



5 existing landscape

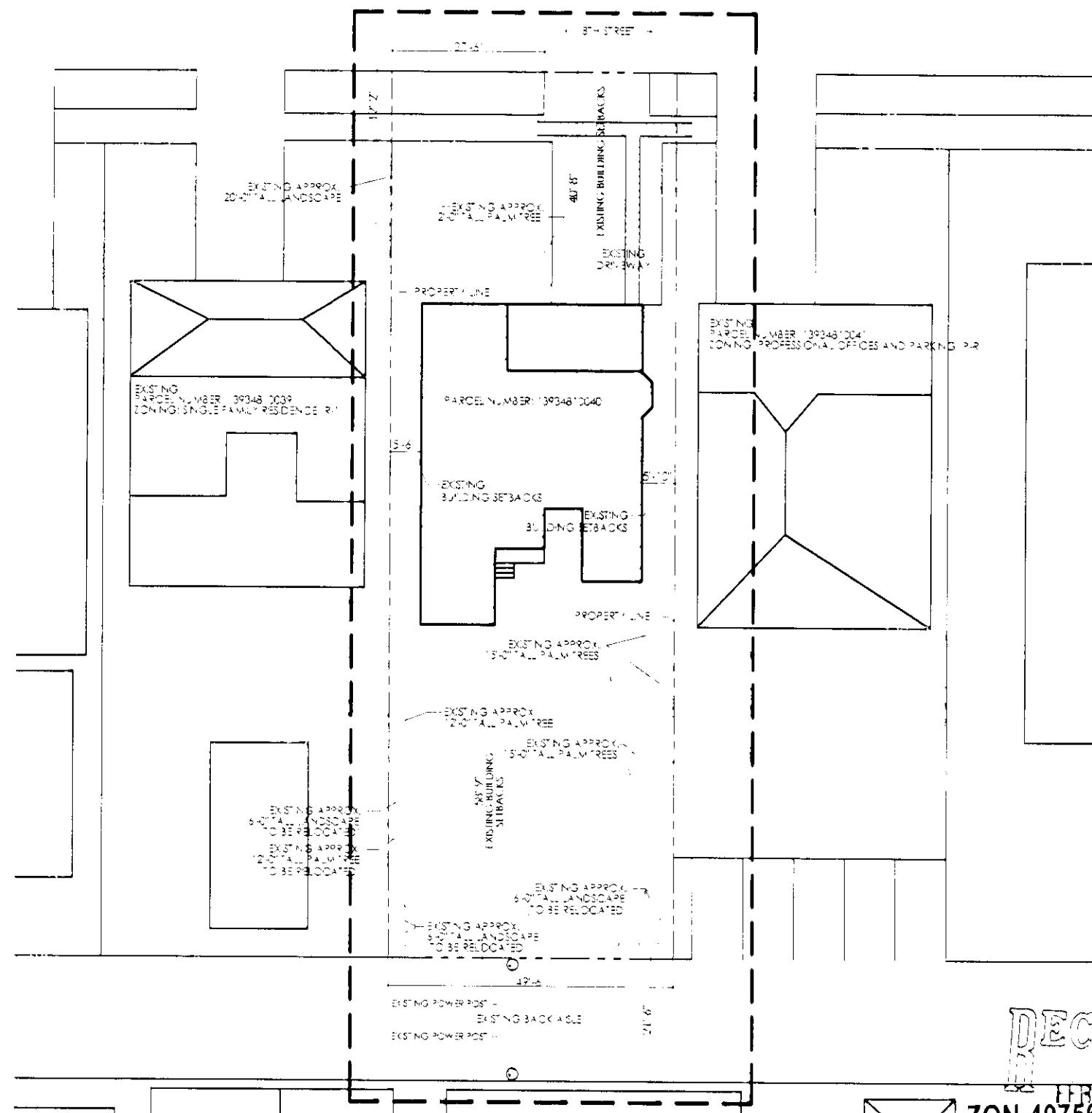
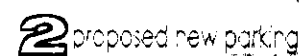


