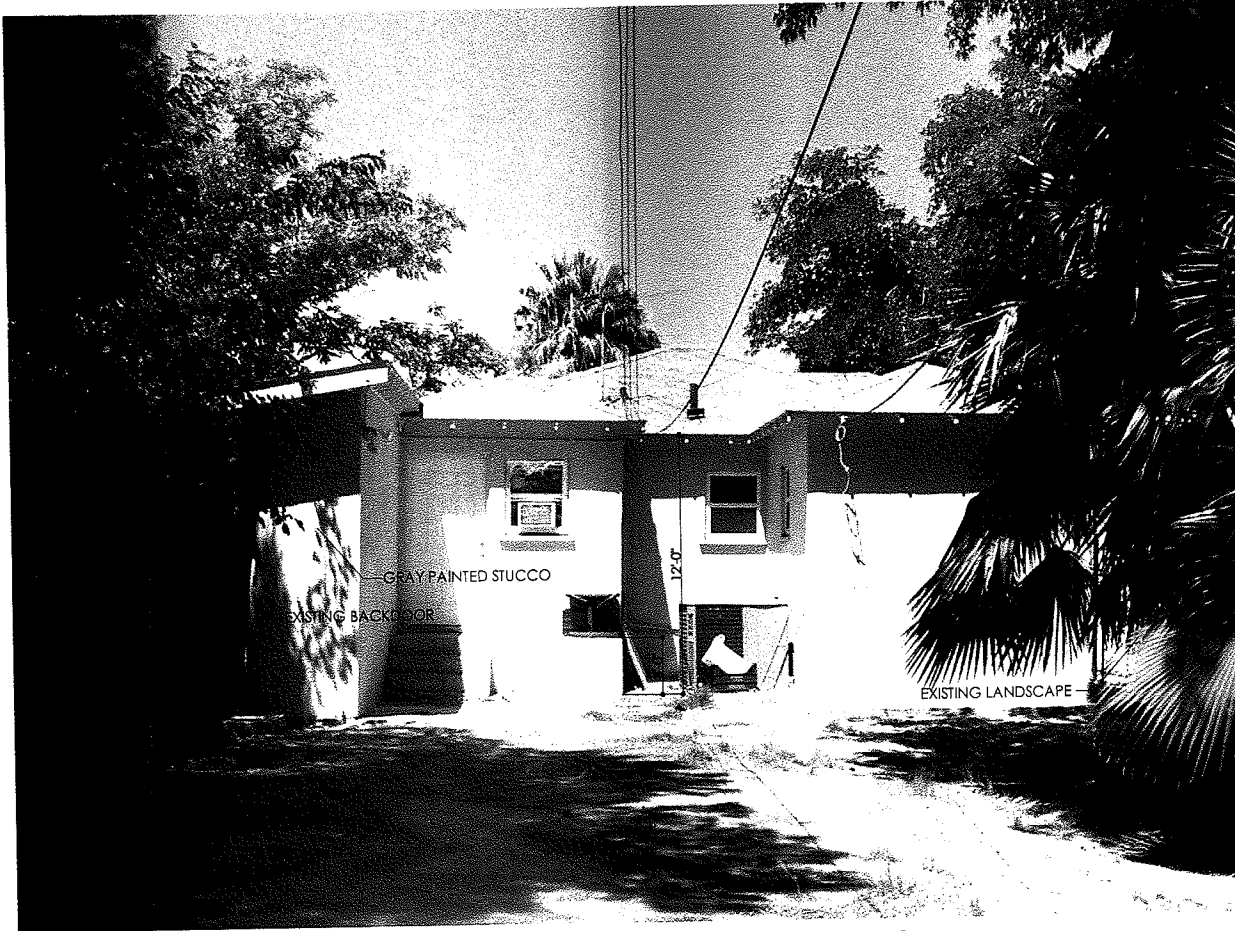
VAR-40758

PACKAGE NO:

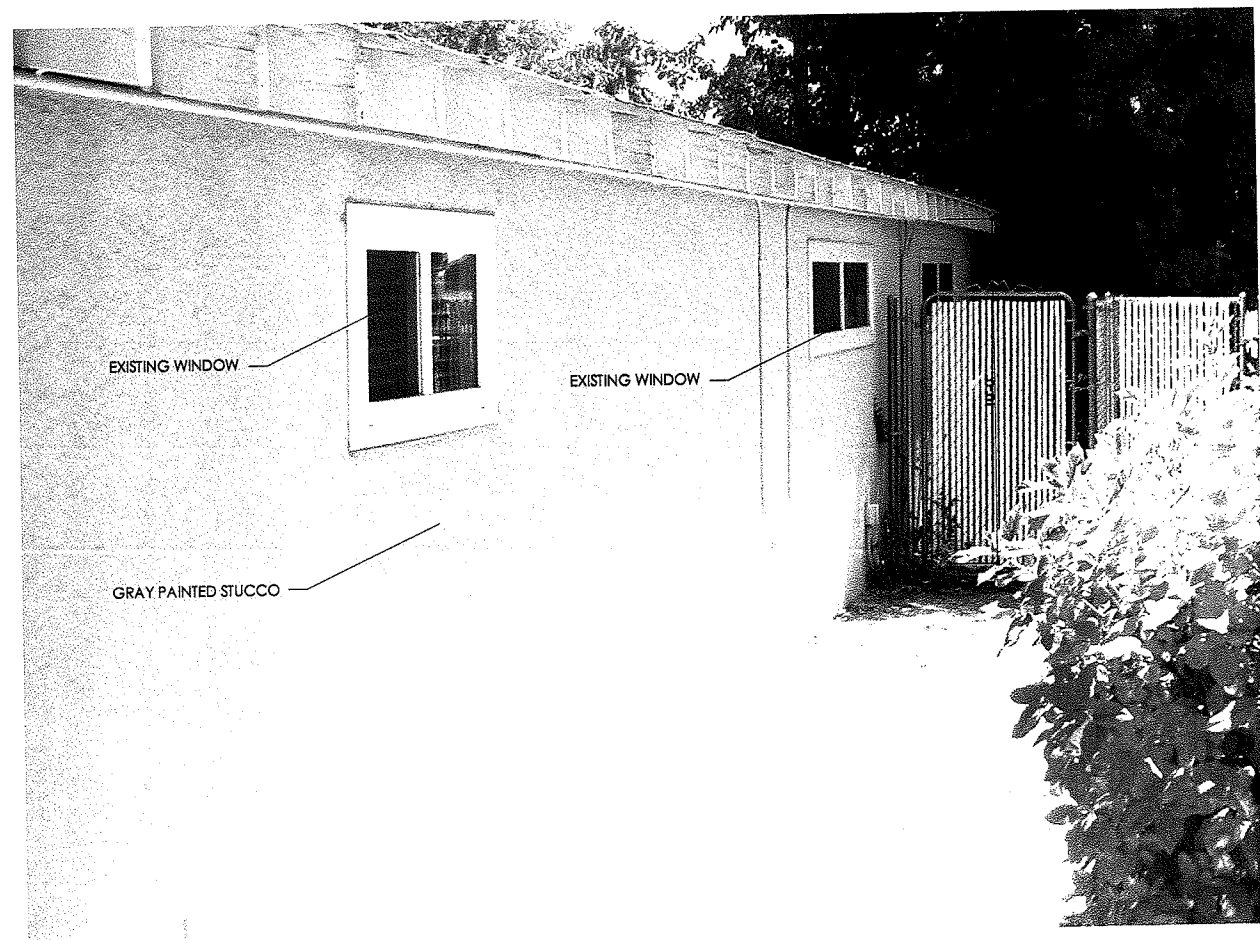
ID-1



4 north elevation
scale: nts = 1'-0"



2 east elevation
scale: nts = 1'-0"

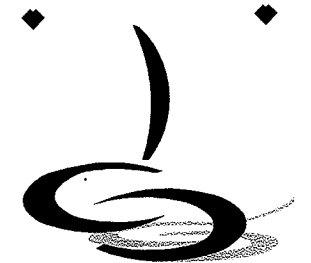


3 south elevation
scale: nts = 1'-0"



1 west elevation
scale: nts = 1'-0"

