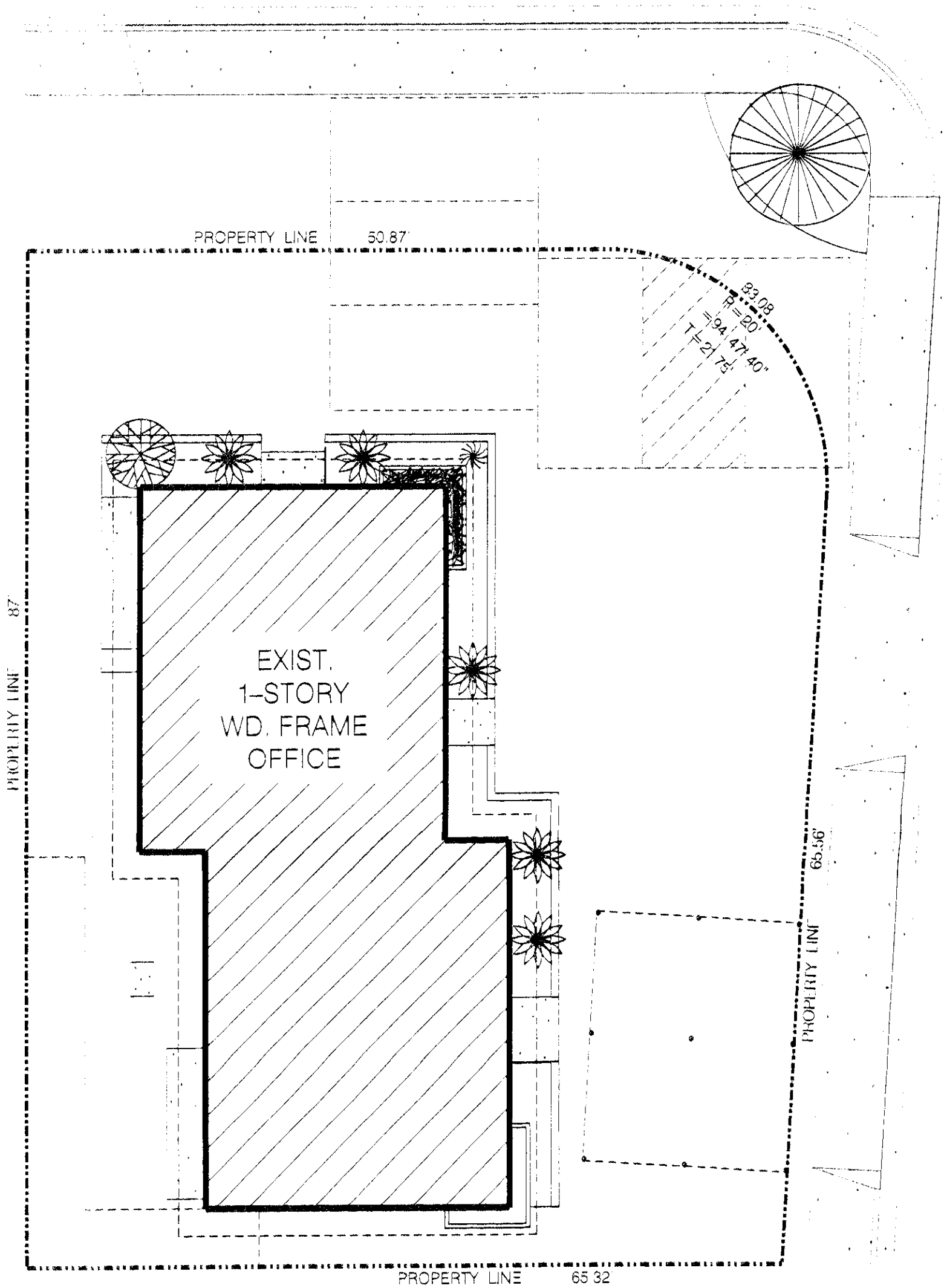


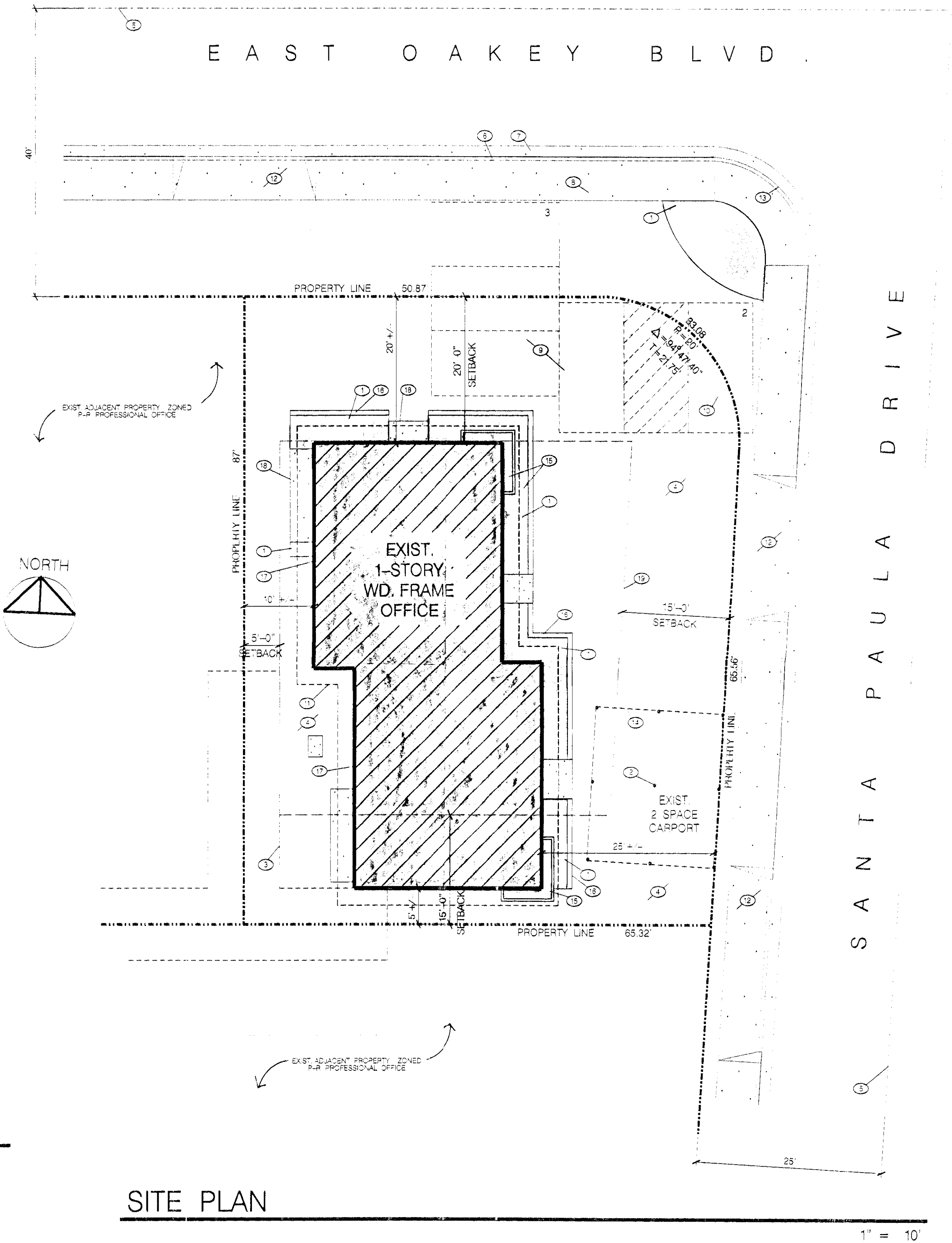
CONTINUE EXISTING OFFICE USE
528 EAST OAKLEY BLVD.
LAS VEGAS, NV



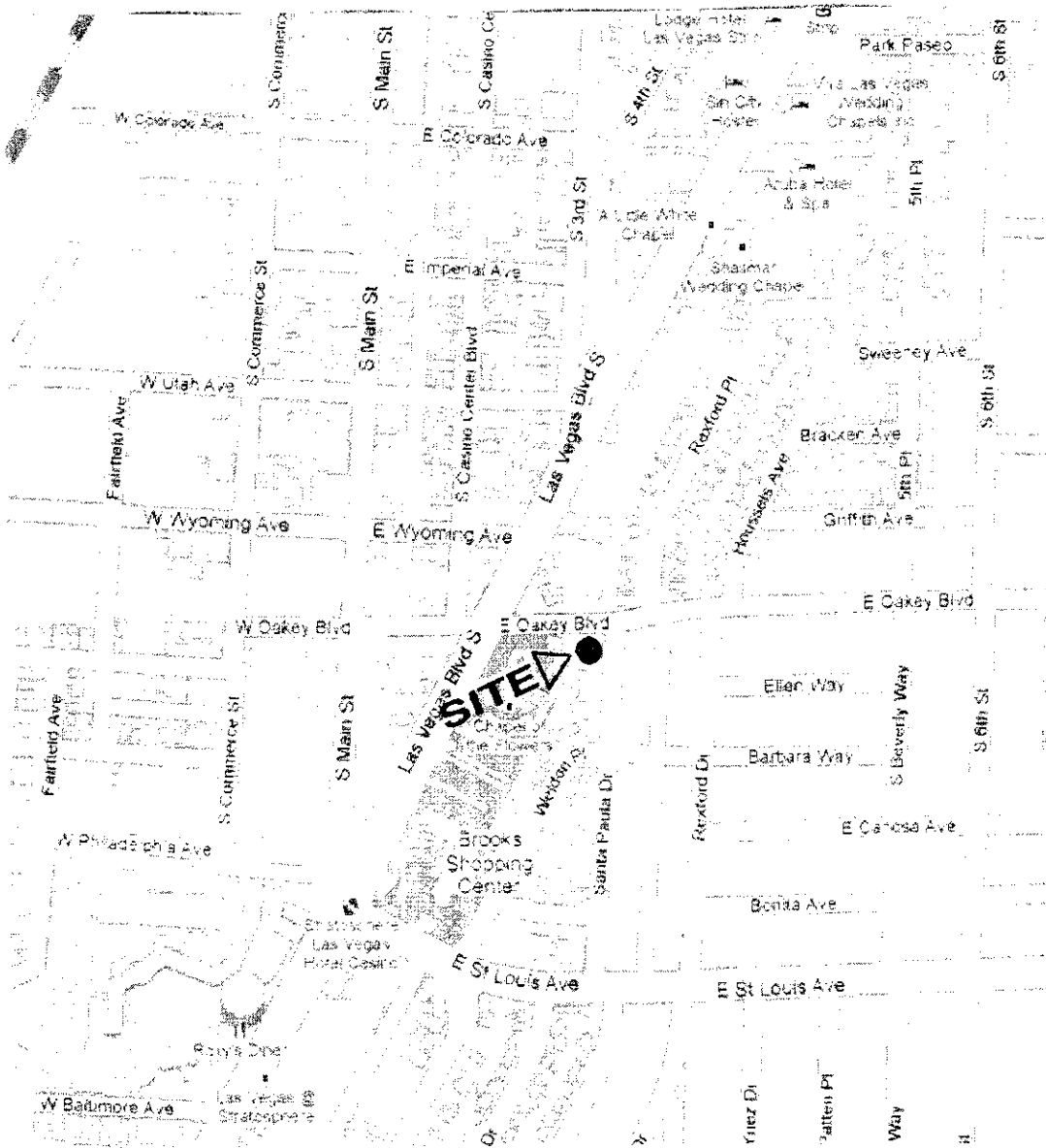
LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	COMMON NAME	SIZE
	EXIST. LOW WATER USE SHRUB (5 TOTAL)	
	EXIST. YUCCA /YUCCA ALOIFOLIA (1 TOTAL)	
	EXIST. LOW WATER USE GROUND COVER	
	EXIST. PALM TREE (1 TOTAL)	
	EXIST. LOW WATER USE GROUND TREE (1 TOTAL)	



SITE PLAN



VICINITY MAP

KEYNOTES

- EXIST. PLANTER