4 existing landscape



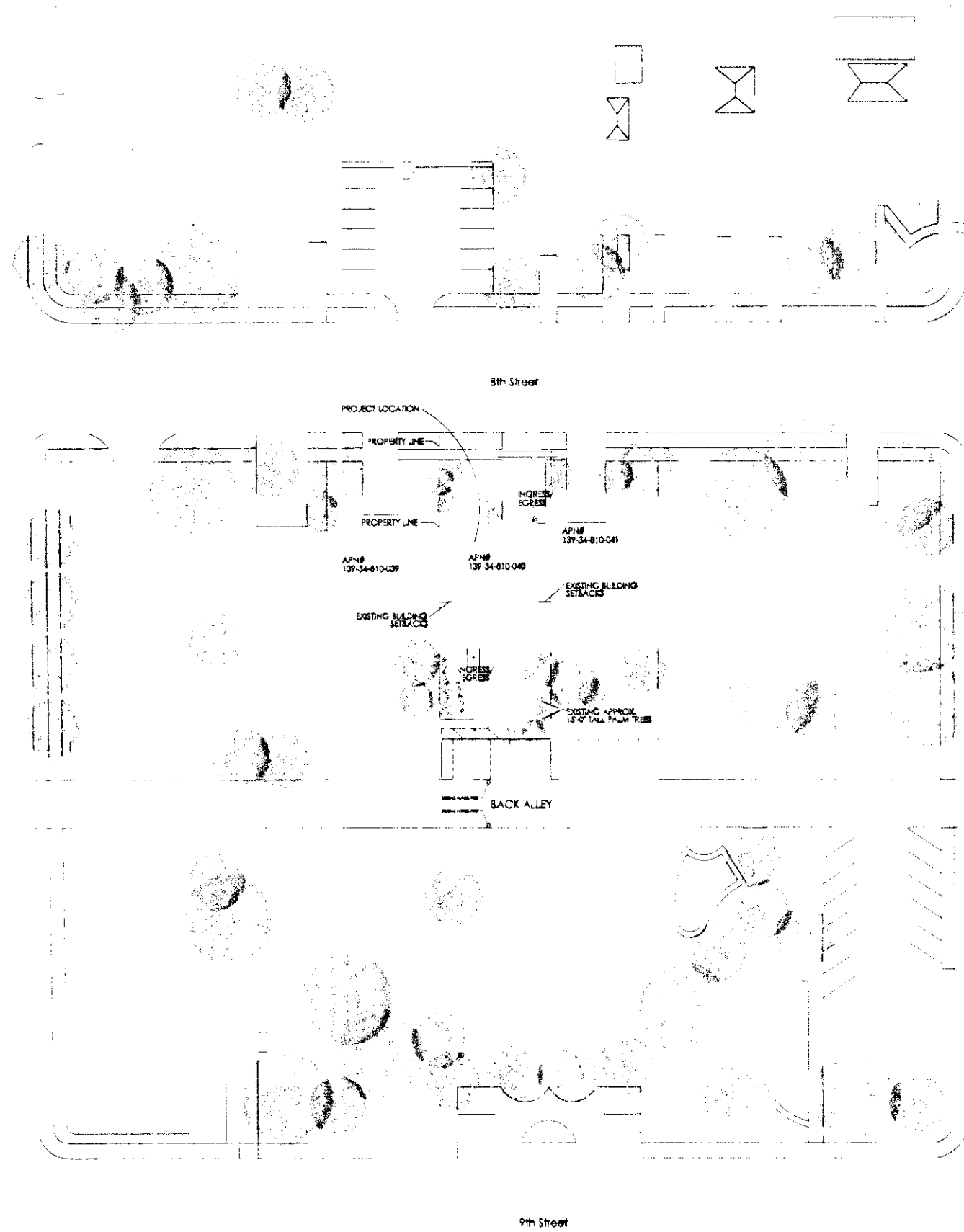
3 existing landscape

Abstract



RECEIVED

1 existing landscape plan



site plan

EXISTING ACCESSIBLE ROUTES TO COMPLY WITH
 BC CHAPTER 11 AND ICC/ANSI A.117.1
 AS FOLLOWS:
 A. ROUTES ARE REQUIRED TO BE CONTINUOUSLY ACCESSIBLE
 B. ROUTES TO HAVE MAXIMUM SLOPE OF 1:20 PER
 ICC/ANSI A.033.3
 C. ROUTES WITH CHANGES IN LEVEL OF 1" HIGH MAXIMUM
 PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT
 CHANGES BETWEEN 1" AND 1/2" HIGH MAXIMUM
 TO BE REVEALED WITH SLOPE NOT STEEPER THAN 1:20
 CHANGES GREATER THAN 1/2" TO BE ACCOMPLISHED
 WITH RAMP ICC/ANSI A.033.3
 D. ROUTES TO HAVE MINIMUM 36" CLEAR WIDTH
 PER ANSI A.033.3