8th Street
Office
717 S. 8th Street
Las Vegas, Nevada



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PRELIMINARY SET

REVISIONS		
NO.	DATE	DESCRIPTION

8th Street
Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10031

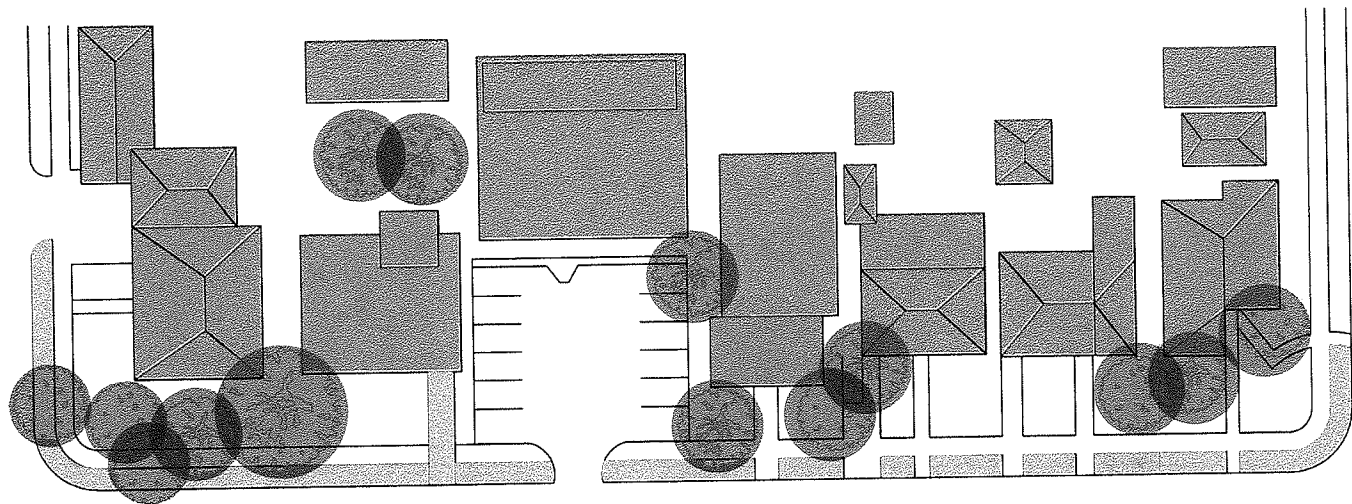
Elevations

VAR-40758

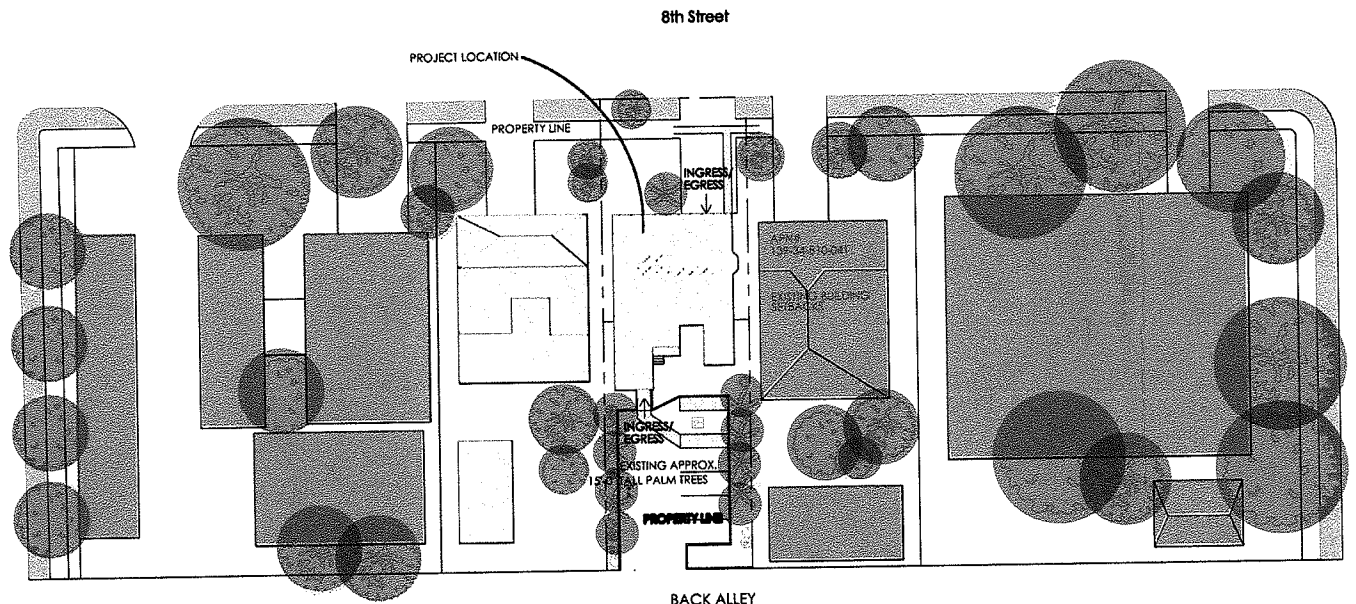
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◆ ID-0.2 ◆

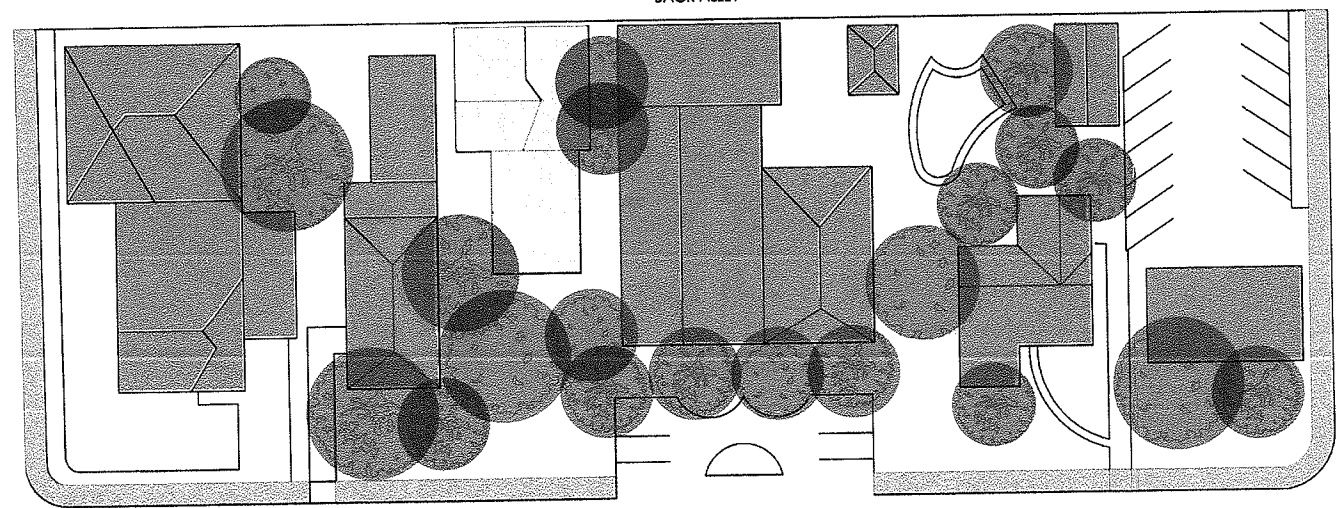
RECEIVED
JAN 1 2011



GASS AVENUE



GARCIS AVENUE



9th Street

1 site plan
SCALE: 1" = 10'

EXISTING ACCESSIBLE ROUTES TO COMPLY WITH
IBC CHAPTER 11 AND ICC/ANSI A117.1
AS FOLLOWS:
A. ROUTES ARE REQUIRED TO BE CONTINUOUSLY ACCESSIBLE
B. ROUTES TO HAVE MAXIMUM SLOPE OF 1:20 PER
ICC/ANSI 403.3
C. ROUTES WITH CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM
PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT
CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM
TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2;
CHANGES GREATER THAN 1/2" TO BE ACCOMPLISHED
WITH RAMP ICC/ANSI 303.
D. ROUTES TO HAVE MINIMUM 36" CLEAR WIDTH
PER ANSI 403.5

site information

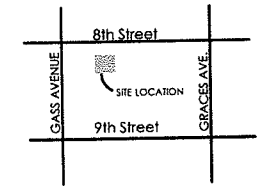
BUILDING SIZE	2,482 SQ.FT.
PROPERTY SIZE	9,651 SQ.FT.
APN#	139-34-810-040
JURISDICTION	CITY OF LAS VEGAS
CURRENT ZONE	-
LOT COVERAGE	XX.XX%
DENSITY	32.0 DU / ACRE
	XX.X DU / ACRE
F.A.R.	0.00X

parking summary

	required	alternate	provided
OFFICE (2482 sq.ft.)	4/1000 sf		5 spaces including 1 HC space

* REQUESTING A PARKING VARIANCE

vicinity map



legend

- residential buildings
- commercial buildings
- landscaping
- pavement

8th Street
Office

Las Vegas, Nevada



stamp

Commercial
Design
Group

6348 S. Rainbow Blvd
Suite 100
Las Vegas, NV. 89118
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F: 702.647.3338

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PRELIMINARY SET

REVISIONS	NO.	DATE	DESCRIPTION
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8th Street
Office

DATE
SCALE
PROJ NO:

01.18.11
AS NOTED
10091

RECEIVED
JAN 1 3 2011

Site Plan

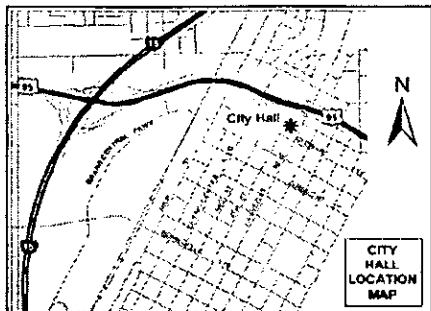
VAR-40758

PACKAGE NO:

ID-0

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6485.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

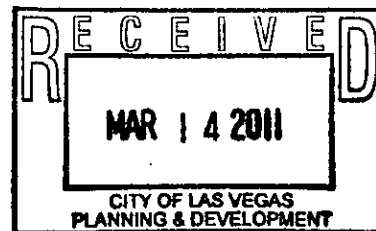
VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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0004279218 FEB 24 2011
MAILED FROM ZIP CODE 89101



13934810003
NAPOLITANI TRUST
9429 GARNET CROWN AVE
LAS VEGAS NV 89145-8000

Case: VAR-40758

28 KROGN11 89145



Application Information

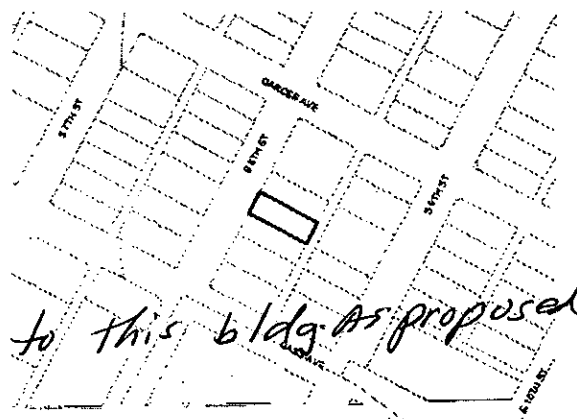
VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A MINIMUM SIX-FOOT TALL WALL IS REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

The required wall is to separate professional from residential! I would not want to live next to this bldg as proposed

VAR-40876 - VARIANCE RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 49 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

Proposed office is too large for lot, parking is not adequate. Remove some of existing bldg to conform to 60' requirement

Application Location



The proposed project may not pertain to the entire highlighted project site.

