



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40756** 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: _____

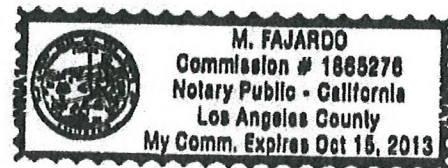
Signature of Property Owner: Gregory L. Geiser

Print Name: Gregory L. Geiser

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

This 19th day of January, 20 11

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



RECEIVED
JAN 19 2011



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
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 MXH proposed MXH Zoning: existing Res proposed office
Commercial Square Footage 1,582 Floor Area Ratio _____
Gross Acres .17 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Pacific Woods Rentals LLC Contact Justin Brunni
Address 717 S. 8th Street Phone: 326-5456 Fax: 216-0285
City Las Vegas State NV Zip 89101
E-mail Address jbrunni@wedgewood-inc.com

APPLICANT Pacific Woods Rentals LLC Contact Justin Brunni
Address 717 S. 8th Street Phone: 326-5456 Fax: 216-0285
City Las Vegas State NV Zip 89101
E-mail Address jbrunni@wedgewood-inc.com

REPRESENTATIVE DB Construction Contact Jeff Go Hra
Address P.O. Box 572046 Phone: 216-0285 Fax: 216-0286
City Las Vegas State NV Zip 89157
E-mail Address jconstruction@cox.net

Property Owner Signature* Gregory L. Greiser

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

Print Name Gregory L. Greiser

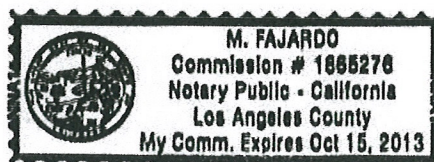
Subscribed and sworn before me M. Fajardo, a Notary Public

This 19th day of January, 20 11

M. Fajardo

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

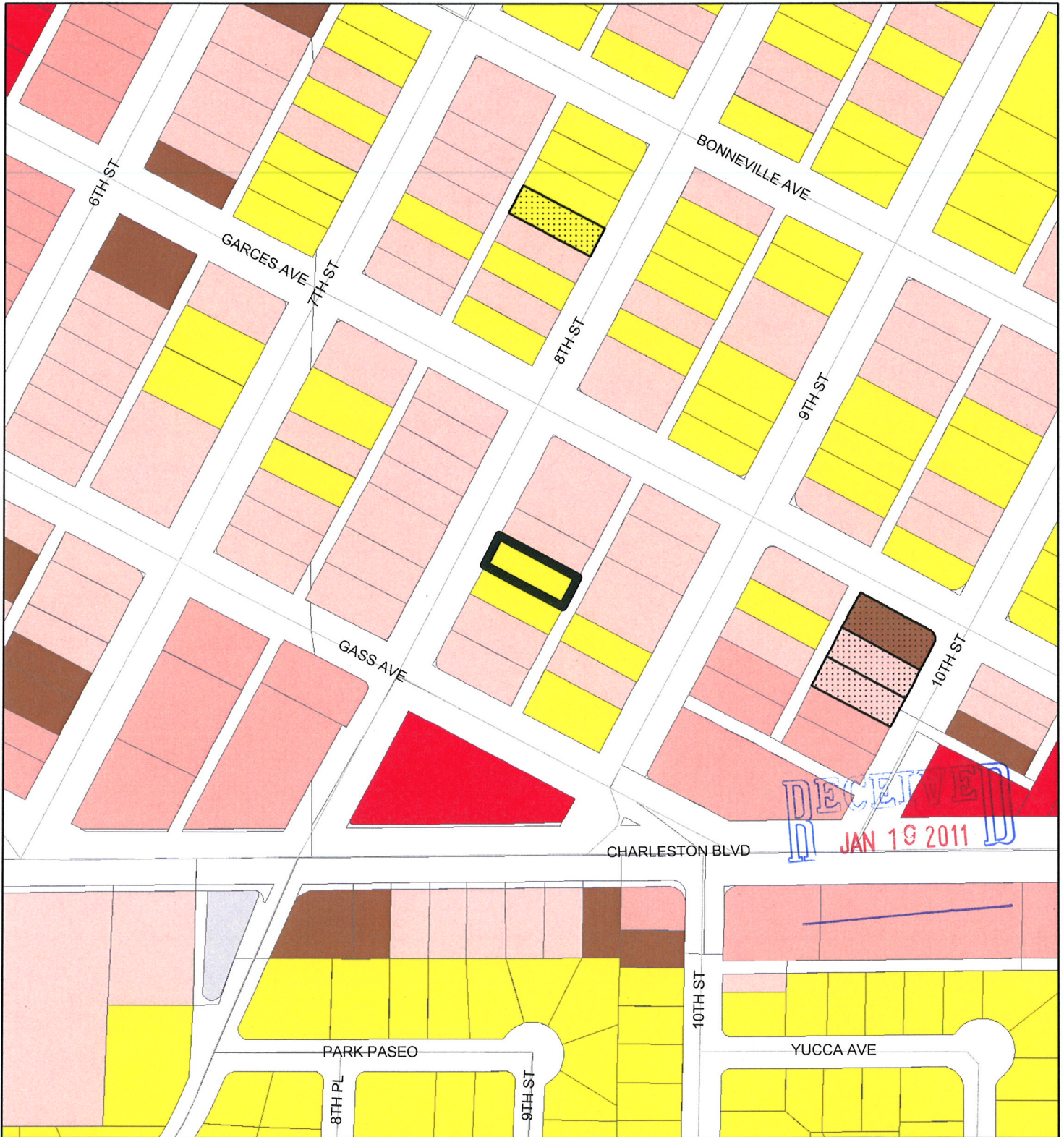
Case # Reo Zon-40756
Meeting Date: 3/8/11
Total Fee: \$1200
Date Received: 1/19/11
Received By: Romeo