site information

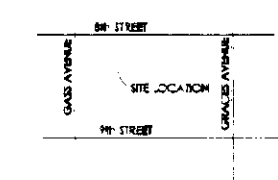
BUILDING SIZE	1,170 SQ. FT.
PROPERTY SIZE	7,420 SQ. FT.
APN#	139-34-810-040
JURISDICTION	CITY OF LAS VEGAS
CURRENT ZONE	.
LOT COVERAGE	0.0035
DENSITY	32.0 DU / ACRE 0.001 DU / ACRE
FAIR	0.0001

parking summary

	required	alternate	provided
OFFICE (2482 sq. ft.)	4/1000 sf		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



Commercial
 Design
 Group

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

Documents prepared by the designer are instruments
 of service for use solely with respect to the project.
 The designer shall retain all common law, statutory and
 other reserved rights, including copyright. The owner
 shall not reuse or permit the reuse of the designer's
 documents except by mutual agreement in writing.

PRELIMINARY SET

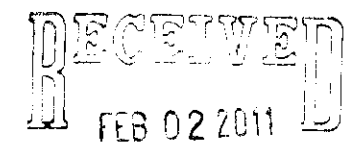
REVISIONS	NO.	DATE	DESCRIPTION

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



PACKAGE NO:
 ID-0



3 existing landscape

8th STREET

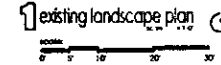
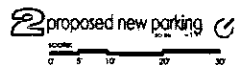
MISS AVENUE

9th STREET

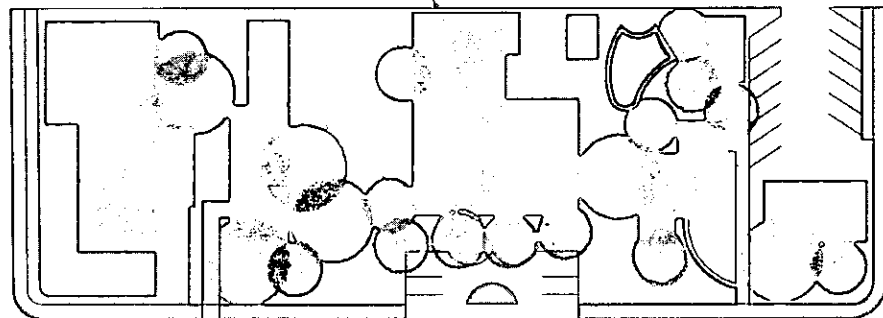
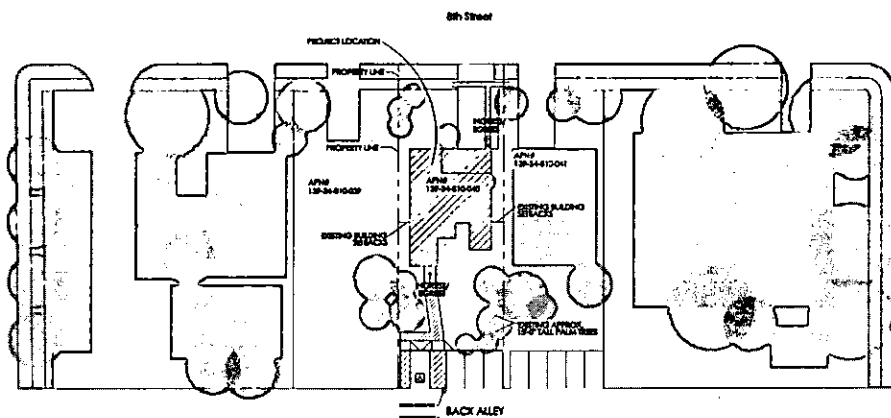
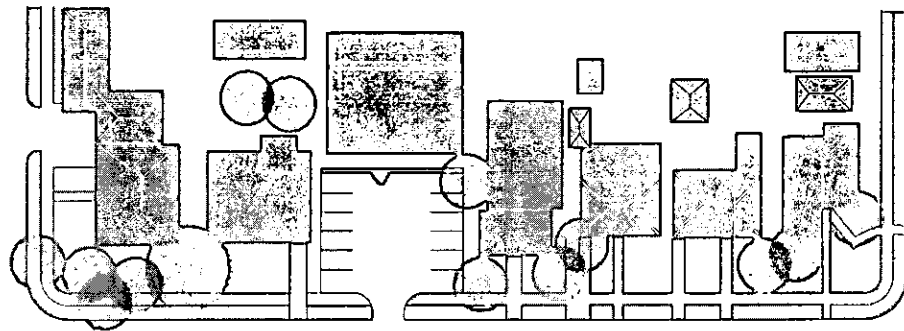
CLIFTON AVENUE