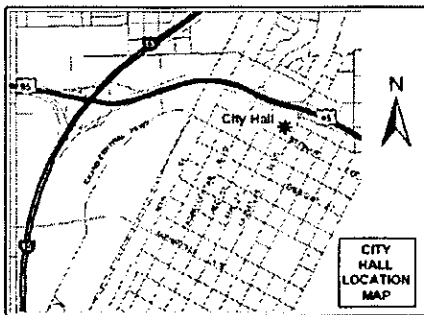
Public Hearing Information

Meeting: Planning Commission
Date: March 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

30 KRDGN11 89101

PRESORTED
FIRST CLASS



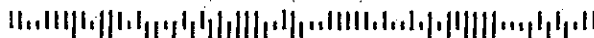
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02 1M
0004279218
MAILED FROM ZIP CODE 89101
\$ 00.414
FEB 24 2011
PITNEY BOWES

RECEIVED
MAR - 7 2011

13934410183
WAWERNA JOHN C
614 S 6TH ST
LAS VEGAS NV 89101-6920

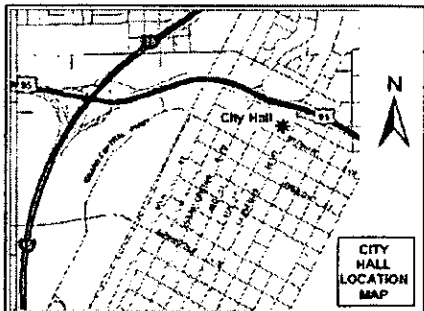
Case: VAR-40758

27-28



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

32 KRDGN11 89102

PRESORTED
FIRST CLASS



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\$ 00.414
FEB 24 2011
PITNEY BOWES

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MAR - 3 2011

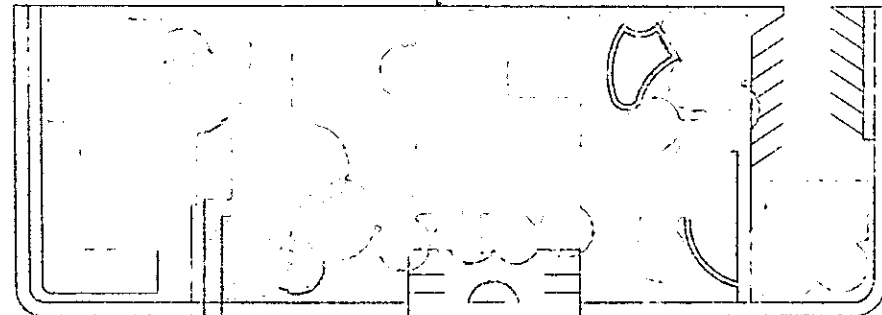
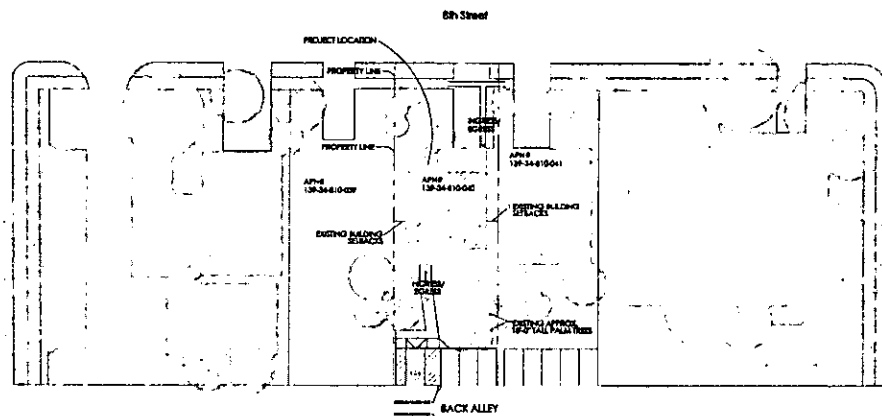
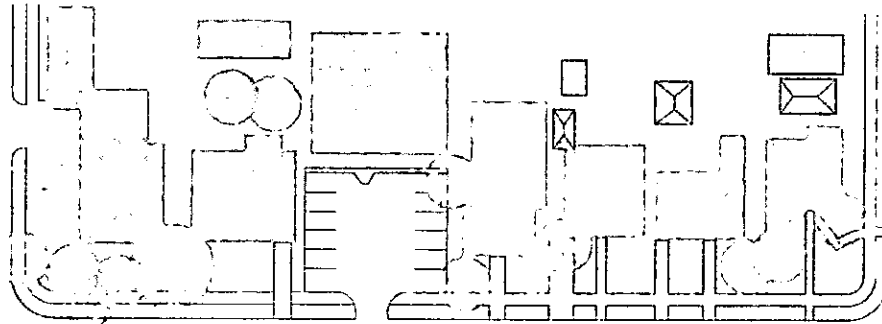
13934810097
SAINT MAISIE L L C
3204 PLAZA DE RAFAEL
LAS VEGAS NV 89102-4024

Case: VAR-40758

27-28



Landscape Plan



CASS AVENUE

CASS AVENUE

8th Street

BACK ALLEY

9th Street

EXISTING ACCESSIBLE ROUTE TO COMPLY WITH
 BC CHAPTER 11 AND ICC/ANSI 117.1
 ALL FOLLOWING:
 A. ROUTES ARE REQUIRED TO BE CONTINUOUSLY ACCESSIBLE
 B. ROUTES TO HAVE MAXIMUM SLOPE OF 1:20 PER
 ICC/ANSI 117.1
 C. ROUTES WITH CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM
 PERMITTED TO BE VERTICAL WHEELCHAIR EDGE RISES
 CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM
 TO BE INVERTED WITH SLOPE FOR DISTANCE THAN 1/2"
 CHANGES GREATER THAN 1/2" TO BE ACCOMPANIED
 WITH RAMP ICC/ANSI 117.1
 D. ROUTES TO HAVE MINIMUM OF CLEAR WIDTH
 PER AMI 402.2

site information

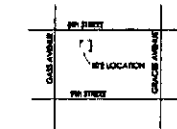
BUILDING RES	1,190 SQ. FT.
PROPERTY RES	7,410 SQ. FT.
APN#	128-34-410-000
JURISDICTION	CITY OF LAS VEGAS
CURRENT ZONE	-
USE CATEGORY	10.000
CHARTER	10.000
F.A.B.	10.000

parking summary

OFFICE (S&D)	req. (sq. ft.)	alternate	provided
OFFICE (S&D)	4,400 sq. ft.	4,400 sq. ft.	4,400 sq. ft.

* REQUIRING A PARKING VARIANCE

vicinity map



legend

- ☐ residential buildings
- ☐ commercial buildings
- ☐ transportation
- ☐ pavement

8th Street
 Office
 717 S. 8th Street
 Las Vegas, Nevada



Commercial
 Design
 Group

6348 S. Rainbow Blvd
 Suite 100
 Las Vegas, NV 89118
 O: 702.240.3335
 F: 702.647.3338

PRELIMINARY SET

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 purpose. The designer and owner of the project, including
 and without limitation, the owner, the architect, the engineer,
 and the contractor, shall not be responsible for the use of the
 documents except by mutual agreement to modify.

REVISION	NO.	DATE	DESCRIPTION

8th Street
 Office

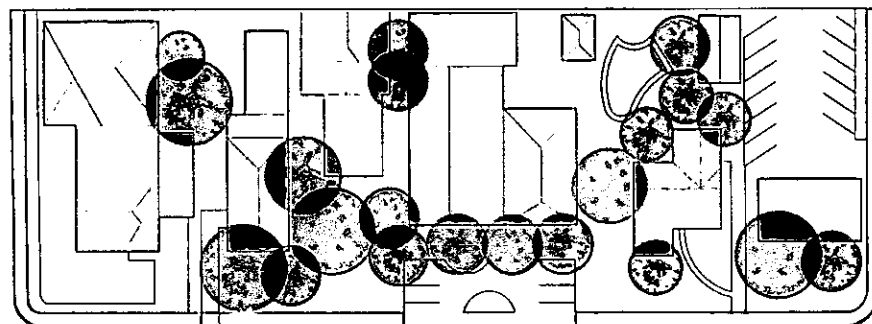
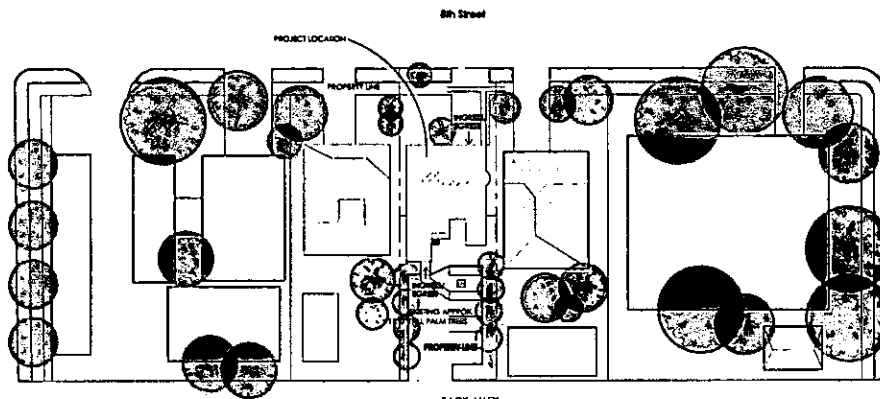
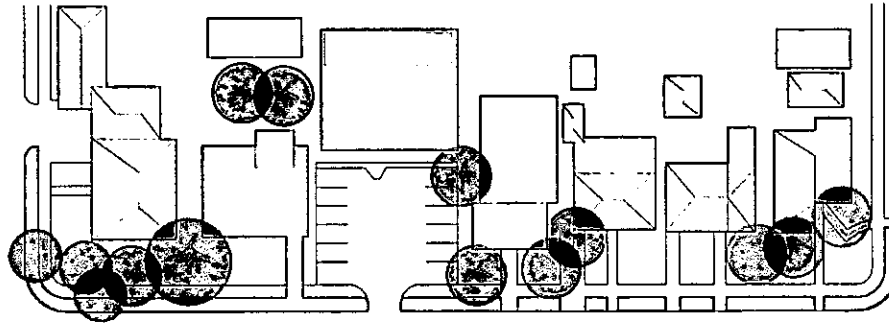
DATE: 02/02/11
 SCALE: AS NOTED
 PROJ. NO: 10031