*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 Packets\Application Form.pdf

REZONING Parcel: 139-34-810-040

ZON - 40756



ZONING

C-V	R-MH	R-3	O
C-PB	R-CL	R-4	C-D
P-C	R-2	R-5	C-1
U	R-D	R-MHP	PD
R-A	R-PD	P-R	T-D
R-E	R-1	N-S	TC

C-2	Subject Parcel
C-1	City Limits
M	ROI Zoning

ZON-40756

FROM R-1 TO P-R



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301



Printed: January 19, 2011

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: 702.247.3338

PRELIMINARY SET

REVISIONS
NO. DATE DESCRIPTION

8th Street Office

DATE: 02.02.11
SCALE: AS NOTED
PROJ NO: 10031

Site Plan

DECEIVED
FEB 02 2011
PACKAGE NO. ID-0

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

DESIGN ACCORDANCE TO COUNTY HIGH
AND LOCAL ORDINANCES
A. ROUTES TO BE CONTINUOUSLY ACCESSIBLE
B. ROUTES TO HAVE MAXIMUM SLOPE OF 12% PER
C. ROUTES WITH CHANGES IN GRADE OF 1% HIGH MAXIMUM
D. ROUTES TO BE VERTICAL WITHOUT MORE THAN TWO
TO BE GRADED WITH SLOPE FACT STREETS SHALL BE
CHANGING TO BE ACCOMPANIED
WITH A MINIMUM OF 10' CLEAR WIDTH
FOR THE ROAD

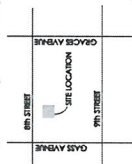
site information

BUILDING SIZE 1,970 SQ.FT.
PROPERTY SIZE 7,290 SQ.FT.
ZONING ZONE C-1
ASSOCIATION CITY OF LAS VEGAS
LOT COVERAGE 22.00%
DEVELOPMENT ALLOWED 33% ON LOT
F.A.C. 0.00%