SITE LOCATION

RECEIVED
FEB 02 2011



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



8th Street

BACK ALLEY

9th Street

CASS AVENUE

CASS AVENUE

SEEKING ACCESSIBLE ROUTES TO COMPLY WITH
 IBC CHAPTER 11 AND ICCADE 117.1
 AS FOLLOWS:
 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 WHEELS FOR REAR-DRIVE
 CHAIRS BETWEEN 1/4 AND 1/2 INCH MAXIMUM
 TO BE REVEALED WITH SLOPE NOT STEEPER THAN 1:2
 CHANGES GREATER THAN 1/2 TO BE ACCOMPLISHED
 WITH RAMP ICCADE 302
 D. ROUTES TO HAVE MINIMUM OF CLEAR WIDTH
 PER ADE 502

site information

BUILDING RES	1,170 SQ.FT.	ALLOWED	XX,XXX
PROPERTY RES	7,870 SQ.FT.	PROVIDED	XX,XXX
APR#	128-34-810-010		
JURISDICTION	CITY OF LAS VEGAS		
CUBING ZONE			
LOT COVERAGE			
DEVELOP			
P.A.E.			

parking summary

REQUIRED	OFFICE (242 S.A.)	4 SPACES
ALTERNATE	OFFICE (242 S.A.)	4 SPACES
PROVIDED	OFFICE (242 S.A.)	4 SPACES

vicinity map



legend



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

Stamp
**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 for use only in connection with the project for which they were prepared. The designer shall not be responsible for any use of the documents for any other project without the written consent of the designer.

REVISION	NO.	DATE	DESCRIPTION

8th Street
 Office

DATE: 02.02.11
 SCALE: AS NOTED
 PROJ NO: 10001

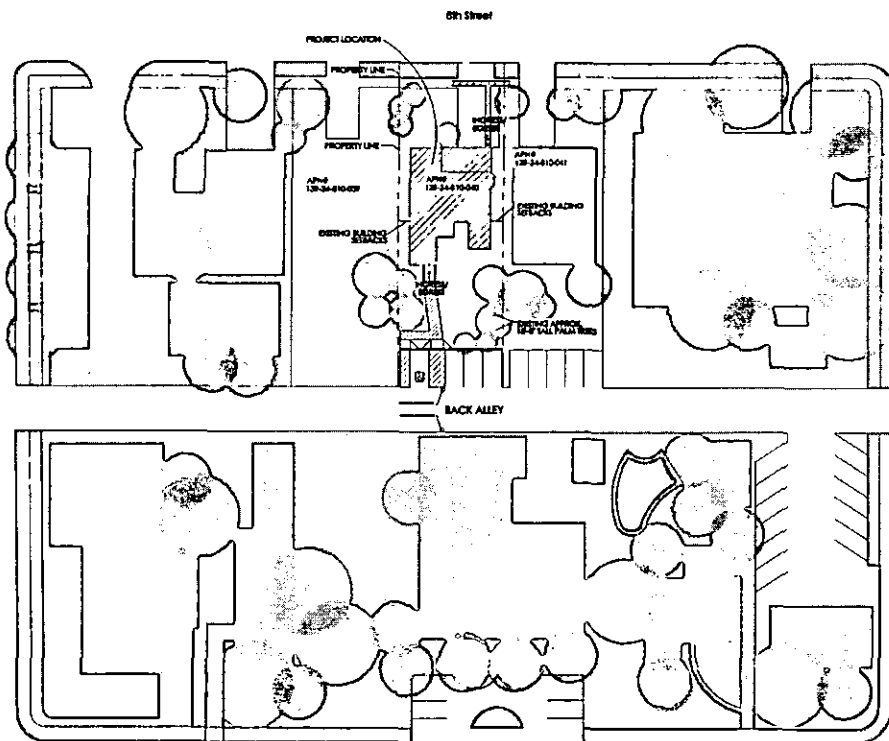
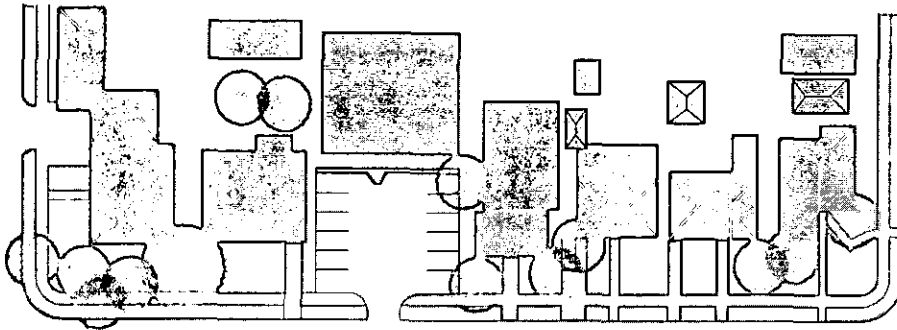
Site Plan