Site Plan

Site plan

ZON-40756 VAR-40757
 VAR-40758 VAR-40876
 SDR-40759 REVISED

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 PACKAGE NO.
 FEB 02 2011 ID-0



9th Street

1site plan

EXISTING ACCESSIBLE ROUTES TO COURTYARD
 SEE CHAPTER 11 AND ICC/ANSI 117.1
 ALL ROUTES
 A. ROUTES ARE REQUIRED TO BE CONTINUOUSLY ACCESSIBLE
 B. ROUTES TO HAVE MINIMUM WIDTH OF 120 INCHES
 C. ROUTES WITH CHANGES IN LEVEL OF 1/4 INCH MAXIMUM
 PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT
 CHANGES BETWEEN 1/4 AND 1/2 INCH MAXIMUM
 TO BE SLOPED WITH SLOPE NOT GREATER THAN 1:2
 CHANGES GREATER THAN 1:2 TO BE ACCOMPANIED
 WITH 54 INCH HIGH RAILING
 D. ROUTES TO HAVE MINIMUM 36 INCH CLEAR WIDTH
 PER AISIR 403.3

site information

RELATIONSHIP	2,400 SQ. FT.
PROPERTY SIZE	1,400 SQ. FT.
APRIL	128-3-4-10-0-0
JURISDICTION	CITY OF LAS VEGAS
CURRENT ZONE	-
LOT COVERAGE	60.00%
OWNER	BLD. ON JACOB
P.A.E.	BLD. ON JACOB

parking summary

OFFICE (2400 HRS)	required	provided
	4000	2 spaces
* INCLUDING A PARKING YARDWAY		

vicinity map



legend

- residential buildings
- commercial buildings
- landscaping
- pavement

8th Street
Office
Las Vegas, Nevada



Commercial
Design
Group
6348 S. Rainbow Blvd
Suite 100
Las Vegas, NV 89118
O: 702.240.3335
F: 702.647.3338

PRELIMINARY SET

Documents prepared by the designer are preliminary
 of service for use solely with respect to the project.
 No design, construction or material for, structure, and
 other information, including drawings, the owner
 shall not reuse or permit the reuse of the designer's
 documents except by mutual agreement in writing.

REVISION
NO. DATE DESCRIPTION

8th Street
Office

DATE: 01.15.11
SCALE: AS SHOWN
PROJECT NO: 1000

Site Plan

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JAN 19 2011

PACKAGE NO:
ID-0

VAR-40758



3 existing landscape

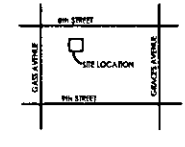


4 existing landscape



5 existing landscape

vicinity map



8th Street
Office
717 S. 8th Street
Las Vegas, Nevada



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Design
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Suite 100
Las Vegas, NV, 89118
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REVISIONS
NO. DATE DESCRIPTION

8th Street
Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ. NO: 10031

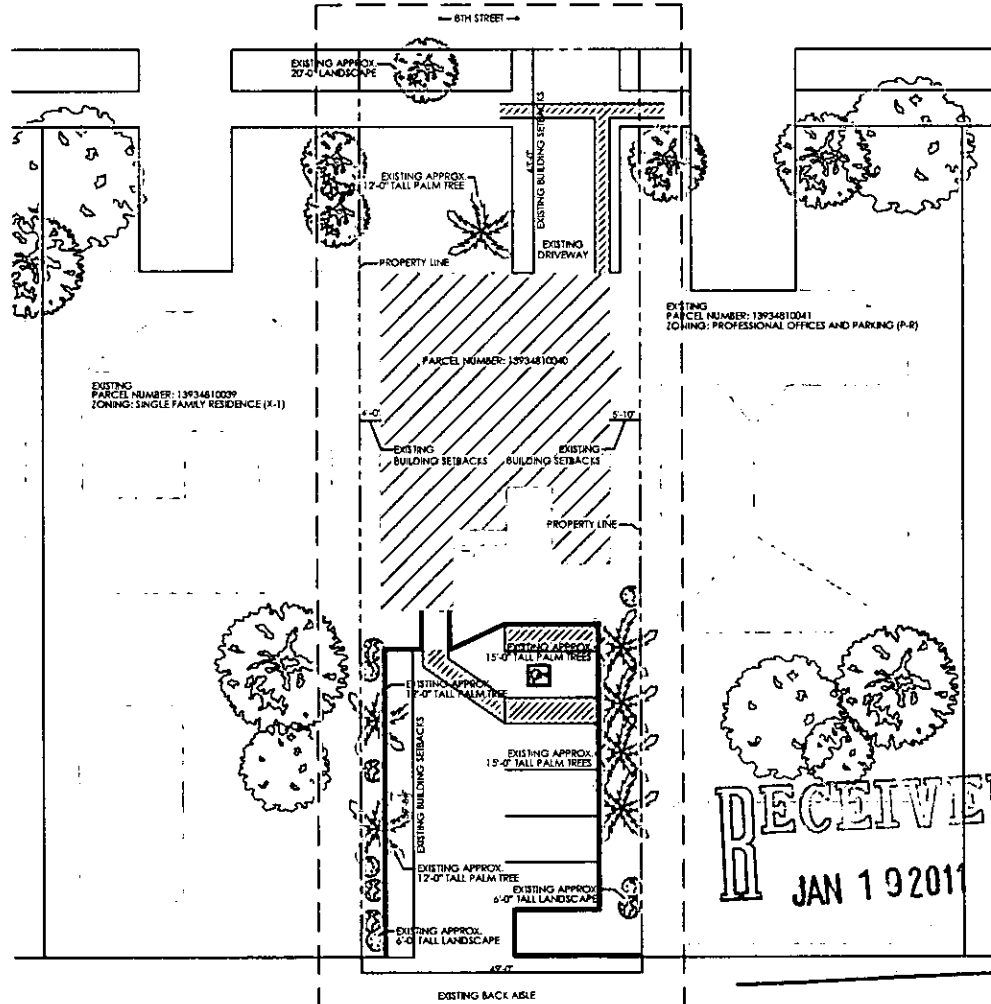
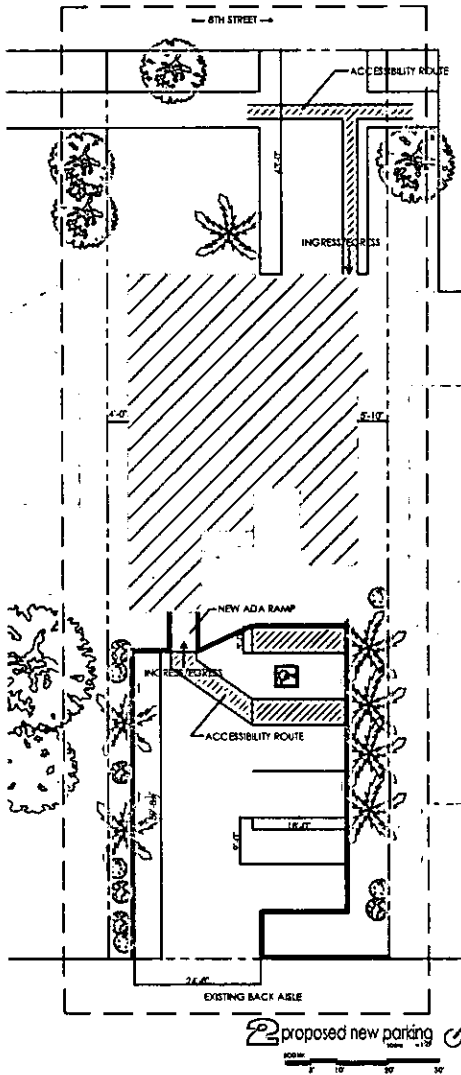
Landscape
Plan

PACKAGE NO:

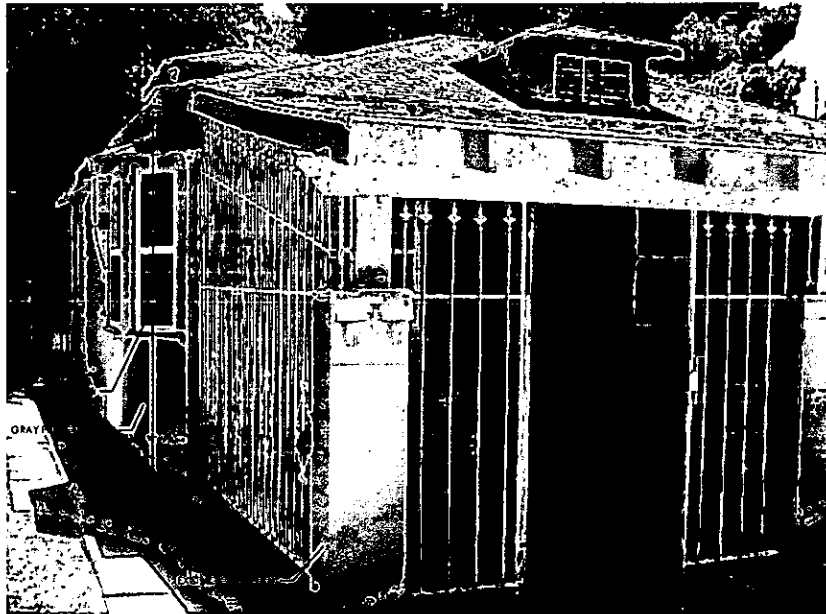
ID-0.1

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1 existing landscape plan



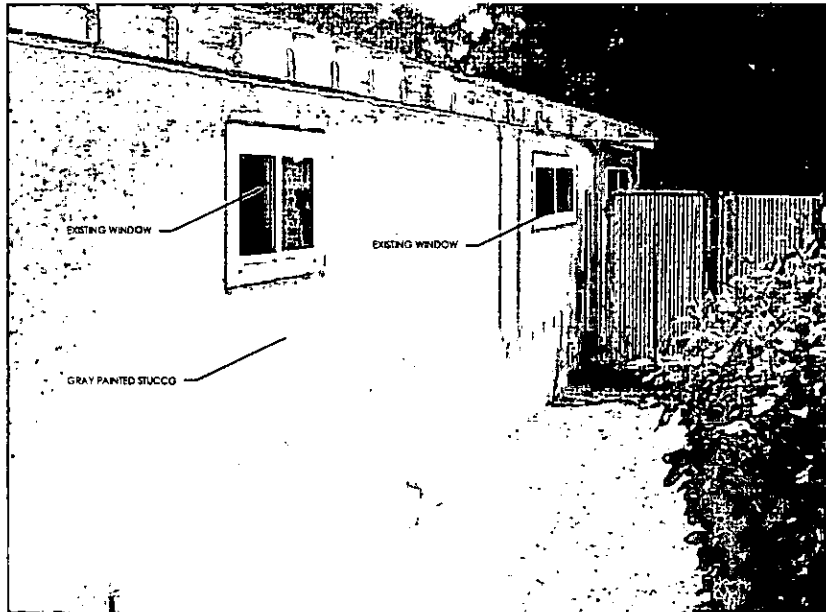
VAR-40758



4 north elevation



2 east elevation



3 south elevation



1 west elevation

8th Street
Office
717 S. 8th Street
Las Vegas, Nevada



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F: 702.647.3338

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for use solely with respect to this project.
The designer and client agree that the designer
shall not be responsible for any errors, omissions
and/or omissions in the drawings, and the
client shall not use or copy the drawings for
any other project without the written consent
of the designer.

PRELIMINARY SET

REVISION	NO.	DATE	DESCRIPTION

8th Street
Office

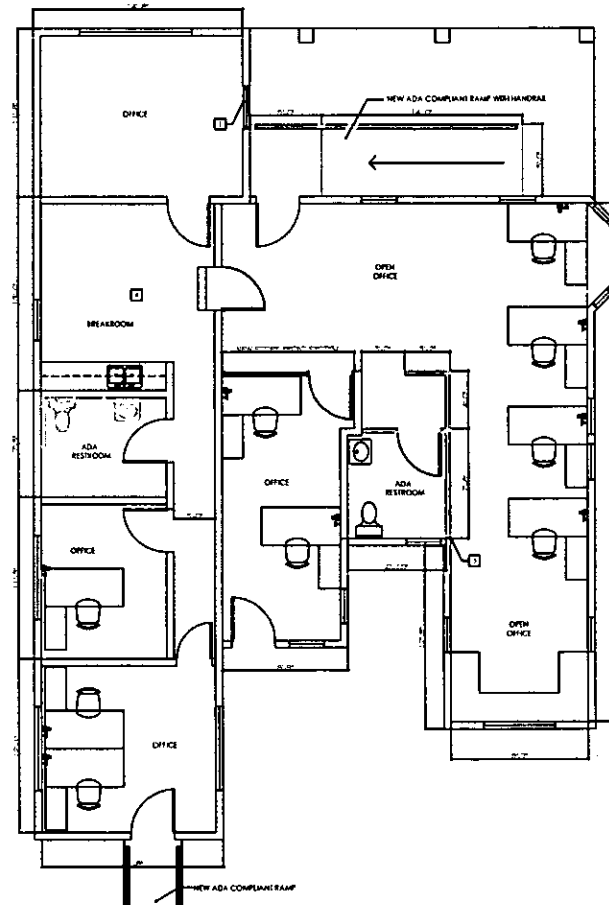
DATE: 01.18.11
SCALE: AS NOTED
PROJ. NO: 10001

Elevations

PACKAGE NO: ID-0.2

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JAN 19 2011

VAR-40758



1st floor plan

keynotes

1. FRESH NEW WINDOW TO REPLACE EXISTING DOOR
2. DEMO EXISTING SHOWER AND RELOCATE FIXTURES AS SHOWN
3. DEMO EXISTING STAIRS, NEW ADA COMPLIANT RAMP TO REPLACE
4. DEMO WALLS AND DOORS AS SHOWN
5. NEW WALL TO FINISH WITH EXISTING
6. NEW BAR TOP WITH CABINETS BELOW

general notes

1. provide emergency lighting as needed
2. the owner, systems, models, products to be provided and installed to comply with current code
3. field verify all conditions for location & size & coordinate w/ owner

wall legend

- NEW WOOD OR METAL STUD WALLS
- EXIST. WALL TO REMAIN
- NEW DEMING WALL

legend

- ▲ duplex phone/data outlet
- duplex network outlet

code analysis

OCCUPANCY GROUP:	B
TYPE OF CONSTRUCTION:	VB
FIRE SEPARATION:	NO
CODES:	
OCCUPANCY LOAD:	1,498 SQ. FT.
OCCUPANCY LOAD:	13
TOTAL OCCUPANTS:	13
FIRE EXITS:	1
EXIT PROVIDED:	1

AUTOMATIC FIRE EXTINGUISHING SYSTEM PROVIDED

FIREWORKS REQUIRED:	COMMERCIAL CENTER
OFFICE:	PARKING LOT
WAREHOUSE:	
ACCESSORY:	
TOTAL:	
FIREWORKS PROVIDED:	FIREWORKS PROVIDED
APPLICABLE CODES:	NOT APPLICABLE
2006 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS	
2006 INTERNATIONAL MECHANICAL CODE, WITH LOCAL AMENDMENTS	
2006 INTERNATIONAL PLUMBING CODE, WITH LOCAL AMENDMENTS	
2006 IBC	
2006 NATIONAL ELECTRICAL CODE	
2006 IBC/ANSI A11.1	
2006 IBC/ANSI A11.1	
2006 IBC/ANSI A11.1	
2006 IBC/ANSI A11.1	

NOTE: BUILDING ENVELOPE COMPLIES WITH MODEL ENERGY CODE. NO MODIFICATIONS TO BUILDING ENVELOPE ARE PROPOSED.

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Office
Las Vegas, Nevada



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Las Vegas, NV, 89118
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F: 702.647.3338

PRELIMINARY SET

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

8th Street
Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ. NO: 10001

Floor Plan

PLAID AGENT:
ID-1

474-0352

Application Information

VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A MINIMUM SIX-FOOT TALL WALL IS REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

VAR-40876 - VARIANCE RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 49 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

Application Location

The proposed project may not pertain to the entire highlighted project site.

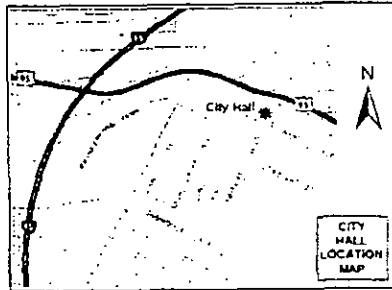
Public Hearing Information

Meeting: Planning Commission
Date: March 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
 400 Stewen Avenue
 Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6701 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

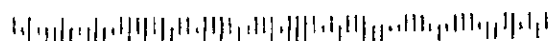


385-7268 FAX
 per Susie in
 Council Representative Reese's
 office

3-8-11
 11:15 A.M.

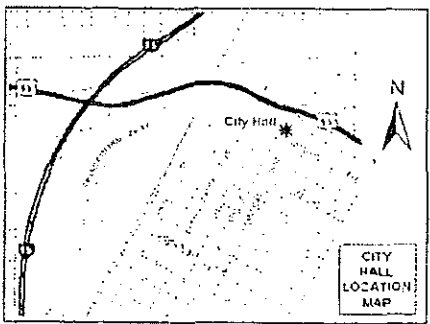
13934810039
 COMER FAMILY REVOCABLE TRUST
 721 S 8TH ST
 LAS VEGAS NV 89101-7006

Case: VAR-40758



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancha Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

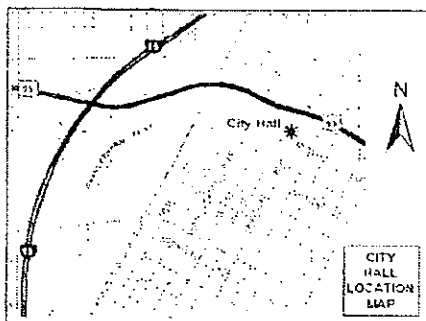
13934810093
KIM FAMILY TRUST
2101 S WATSON ST
LA HABRA CA 90631-9518
Case: VAR-40758

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MAR - 3 2011

21.28

City of Las Vegas
 Department of Planning
 Development Services Center
 353 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

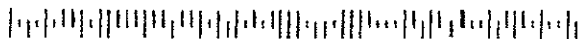
VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

Case: VAR-40758
 13934810092
 KIM WONSON & HAESOCK
 2101 S WATSON ST
 LA HABRA CA 90631-9518

57 FEB 24 11 50631

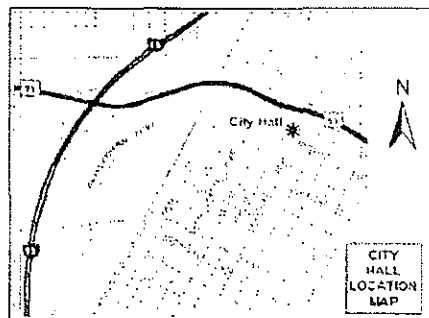
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27-28

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

Case: VAR-40758

13934810092
 KIM WONSON & HAESOCK
 2101 S WATSON ST
 LA HABRA CA 90631-9518

07 FEB 2011 06:51

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27-28

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



C
Y
C
L
E

3

Project Name:

APN(s):	139-34-810-040	Pre-app Date:	01/11/11
Location:	717 S. 8 th Street	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	3 - Reese	Acres:	.16
		Time:	1:00 p.m.