parking summary

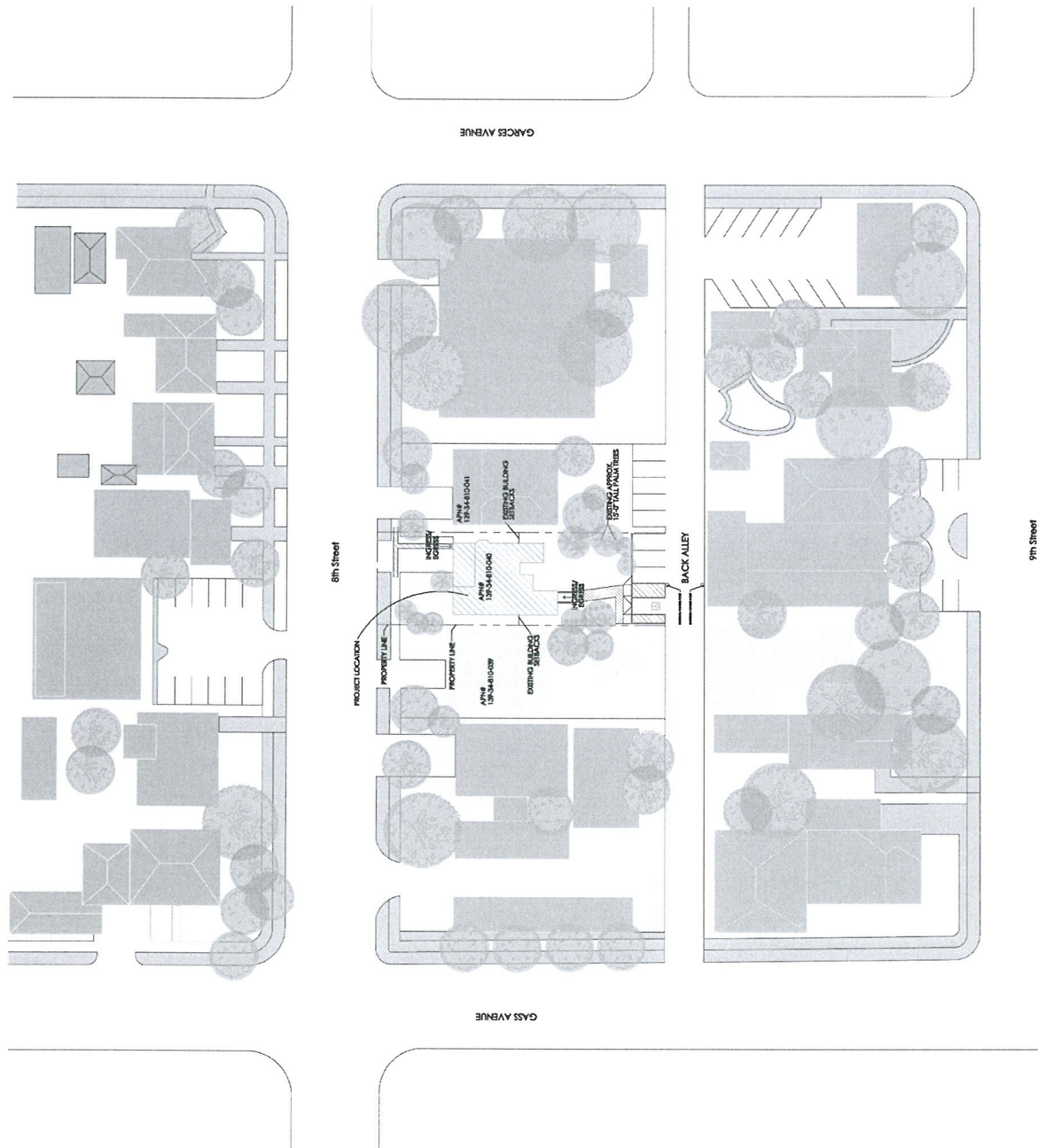
OFFICE (SHEETS) 4/1003 at provided
included alternate 4/1003 1 HC space
* REQUESTING A PARKING VARIANCE

vicinity map



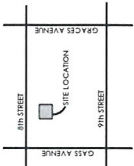
legend

- residential building
- commercial building
- landscaping
- parking



1 site plan

vicinity map



stamp

Commercial
Design
Group

PRELIMINARY SET

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

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[illegible]