1 site plan

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

RECEIVED
 FEB 02 2011
 PACKAGE NO: 10001

RECEIVED
FEB 02 2011
ID: 0.1



9th Street

EXISTING ACCESSIBLE ROUTES TO COMPLY WITH
 NC 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 A117.1
 C. ROUTES WITH CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM
 PERMITTED TO BE VERTICAL VERTICAL EDGE MAXIMUM
 CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM
 TO BE BEVELLED WITH SLOPE NOT EXCEEDING 1:20
 CHANGES EXCEEDING 1/2" TO BE ACCOMPLISHED
 WITH RAMP ICC/ANSI A117.1
 D. ROUTES TO HAVE MINIMUM OF CURB HEIGHT
 PER ANSI A117.1

site information

BUILDING SIZE	1,570 SQ. FT.
PROPERTY SIZE	7,470 SQ. FT.
APN#	08-34-80004
JURISDICTION	CITY OF LAS VEGAS
CURBING EDGE	-
LOT COVERAGE	100%
DENSITY	20.0 DU / ACRES
F.A.R.	0.00

parking summary

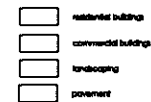
	required	alternate	provided
OFFICE (SHEPHERD)	47 SPACES	0 SPACES	4 SPACES

* REQUIRED A PARKING VARIANCE

vicinity map



legend



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



Commercial
 Design
 Group

6348 S. Rainbow Blvd
 Suite 100
 Las Vegas, NV 89118
 P: 702.240.3335
 F: 702.447.3338

PRELIMINARY SET

Documents prepared by the designer are intended
 for use solely for the project for which they are prepared.
 The designer and owner agree that the documents and
 other materials shall remain the property of the designer.
 The owner shall not use or permit the use of the designer's
 documents or materials for any other project without the
 written consent of the designer.

REVISIONS
 NO. DATE DESCRIPTION

8th Street
 Office

DATE: 02.02.11
 SCALE: AS NOTED
 PROJ. NO: 10001

Site Plan

1 site plan

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

RECEIVED
 FEB 02 2011
 ID-0



April 7, 2011

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

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

RE: VAR-40876 - VARIANCE
CITY COUNCIL MEETING OF APRIL 6, 2011
RELATED TO ZON-40756, VAR-40757, VAR-40758 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 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)]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-40756), Variances (VAR-40757), (VAR-40758 and Site Development Plan Review (SDR-40759) shall be required, if approved.
2. This approval shall be exercised upon the approval of Rezoning (ZON-40756).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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-40876 - VARIANCE RELATED TO ZON-40756, VAR-40757,
VAR-7058 AND SDR-40759
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Bruni:

Your 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), 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. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-40756), Variances (VAR-40757), (VAR-40758 and Site Development Plan Review (SDR-40759) shall be required, if approved.
2. This approval shall be exercised upon the approval of Rezoning (ZON-40756).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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-40876 - Page Two
March 9, 2011

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,

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



February 24, 2011

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

**RE: VAR-40876 - VARIANCE RELATED TO ZON-40756, VAR-40757,
VAR-7058 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

Printed with environmentally friendly soy ink. A small recycling symbol consisting of three chasing arrows forming a triangle.