Ownership Info:	PACIFIC WOODS RENTALS L L C 717 S 8TH ST LAS VEGAS NV 89101-7006	Last Change of Ownership Date:	07/13/10
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Jeff Goltra		
	Phone: (702)-216-0285	Fax: (702)-	Email:
Representative Info:			
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Residential
	Proposed:	Office
General Plan:	Existing:	MXU (Mixed Use)
	Proposed:	No change proposed
Zoning:	Existing:	R-1 (Single Family Residential)
	Proposed:	P-R (Professional Office/Parking)
Special Area, Master Plans, and / or Overlay Districts that Apply:	Las Vegas Redevelopment Plan and Live Work Overlay	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Yorgo Kagafas, Planner II (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Jeff Goltra	DB Construction	216-0285		
2. Justin Bruni	Owner	326-5456		
3.				
4.				
5.				
6.				
7.				
8. Yorgo Kagafas	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14. Ozzie Mirkhah	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

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OR: ☐ see Meeting Attendance Sheet

**PRE-APPLICATION
CONFERENCE NOTES**

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☐ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. This project will require a Rezoning, Variance (Parking), Variance (Screen Wall) and a Site Development Plan Review application.
2. May need a parking Variance code requires a total of 5 spaces including one HC space.
3. A Variance is required to allow no screening wall where a minimum six-foot high screening wall is required on the south perimeter.
4. A Waiver will be required to allow zero perimeter landscape buffer where eight-feet is required.
5. An Exception will be required to allow two trees on the south perimeter where seven are required; to allow four trees on the north perimeter where five are required; to allow one tree on the west perimeter where two are required and to allow zero on the east perimeter where two are required.
6. Need to show an ADA sidewalk from the HC parking to an entrance.
7. Floor plan of the structure needs to indicate ADA restroom.
8. Need an encroachment agreement with Public Works for landscape on 8th Street right-of-way.

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— Please return a copy of this form with the original Pre-Application Submittal Checklist —

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

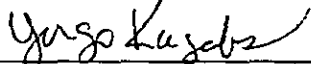
Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT		
Item Required								
YES	NO							
		APPLICATION PACKET (REQUIRED FOR EACH APPLICATION, unless indicated otherwise)				Fees		
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		ZON	\$ 700.00	\$ 500.00	\$ 0.00	\$ 1200.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$
☒	☐	Copy of Business License(s)						
☐	☒	If required, cop(ies) of approval letter(s) for	Subtotal: \$ 3,890.00					
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	-	\$	
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees: \$					
REQUIRED DRAWINGS: MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
SITE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):					9
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):					4
☒	☐	All adjacent existing land uses and street names labeled	NOTES:					
☒	☐	All points of ingress and egress shown						
☒	☐	ADA accessibility requirements shown/labeled						
☒	☐	Parking standard(s) utilized: 1 per 300 square-feet						
☒	☐	Parking space count and typical dimensions labeled						
☒	☐	5 # regular + [30% or less of total] # compact + 1 # handicap = 6 Total						
☒	☐	All free-standing sign locations shown and heights and sizes noted						
LANDSCAPE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (1 per application):					4
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					4
☒	☐	All required parking lot fingers/islands shown	NOTES: May be included on site plan, if so then these copies are not required.					
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					4
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:					1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):					4
☒	☐	8" x 10" photo of original color and material board	NOTES:					
☒	☐	All wall sign locations shown and sizes noted						
FLOOR PLANS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					4
☒	☐	North arrow and scale	Rolled Plans:					1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					4
☒	☐	Use of all rooms noted/labeled	NOTES:					
☒	☐	Maximum Occupancy (per I.B.C.)						
☐	☒	Seating Capacity (where applicable)						

CONTINUED NEXT PAGE

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)	
Item Required			
YES	NO		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant / Representative:	Jeff Goltra	Application Type(s):	Rezoning Variance Variance Site Development Plan Review
APN(s):	139-34-810-040		Application Purpose:
Location:	717 S. 8 th Street	Pre-App. Meeting Date:	
Ward:	3 - Reese	Submittal Deadline:	01/20/11 - no later than 2:00 pm
Planner's Signature:		Earliest PC / CC Meeting Dates:	03/08/11 PC - 04/06/11 CC (Cycle 3)
Planner:	Yorgo Kagafas, Planner II - 229-6196 - 229 -		

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
 In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

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LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 7, 2011

Mr. Justin Bruni
Pacific Woods Rentals
717 South 8th Street
Las Vegas, Nevada 89101

RE: VAR-40758 - VARIANCE
CITY COUNCIL MEETING OF APRIL 6, 2011
RELATED TO ZON-40756, VAR-40757, VAR-40876 AND SDR-40759

Dear Mr. Bruni:

The City Council at a regular meeting held April 6, 2011, APPROVED the request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A MINIMUM SIX-FOOT TALL WALL IS REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011. This approval is subject to:

Planning

1. Construct a six-foot-high wall beginning five feet back from the front building façade extending back to the alley along the southern perimeter. Within the front yard setback area, the applicant shall plant a hedge including 15 gallon shrubs. The location of the final termination of the wall shall be determined by the Department of Public Works to ensure that sight visibility within the alley is maintained.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-40756), Variances (VAR-40757), (VAR-40876) and Site Development Plan Review (SDR-40759) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

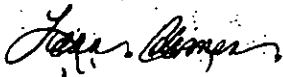
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Justin Bruni
VAR-40758 - Page Two
April 7, 2011

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk-II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Jeff Gottra
DB Construction
PO Box 572046
Las Vegas, Nevada 89157



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 9, 2011

Mr. Justin Bruni
Pacific Woods Rentals
717 South 8th Street
Las Vegas, Nevada 89101

**RE: VAR-40758 - VARIANCE RELATED TO ZON-40756, VAR-40757,
VAR-40876 AND SDR-40759
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Bruni:

Your request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A MINIMUM SIX-FOOT TALL WALL IS REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese), was considered by the Planning Commission on March 8, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to following:

Planning

1. Construct a six-foot-high wall beginning five feet back from the front building façade extending back to the alley along the southern perimeter. Within the front yard setback area, the applicant shall plant a hedge including 15 gallon shrubs. The location of the final termination of the wall shall be determined by the Department of Public Works to ensure that sight visibility within the alley is maintained.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-40756), Variances (VAR-40757), (VAR-40876) and Site Development Plan Review (SDR-40759) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Justin Bruni
VAR-40758 - Page Two
March 9, 2011

4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **April 6, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jeff Gottra
DB Construction
PO Box 572046
Las Vegas, Nevada 89157



February 24, 2011

Mr. Justin Bruni
Pacific Woods Rentals
717 South 8th Street
Las Vegas, Nevada 89101

**RE: VAR-40758 - VARIANCE RELATED TO ZON-40756, VAR-40757,
VAR-40876 AND SDR-40759
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Bruni:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 8, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, March 2, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Jeff Gottra
DB Construction
PO Box 572046
Las Vegas, Nevada 89157

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09



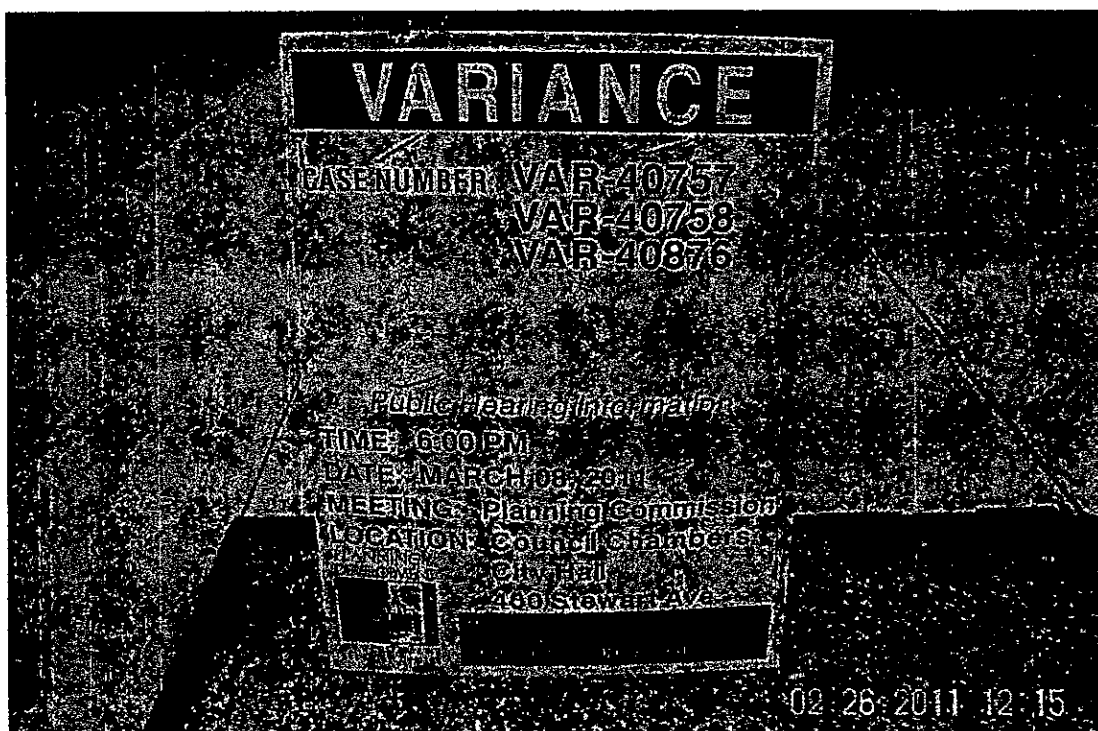
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