- EXIST. 3' SQ. CARPORT COLUMNS
- EXIST. BASEMENT
- EXIST. ASPHALT PAVED DRIVEWAY
- CENTERLINE OF STREET
- EXIST. CONC. CURB
- EXIST. CONC. GUTTER
- EXIST. CONC. 6' WIDE SIDEWALK
- EXIST. (EXIST.) REGULAR PARKING SPACE
- EXIST. (9'X18') HO PARKING SPACE
- EXIST. 2'-4" ROOF OVERHANG ABOVE
- EXIST. CURB OUT
- EXIST. HO DEPRESSED CURB
- EXIST. CARPORT ROOF OVERHANG ABOVE
- EXIST. 1'-4" HIGH PLANTER
- EXIST. PLANTER CURB
- EXIST. ELECT.
- EXIST. CONC. PAD
- REQ'D. SETBACK LINE

CODE ANALYSIS

- SCOPE OF PROJECT: CONTINUE EXISTING PROFESSIONAL OFFICE USE
- CODES USED: LAS VEGAS ZONING CODE TITLE 19A
- ZONING: R-4 TO P-R
- GROSS SITE AREA: 5,806 SQ. FT.
- OCCUPANCY GROUP: B (BUSINESS)
- FLOOR AREA: 1,632 SQ. FT.
- PARKING REQ'D: 1,632 / 300 = 6
- PARKING PROVIDED: 7 SPACES PROVIDED (INCLUDING 1 VAN HO)

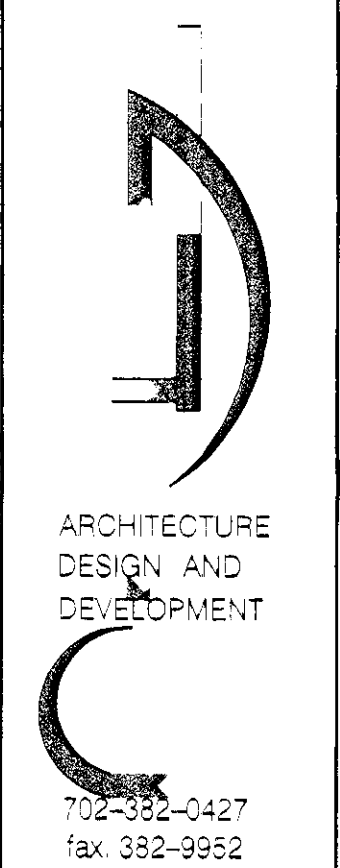
LIST OF DRAWINGS

- | | |
|-----|---|
| A-1 | CODE ANALYSIS, EXISTING SITE PLAN & EXISTING LANDSCAPE PLAN |
| A-2 | EXISTING FLOOR PLAN |
| A-3 | EXISTING BUILDING ELEVATIONS |