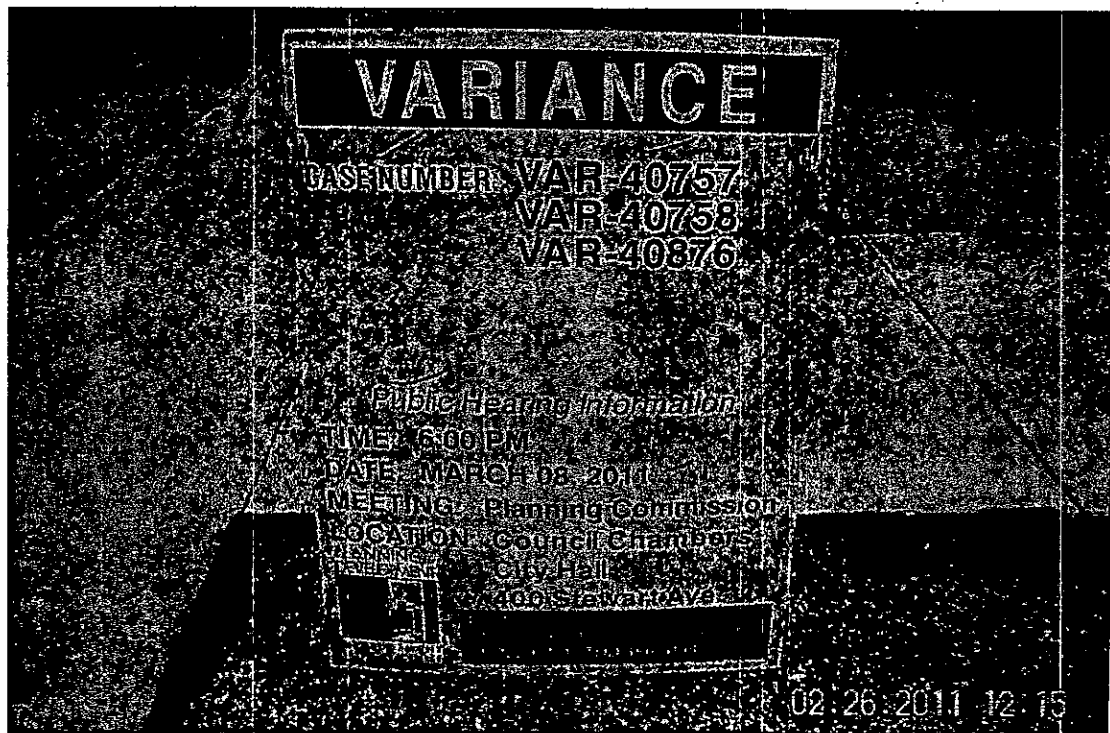
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