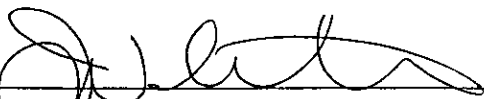


CASE NUMBER: VAR-40758

MEETING DATE: 03/08/11 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

2-26-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

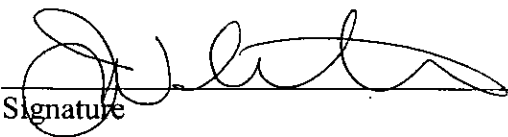


CAS

MEE

Sign 1
Code, 1
scheduling




Signature

2-26-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

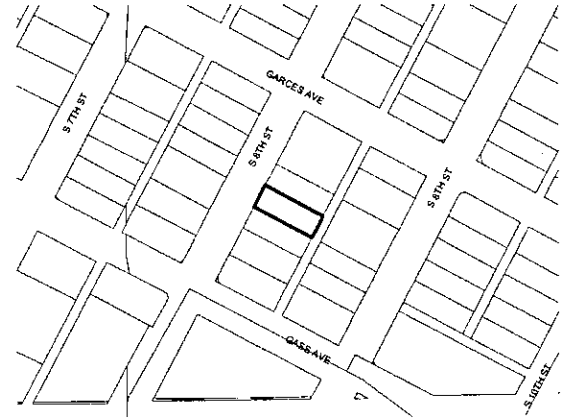
Application Information

VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A MINIMUM SIX-FOOT TALL WALL IS REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

VAR-40876 - VARIANCE RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 49 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

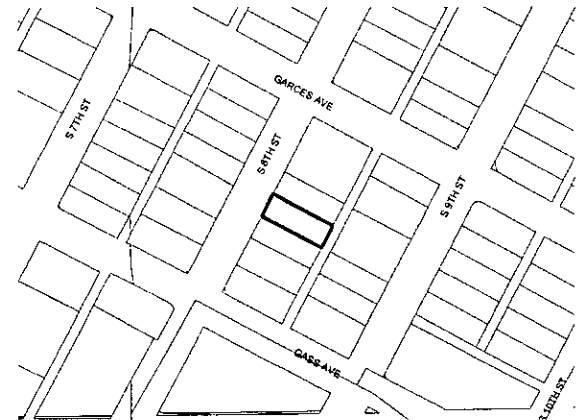
Application Information

VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A MINIMUM SIX-FOOT TALL WALL IS REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

VAR-40876 - VARIANCE RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 49 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

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Application Location



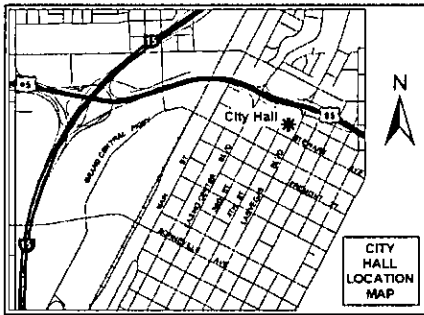
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: March 08, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

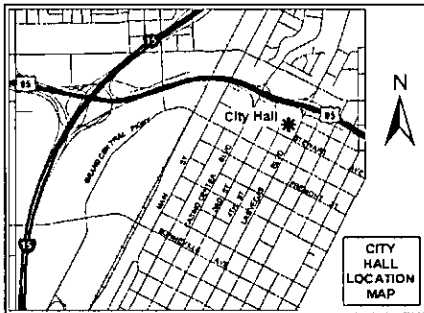
Please use available blank space on card for your comments.

VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40758 & VAR-40876

Planning Commission Meeting of 3/8/2011

Development Notification

PC Meeting: March 8, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-40758

	Ogden Villas Apartments	
18b The Las Vegas Arts District	Orleans Square HOA	
Beverly Green NA	Robert Gordon Plaza Resident Council	
Beverly Palms Apartments	Sahara - Southridge Association of Business	
Church-Noblitt NA	South Cove Apartments	
Crestwood NA	Southridge NA	
Cultural Corridor Coalition NCG	Stewart Arms Apartments	
Downtown Business Operators Council	Stewart Town HOA	
Francisco Park NA	Sunflower Apartments	
Fremont Apartments	Towne Terrace Apartments	
Fremont Plaza Apartments	West Huntridge NA	
Fremont Street Experience Business Association		34
Gateway Neighborhood Association		
Hillside Heights NA		
Hoover Apartments		
Horizon Studio Apartments		
Huntridge Park NA		
John S. Park NA		
L'Octaine Apartments Resident Council		
Marycrest Manor HOA		
Maverick - Hidden Village Apartments		
Mayfair NA		
Newport Lofts		
Oak Tree Apartments		

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BLA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: February 2, 2011
Re: **VAR-40758** Pacific Woods Rentals 717 S. 8th St.
Request for a Variance for no screen wall

COMMENTS:

We have no comment on the Variance request to allow no perimeter screen wall where a six-foot wall is required for property located at 717 South 8th Street.

We note that this site is the subject of a Site Development Plan Review SDR-40759; all site-related conditions of approval are addressed with that action.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: February 2, 2011
Re: **VAR-40758** Pacific Woods Rentals 717 S. 8th St.
Request for a Variance for no screen wall

COMMENTS:

We have no comment on the Variance request to allow no perimeter screen wall where a six-foot wall is required for property located at 717 South 8th Street.

We note that this site is the subject of a Site Development Plan Review SDR-40759; all site-related conditions of approval are addressed with that action.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-40758

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

ZON-40756 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC -
Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: PR (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), Ward 3 (Reese).

VAR-40757 - VARIANCE RELATED TO ZON-40756 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC -
Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE FIVE SPACES ARE REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Offices and Parking)], Ward 3 (Reese).

VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC -
Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A SIX-FOOT WALL IS REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

SDR-40759 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC -
Request for a Site Development Plan Review FOR THE CONVERSION OF A 2,482 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A PROFESSIONAL OFFICE BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)], Ward 3 (Reese).

PLANNING COMMISSION: **MARCH 8, 2011**

CITY COUNCIL: **APRIL 6, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 3, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

3/18/11 PC



Report Date 01/20/2011 08:41 AM

Submitted By

Page 1

A/P # 40758 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/19/2011 14:27	984727	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-40758 - VARIANCE RELATED TO ZON-40756 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS LLC - Request for a Variance TO ALLOW NO SCREEN WALL WHERE A SIX-FOOT WALL IS REQUIRED on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (SINGLE FAMILY RESIDENTIAL) [PROPOSED: PR (PROFESSIONAL OFFICE AND PARKING)], Ward 3 (Reese).

Parent A/P # 40756
Project # 40758 Project/Phase Name WEDGEWOOD OFFICE Phase #
Size/Area 0.17 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934810040

Location

Owner/Tenant

Contact ID AC1805517 Name PACIFIC WODDS RENTALS L L C
Mailing Address 717 S 8TH ST Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101-7006 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

717 S 8TH ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934810040

Report Date 01/20/2011 08:41 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1855770 ☐ Foreign
Effective
Name DB CONSTRUCTION
Day Phone (702)216-0285 x Eve Phone Organization
Pager PIN # Position
Fax (702)216-0286 Mobile Profession
E-Mail
Address PO BOX 572046
LAS VEGAS, NV 89157
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1805517 ☐ Foreign
Effective
Name PACIFIC WOODS RENTALS L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 717 S 8TH ST
LAS VEGAS, NV 89101-7006
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/19/2011 14:34	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/19/2011 14:34	30.00
PROCESSING FEE	P	01/19/2011 14:34	300.00
Total Unpaid	0.00	Total Paid	830.00

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Comments									

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By RGUMARANG Modified Date/Time 01/19/2011 14:27
Comments
No Comments

Report Date 01/20/2011 08:41 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
N Application/Petition Form	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
N Statement of Financial Interest	Y Laser Print Floor Plan
	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor	Approval Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
---	----------------------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL				984727	01/19/2011 14:27	
N						

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

VARIANCE

Y Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

03/08/2011	PC	SCHEDULED		0	0	0
RGUMARANG	01/19/2011					

Report Date 01/20/2011 08:41 AM

Submitted By

Page 4

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	01/19/2011 14:36		0.00
	JEFF GOLTRA, DB CONSTR CK 2642, 702.216.0285 (AP 40756-40759)				

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	984727	01/19/2011 14:27	01/19/2011 14:27	0.00
	Original signed Application and SOFI will follow as soon as Jeff Goltra receives them by mail.				