8th Street
Office

DATE: 02.02.11
SCALE: AS NOTED
PROJ NO: 10031

Landscape
Plan

D-0.1

FEB 02 2011

1 existing landscape plan

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

2 proposed new parking

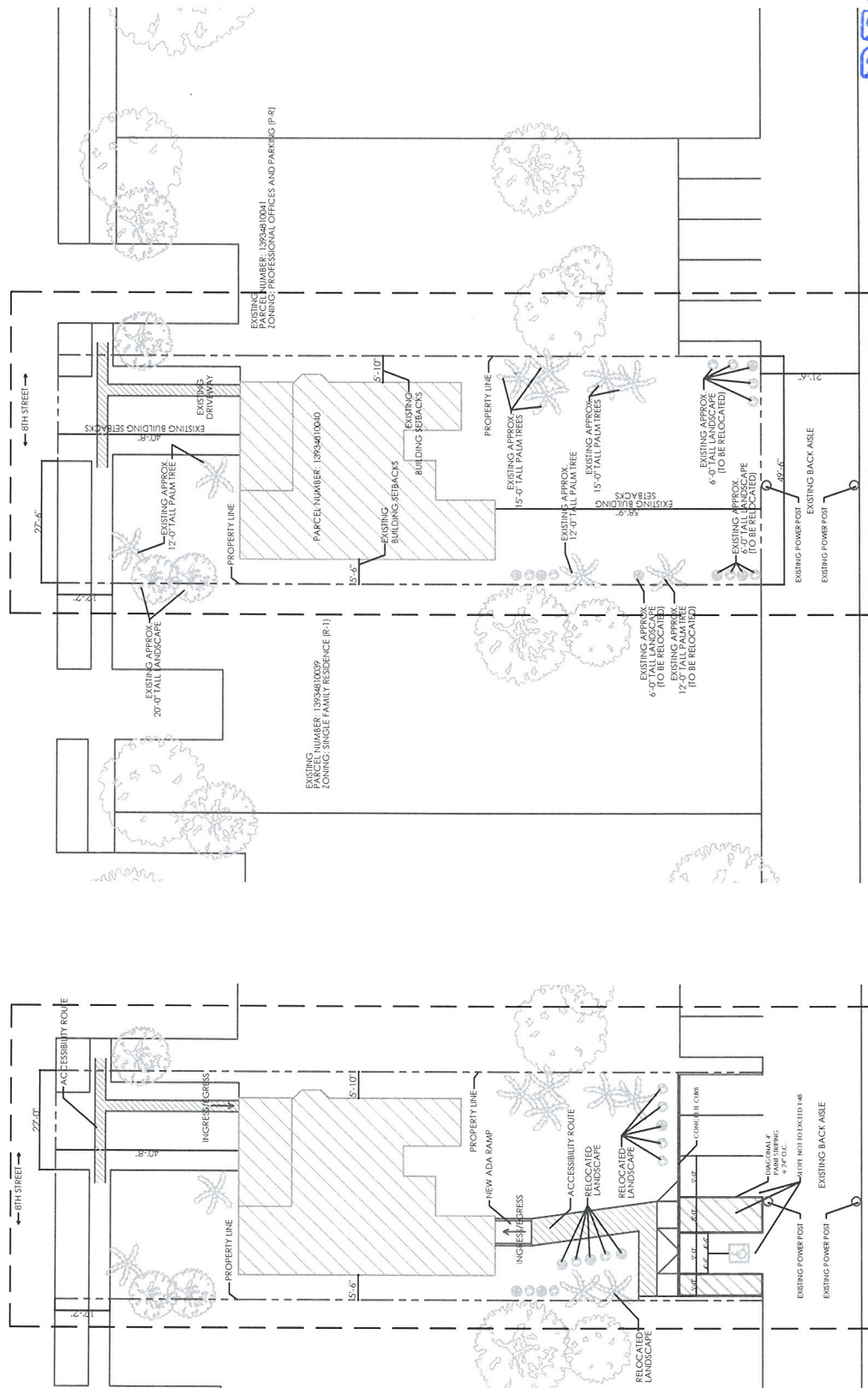


3 existing landscape

4 existing landscape

5 existing landscape

6 existing landscape



- 1 FRED 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 CABINET'S BELOW

Las Vegas, Nevada



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

NEW WOOD OR METAL STUD WALLS

EXIST. WALL TO REMAIN

NEW DEMISING WALL

duplex phone/data outlet

duplex electrical outlet

OCCUPANCY GROUP: TYPE OF CONSTRUCTION: FIRE SPRINKLERS	OFFICE OCCUPANCY LOAD 1/100 TOTAL OCCUPANTS EXITS REQUIRED EXITS PROVIDED	1,498 SQ. FT. 15 15 1 1
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AUTOMATIC FIRE EXTINGUISHING SYSTEM PROVIDED	
PARKING PROVIDED:	
OFFICE:	COMMERCIAL CENTER
EQUIPMENT:	PARKING LOT
ACCESSORY:	
TOTAL:	PARKING REQUIREMENTS
APPLICABLE CODES:	NOT AFFECTED
2006 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS	
2004 NFPA 96A FOR CHIMNEY CODE, WITH LOCAL AMENDMENTS	
2004 NFPA 70A PLUMBING CODE, WITH LOCAL AMENDMENTS	
2006 BECC	
2006 NYS ELECTRICAL CODE	
2008 ICJANS 117	
2005 CLARK COUNTY FIRE CODE	
SOUTHERN NEVADA CODE AMENDMENTS *	
NOTE: BUILDING ENVELOPE COMPATIBLE W/ MODEL ENERGY	

8th Street
Office

DATE: 01.18.11
SCALE: AS NOTED
PROJ NO: 10031

Floor Plan

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

RECEIVED
JAN 13 2011

PACKAGENO:

ZON-40756 VAR-40757

VAR-40758 SDR-40759