VAR-40491

REVISIONS	BY

CONTINUE EXISTING OFFICE USE
528 EAST OAKLEY BLVD.
LAS VEGAS, NV

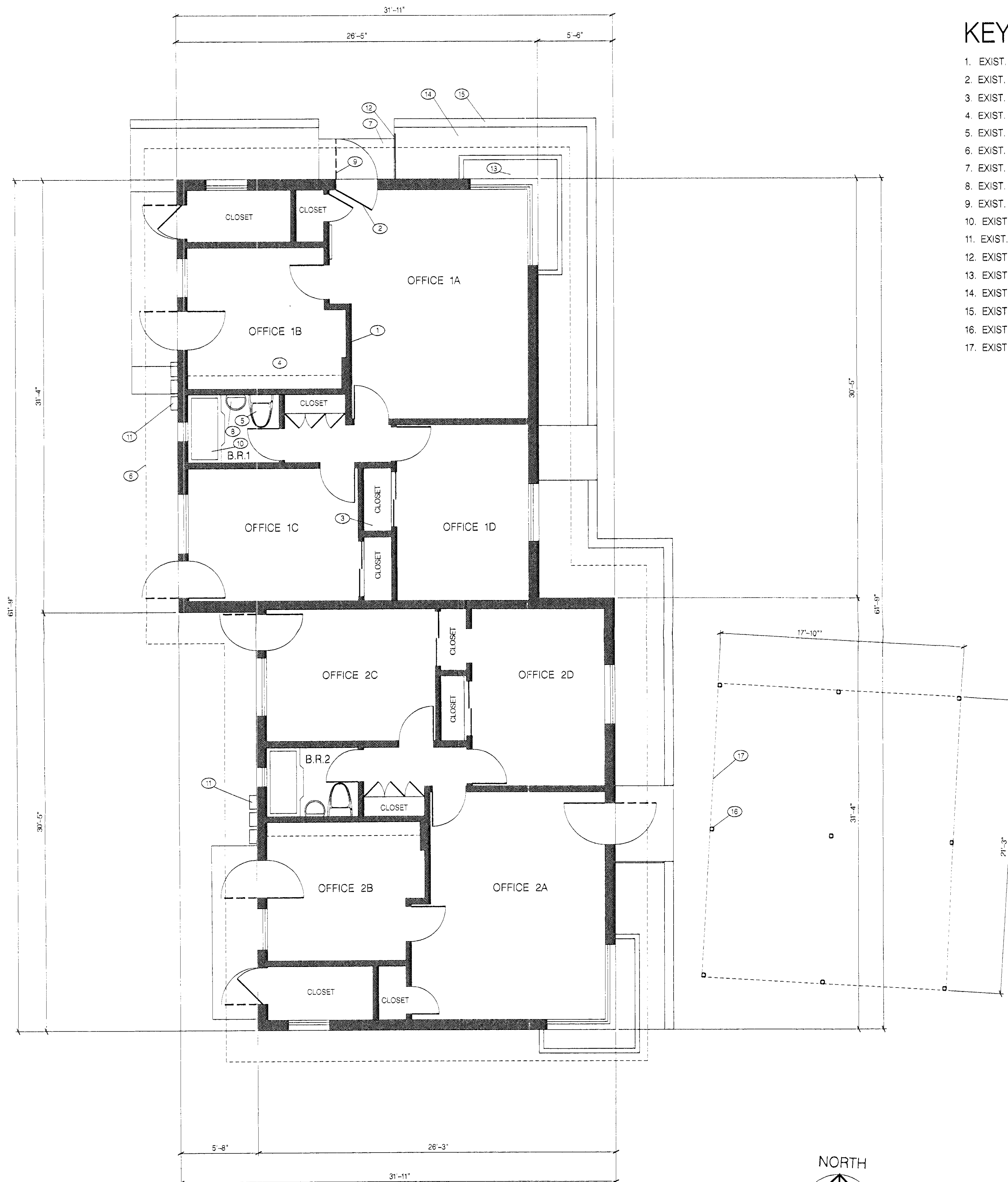


2150 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

CODE ANALYSIS
EXISTING SITE PLAN
EXISTING LANDSCAPE PLAN

Date	9 / 14 / 10
Scale	1" = 10' - 0"
Drawn	
Job	
Sheet	

A-1
OF

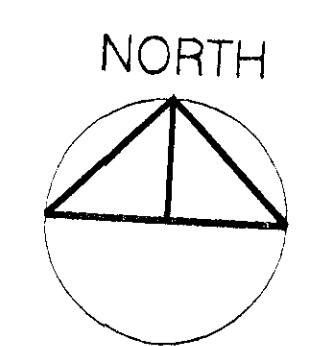


KEYNOTES

- 1. EXIST. WD. FRAME WALLS
- 2. EXIST. DOOR
- 3. EXIST. SHELVES
- 4. EXIST. WALL HUNG CABINETS
- 5. EXIST. SINK
- 6. EXIST. 2'-4" ROOF OVERHANG
- 7. EXIST. CONC. PAD
- 8. EXIST. TOILET
- 9. EXIST. STEEL SECURITY GATE
- 10. EXIST. TUB
- 11. EXIST. ELECT.
- 12. EXIST. HANDRAIL
- 13. EXIST. 1'-4" HIGH PLANTER
- 14. EXIST. PLANTER
- 15. EXIST. PLANTER CURB
- 16. EXIST. CARPORT 3' SQ. MET. COLUMN
- 17. EXIST. CARPORT ROOF OVERHANG ABOVE