PACIFIC WOODS RENTALS, LLC

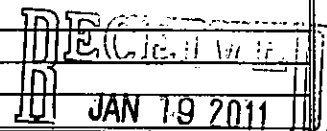
Business Entity Information			
Status:	Active	File Date:	6/29/2007
Type:	Foreign Limited-Liability Company	Entity Number:	E0476562007-1
Qualifying State:	CA	List of Officers Due:	6/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20071181094	Business License Exp:	Exempt - 003

Registered Agent Information			
Name:	THE COOPER CASTLE LAW FIRM LLP	Address 1:	820 SOUTH VALLEY VIEW BOULEVARD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89107
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers		☐ Include Inactive Officers	
Manager - NWC FUNDING GROUP, INC			
Address 1:	841 APOLLO STREET, SUITE 450	Address 2:	
City:	EL SEGUNDO	State:	CA
Zip Code:	90245	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Application for Foreign Registration		
Document Number:	20070461403-97	# of Pages:	1
File Date:	6/29/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20070547042-41	# of Pages:	1
File Date:	8/08/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080272753-36	# of Pages:	1
File Date:	4/22/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090494489-49	# of Pages:	1



File Date:	6/19/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100522635-66	# of Pages:	1
File Date:	7/15/2010	Effective Date:	
(No notes for this action)			

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NWC FUNDING GROUP, INC.**Business Entity Information**

Status:	Active	File Date:	10/07/2003
Type:	Domestic Corporation	Entity Number:	C24541-2003
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20031478971	Business License Exp:	10/31/2011

Registered Agent Information

Name:	THE COOPER CASTLE LAW FIRM LLP	Address 1:	820 SOUTH VALLEY VIEW BOULEVARD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89107
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	10,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Secretary - WADE BRANDENBERGER			
Address 1:	841 APOLLO	Address 2:	SUITE 450
City:	EL SEGUNDO	State:	CA
Zip Code:	90245	Country:	USA
Status:	Active	Email:	
President - GREG GEISER			
Address 1:	841 APOLLO	Address 2:	SUITE 450
City:	EL SEGUNDO	State:	CA
Zip Code:	90245	Country:	USA
Status:	Active	Email:	
Director - GREG GEISER			
Address 1:	841 APOLLO	Address 2:	SUITE 450
City:	EL SEGUNDO	State:	CA
Zip Code:	90245	Country:	USA
Status:	Active	Email:	
Treasurer - DARIN PUHL			
Address 1:	841 APOLLO	Address 2:	SUITE 450
City:	EL SEGUNDO	State:	CA
Zip Code:	90245	Country:	USA
Status:	Active	Email:	

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Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C24541-2003-001	# of Pages:	1
File Date:	10/07/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C24541-2003-003	# of Pages:	1
File Date:	12/02/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C24541-2003-002	# of Pages:	1
File Date:	10/27/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050594327-37	# of Pages:	1
File Date:	12/02/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060680421-39	# of Pages:	1
File Date:	10/23/2006	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20070425565-86	# of Pages:	1
File Date:	6/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070650355-13	# of Pages:	1
File Date:	9/24/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080635681-69	# of Pages:	1
File Date:	9/25/2008	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20090563621-34	# of Pages:	1
File Date:	7/16/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090693966-40	# of Pages:	1
File Date:	9/22/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100960658-17	# of Pages:	1
File Date:	12/28/2010	Effective Date:	
(No notes for this action)			

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Screen Wall
Project Address (Location) 717 S. 8th Street, Las Vegas, NV 89101
Project Name Wedgewood Office Proposed Use Office
Assessor's Parcel #(s) 139-34-810-040 Ward # 3 - Reese
General Plan: existing MXU proposed MXU Zoning: existing resi proposed office
Commercial Square Footage 1,582 Floor Area Ratio .17
Gross Acres .17 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Pacific Woods Rentals LLC Contact Justin Bruni
Address 717 S. 8th Street Phone: (702) 326-5456 Fax: (702) 216-0286
City Las Vegas State NV Zip 89101
E-mail Address jbruni@wedgewood-inc.com

APPLICANT Pacific Woods Rentals LLC Contact Justin Bruni
Address 717 S. 8th Street Phone: (702) 326-5456 Fax: (702) 216-0286
City Las Vegas State NV Zip 89101
E-mail Address jbruni@wedgewood-inc.com

REPRESENTATIVE DB Construction Contact Jeff Goltra
Address P.O. BOX 572046 Phone: (702) 216-0285 Fax: (702) 216-0286
City Las Vegas State NV Zip 89157
E-mail Address dbconstruction@cox.net

Property Owner Signature* Gregory L. Geiser

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

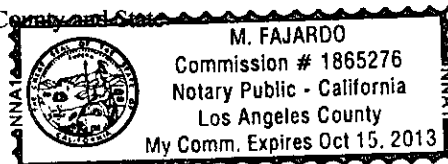
Print Name Gregory L. Geiser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 20 day of January, 20 11

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR - 40758</u>
Meeting Date:	<u>3/8/11</u>
Total Fee:	<u>\$830</u>
Date Received:*	<u>1/19/11</u>
Received By:	<u>Romeo</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:\depos\Application\Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40758** APN: 139-34-810-040

Name of Property Owner: Pacific Woods Rentals LLC

Name of Applicant: Justin Bruni

Name of Representative: DB Construction

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: _____

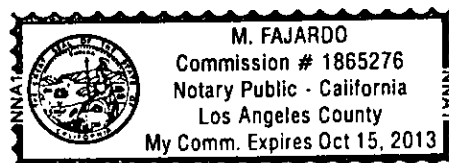
Signature of Property Owner: _____

Print Name: Gregory L. Geiser

Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

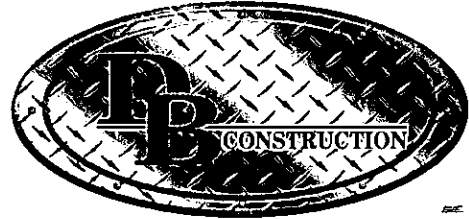
This 26 day of January, 2011

M. Fajardo
Notary Public in and for said County and State



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DB



C O N S T R U C T I O N

LICENSE # 0068902

January 19, 2011

Yorgo Kagafas, AICP
City of Las Vegas -- Planning & Development
731 South Fourth St.
Las Vegas, NV 89101

Re: **JUSTIFICATION LETTER – 717 S. 8th Street**

It is the property owner's intent to rezone the existing R-1 Single Family Residential zoned property to P-R Professional Office. The property owner intends to occupy the property as the tenant where they will conduct their daily business operations. There will be +/-3 full time employees with standard 8am to 5pm business hours.

A Variance for Parking is being requested. The intent is to convert the yard area on the east of the property to a parking lot. The East lot allows for five (5) angled parking spaces. This will require ingress and egress to the lot from the alley that runs along the rear property line.

A Variance for the Screen Wall is being requested. A 6' screen wall at the property line would greatly detract from the historic residential feel of this neighborhood.

A Waiver is being requested to allow zero perimeter landscape buffer where eight-feet is required.

An Exemption is being requested to allow two (2) trees on the South perimeter where seven (7) are required; to allow four (4) trees on the North perimeter where five (5) are required; to allow one (1) tree on the West perimeter where two (2) are required and to allow zero (0) on the East perimeter where two (2) are required.

Sincerely,



Jeffrey G. Goltra

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**ZON-40756 VAR-40757
VAR-40758 SDR-40759**

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: CH-09335-G-134450

DATE ISSUED: 07/12/07

TYPE OF LICENSE: CONTRACTOR

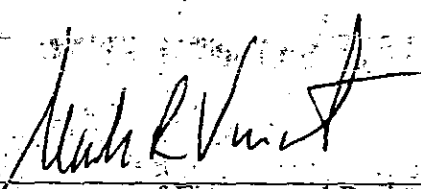
BUSINESS LOCATION: 5416 BAT MASTERSON CI

ISSUE TO:

DB CONSTRUCTION
P O BOX 572046
LAS VEGAS NV 89157

PRINCIPAL(S)

GOLTRA, JEFFREY, MNG-MBR


Director, Department of Finance and Business Services

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Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



A.P. N.: 139-34-810-040
R.P.T.T.: \$1,224.00

Escrow #10-07-0071-MSR

Mail tax bill to and when recorded mail to:
Pacific Woods Rentals, LLC
319 Main Street
El Segundo, CA 90245

Inst #: 201007130004129
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$1224.00 Ex: #
07/13/2010 02:38:46 PM
Receipt #: 424009
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: ADF Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Eighth Street Office, LLC**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Pacific Woods Rentals, LLC**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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IN WITNESS WHEREOF, this instrument has been executed this _____, 2010

8th day of July

~~Eighth Street Office, LLC~~

Eighth Street Office, LLC.

By: Gabriel Manriquez, Authorized Agent

By: Gabriel Manriquez, Authorized Agent

State of Washington }

} ss:

County of Snohomish }

This instrument was acknowledged before me
on

July 8, 2010

by Eighth Street Office, LLC - Gabriel Manriquez

AMANDA H. MINER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 12-27-2013

Amanda H. Miner

NOTARY PUBLIC

My Commission

Expires:

12/27/2013

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EXHIBIT "A"

LOT EIGHT (8) AND NINE (9) IN BLOCK FOURTEEN (14) OF WARDIE
ADDITION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK
1, OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

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**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 139-34-810-040
b) _____
c) _____
d) _____

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

- 3 a. Total Value/Sales Price of Property \$240,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$240,000.00
d. Real Property Transfer Tax Due \$1,224.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name: Eighth Street Office, LLC
Address: 10515 20th St SE, Ste 100
City: Everett
State: WA Zip: 98205

Print Name: Pacific Woods Rentals, LLC
Address: 319 Main Street
City: El Segundo
State: CA Zip: 90245

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 10-07-0071-MSR
Address: 10000 W Charleston Blvd #180
City: Las Vegas State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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