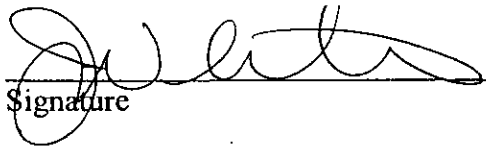


CASE NUMBER: VAR-40876

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

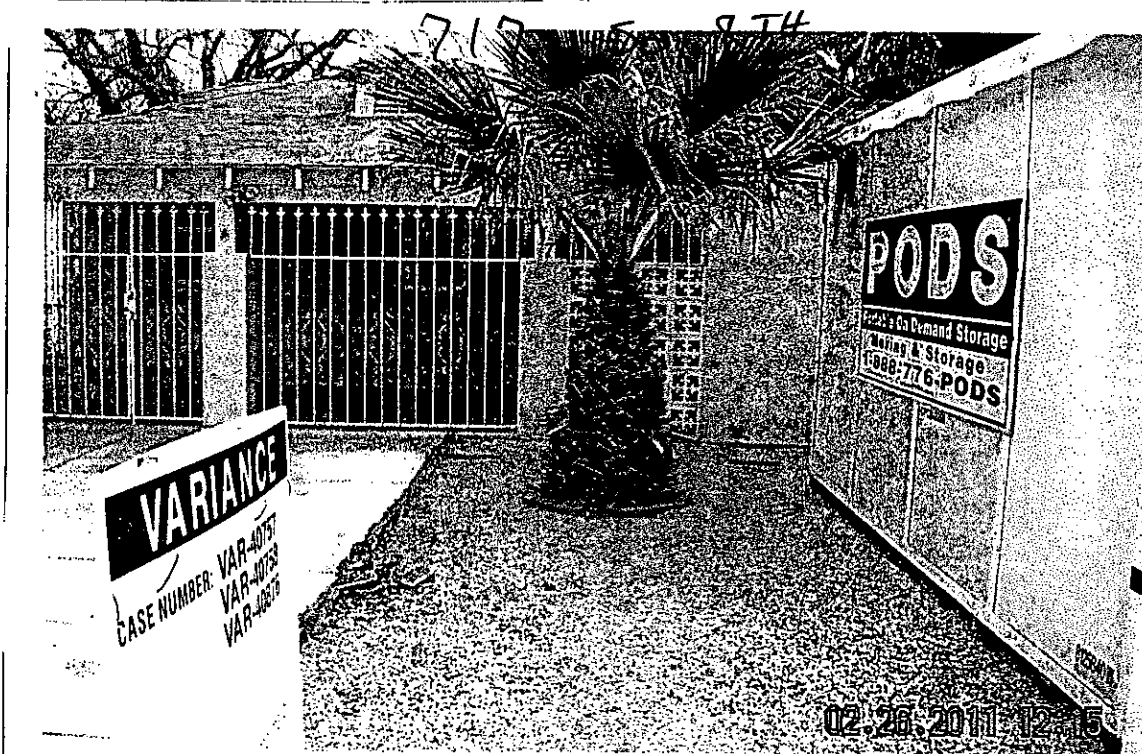
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

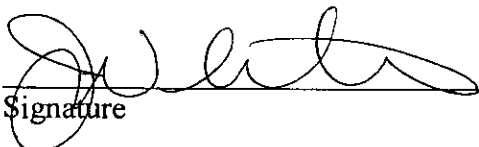


CASE

MEET

Sign Pl
Code, wa
schedule




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>.

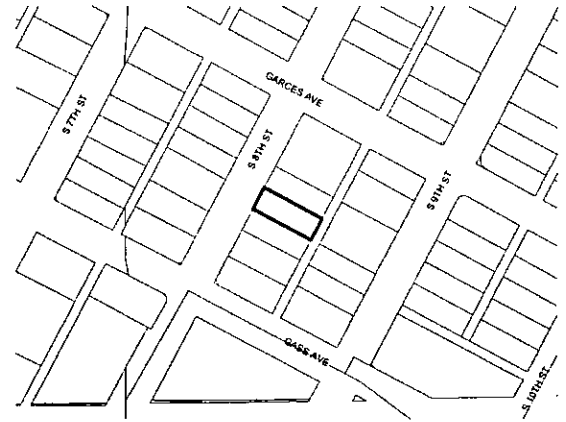
Application Information

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 Location



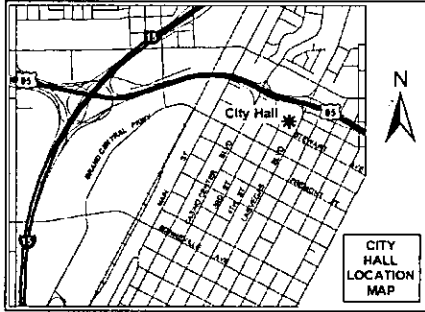
The proposed project may not pertain to the entire highlighted project site.

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

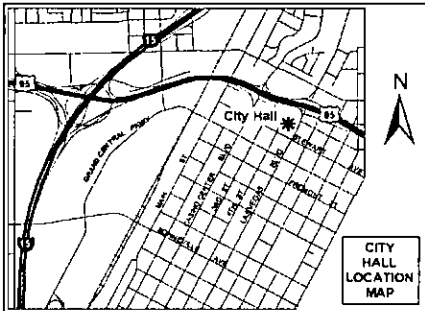
Please use available blank space on card for your comments.

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



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

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 14, 2011
Re: **VAR-40876** Pacific Woods Rentals, LLC 717 S. 8th St.
Request for a Variance for lot width

COMMENTS:

We have no comment on the Request for a Variance application to allow a lot width of 49 feet where 60 feet is the minimum required on property located at 717 South 8th Street.