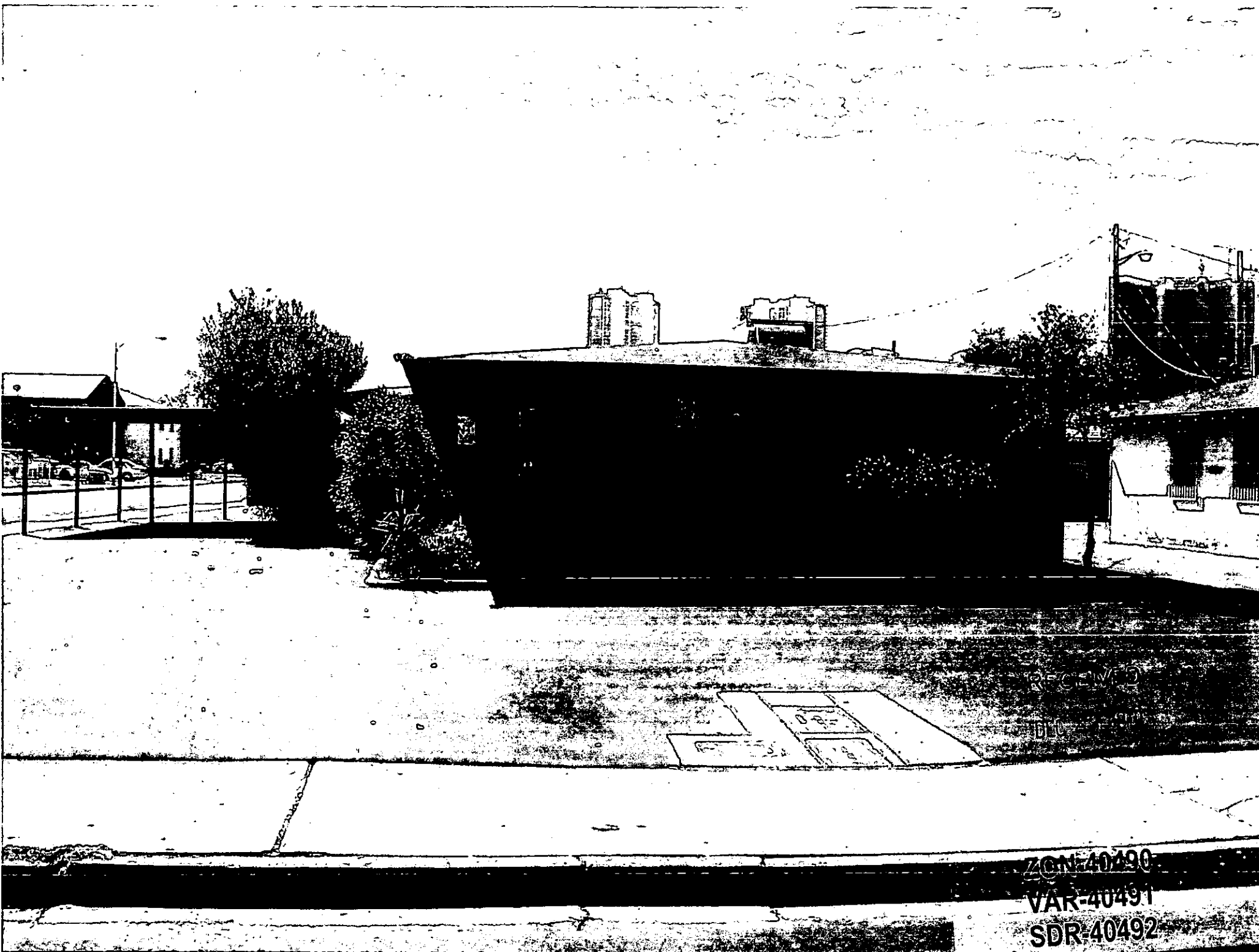
EXISTING FLOOR PLAN

1,632 S.F. BLDG. OCCUPANT LOAD: 17 (@ 1 OCCUP. PER 100 SQ. FT., PER IBC CODE) 1/4" = 1'-0"



VAR-40491

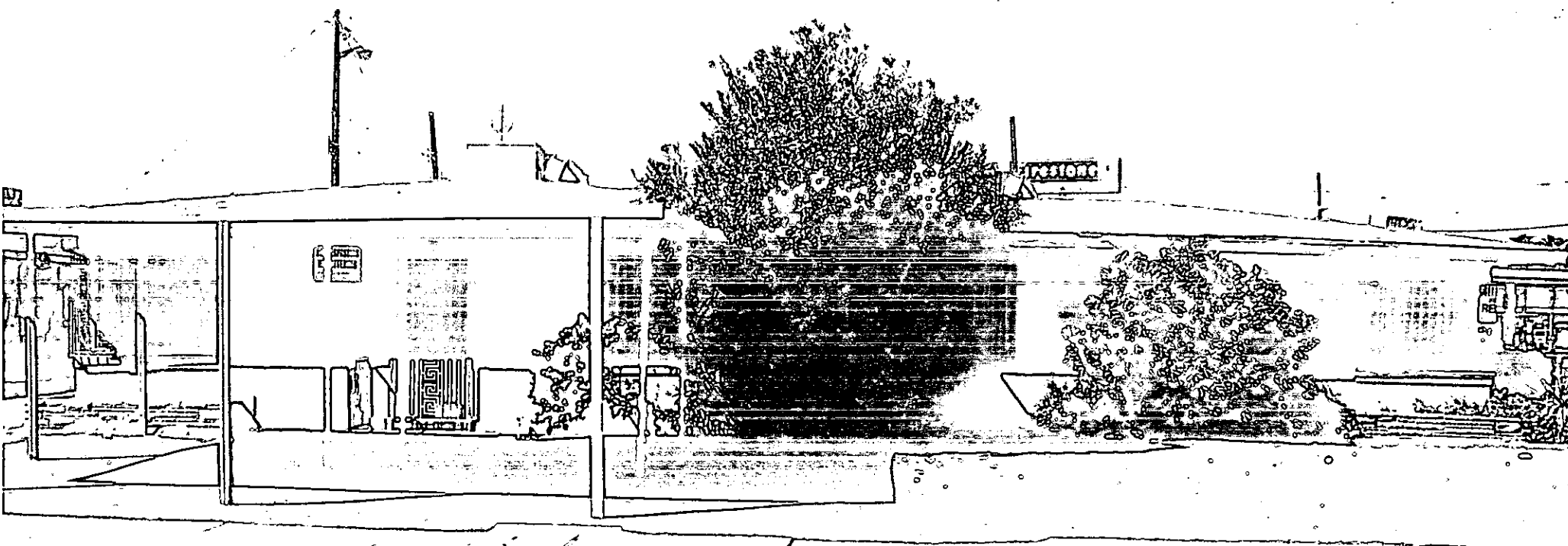
REVISIONS	BY
CONTINUE EXISTING OFFICE USE 528 EAST OAKLEY BLVD. LAS VEGAS, NV	
ARCHITECTURE DESIGN AND DEVELOPMENT	
702-382-0427 fax. 382-9952	
2160 W. Charleston Blvd. Suite J Las Vegas, NV 89102	
EXISTING FLOOR PLAN	
Date	9 /14 /10
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	A-2 of