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-40876

	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 Anns 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		

Report Date 02/02/2011 05:01 PM

Submitted By

Page 1

A/P # 40876 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/02/2011 14:37	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

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 49 FOOT WIDE LOT WHERE A 60-FOOT WIDE IS THE MINIMUM ALLOWED FOR A PROFESSIONAL OFFICE AND PARKING 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).

Parent A/P #

Project # 40876 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 WOODS 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 (702)326-5456 x Evening Phone
Fax (702)216-0286 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

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC1855770	☐	Foreign
Effective		Expire							
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								

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/02/2011 14:59	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/02/2011 14:59	30.00
PROCESSING FEE	P	02/02/2011 14:59	300.00
Total Unpaid		0.00	Total Paid 830.00

There are no Inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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Report Date 02/02/2011 05:01 PM

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)
Y 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
Y 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 Required	Approval Approval Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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Z-LEGAL				984224	02/02/2011 14:37	
N						

Project#	AP Type	Status	Stage	Relation
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No children exist for this project

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

VARIANCE

N 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
GKAPOVICH	02/02/2011					

Report Date 02/02/2011 05:01 PM

Submitted By

Page 4

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments Added By	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
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/02/2011 15:00		0.00
	JEFF GOLTRA, DB CONSTRUCTION CK 2655, 702.216.0285				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Reduced Lot Width
Project Address (Location) 717 S. 8th Street
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 Res proposed Office
Commercial Square Footage 1,582 Floor Area Ratio _____
Gross Acres 17 Lots/Units _____ Density _____
Additional Information Existing 49' width where 60' is required

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 89101
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

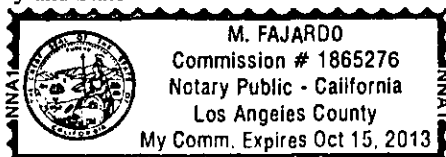
Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 27 day of January, 20 11

M. Fajardo

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # VAR-40876
Meeting Date: 3/8/11
Total Fee: \$830.00
Date Received: 2/2/11
Received By: [Signature]

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

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40876** 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): _____

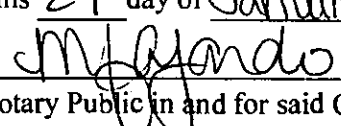
APN: _____

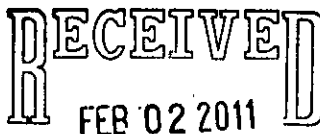
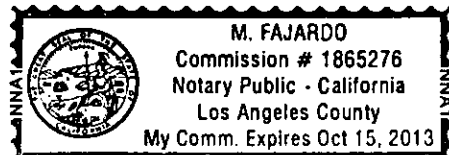
Signature of Property Owner: 

Print Name: Gregory L. Geiser

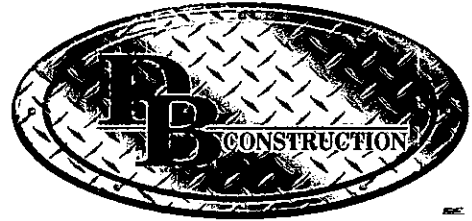
Subscribed and sworn before me M. Fajardo, a NOTARY PUBLIC

This 27 day of January, 2011


Notary Public in and for said County and State



DB



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

LICENSE # 0068902

February 2, 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. This will require ingress and egress to the lot from the alley that runs along the rear property line.

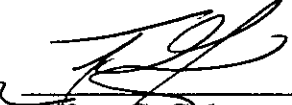
A Variance for the Screen Wall is being requested. A 6' screen wall at the property line would greatly detract from the historic residential feel of this neighborhood.

A Variance for a reduced lot width is being requested. The existing lot width is 49' where 60' is being required.

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

ZON-40756 VAR-40757

VAR-40758 VAR-40876

SDR-40759 REVISED

RECEIVED
FEB 02 2011

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.

RECEIVED
FEB 02 2011

IN WITNESS WHEREOF, this instrument has been executed this 8th day of July, 2010

Eighth Street Office, LLC

Eighth Street Office, LLC

By: Gabriel Manriquez, Authorized Agent

By: Gabriel Manriquez, Authorized Agent

State of Washington }

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

COPY

RECEIVED
FEB 02 2011

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.

ASSESSOR'S COPY

RECEIVED
FEB 02 2011

**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
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(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)

RECEIVED
FEB 02 2011