RECEIVED

10/10/10

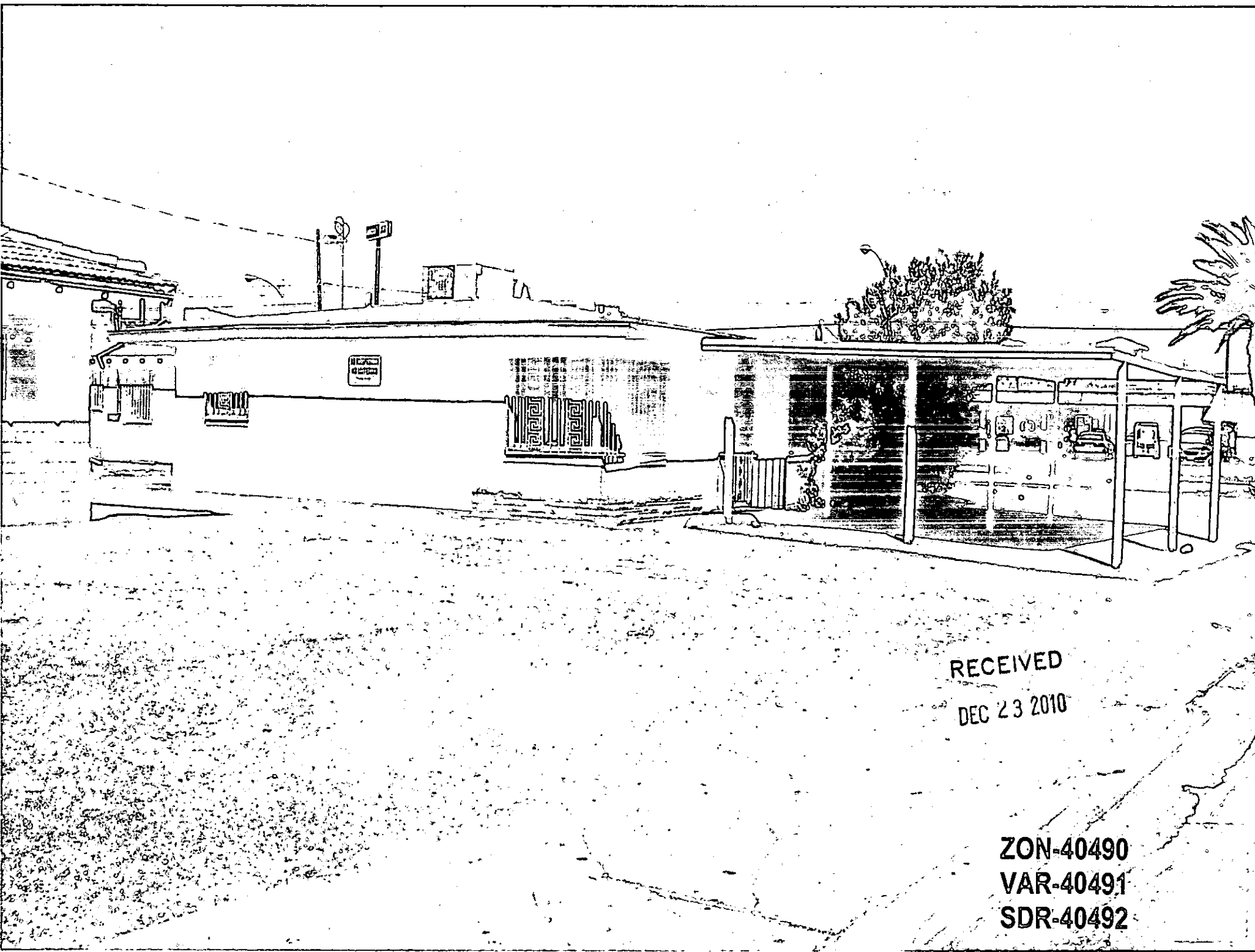
ZON-40490
VAR-40491
SDR-40492



RECEIVED

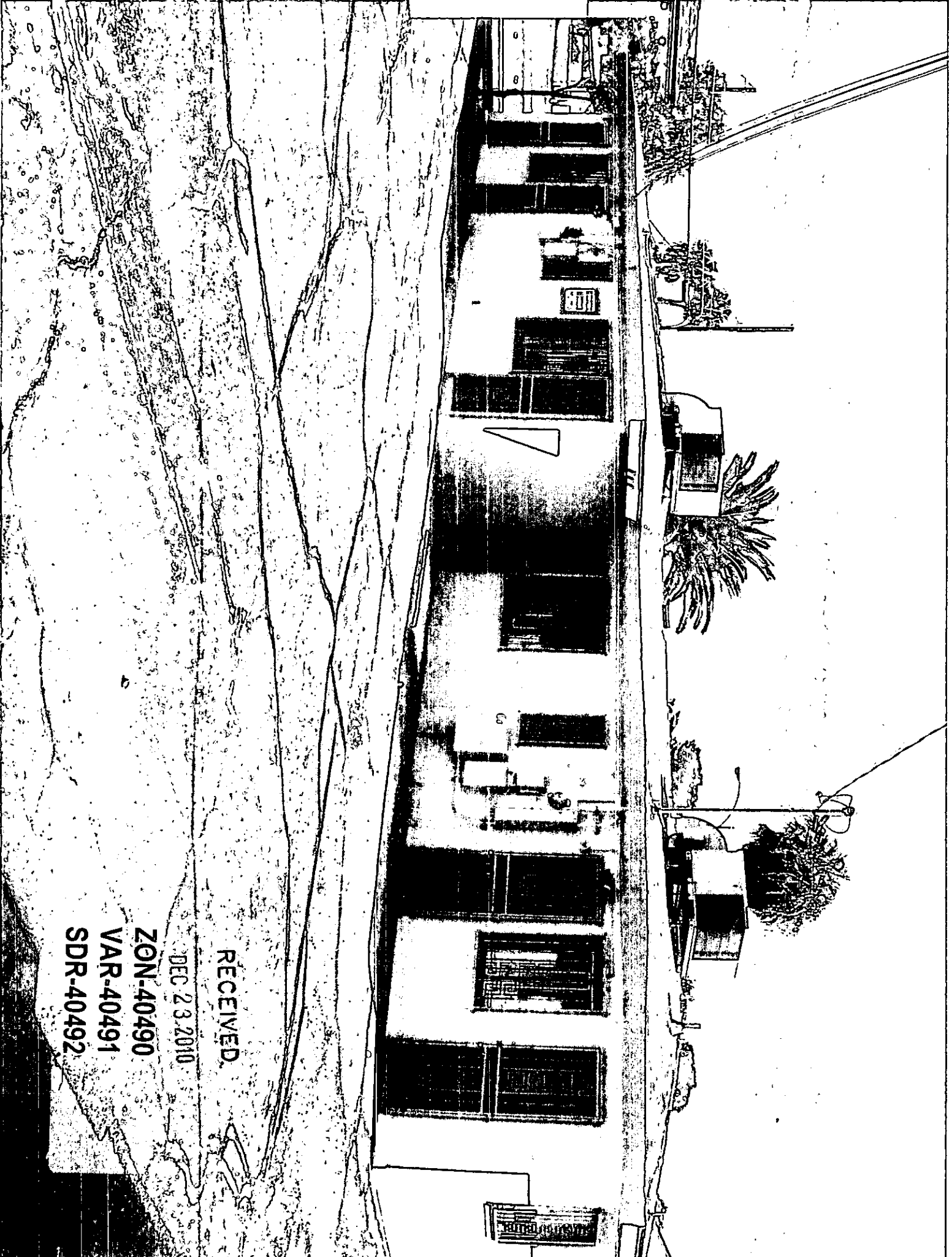
DEC 23 2010

ZON-40490
VAR-40491
SDR-40492



RECEIVED
DEC 23 2010

ZON-40490
VAR-40491
SDR-40492



RECEIVED

DEC 23 2010

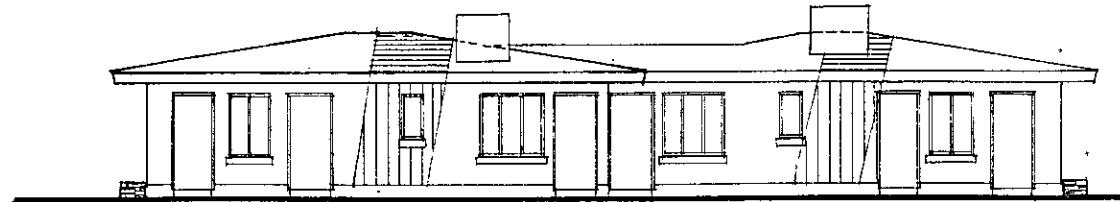
ZON-40490

VAR-40491

SDR-40492

KEYNOTES

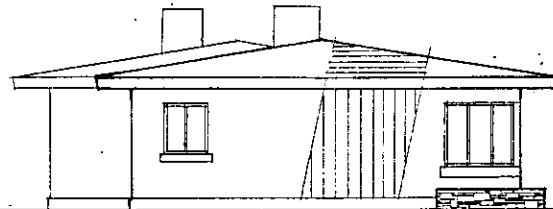
- ALL ELEVATION FEATURES ARE EXISTING AND NEW CONSTRUCTION
1. REVEALT BRIDGES
 2. 2x6 NASOMITE RD. FASCIA
 3. 1x6 NASOMITE EX. TRIM (UNDER LARGE CORNER WINDOWS)
 4. FIELD STONE PLANTER
 5. NASOMITE RD. SIMULATED WOOD GRAIN SIDING W/ ACCENT LINES @ 8" O.C.
 6. 1x6 NASOMITE BASE ERM RD.
 7. 1x4 NASOMITE TRIM RD. (UNDER SMALLER WINDOWS)
 8. METAL CANOPY STRUCTURE
 9. 3" SQ. MET. CANOPY COLUMN
 10. A/C UNIT



KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.

EXISTING
WEST ELEVATION

1/4"=1'-0"



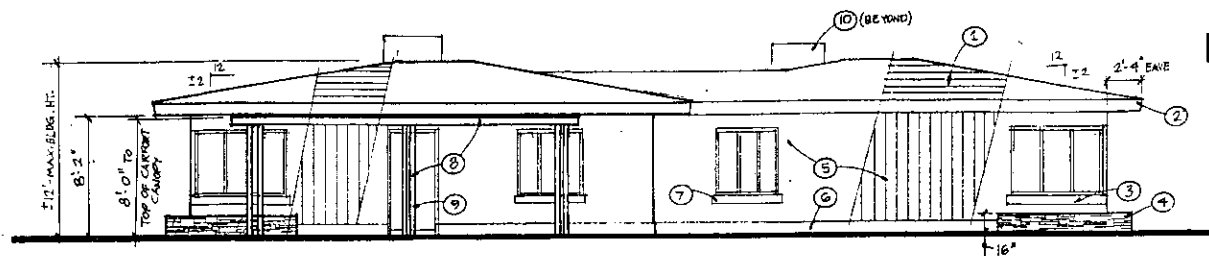
KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.

EXISTING
SOUTH ELEVATION

1/4"=1'-0"

EXISTING
NORTH ELEVATION

KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.



EXISTING
EAST ELEVATION

1/4"=1'-0"

RECEIVED

DEC 23 2010

REVISIONS	BY

CONTINUE EXISTING OFFICE USE
528 EAST OAKLEY BLVD.
LAS VEGAS, NV



Architect
Design and
Development

NO-102-402
NO-102-402

2010 © Charles & Son
Las Vegas, NV 89102

EXISTING ELEVATIONS

Exe 10/14/10

Scale

Drawn

Job

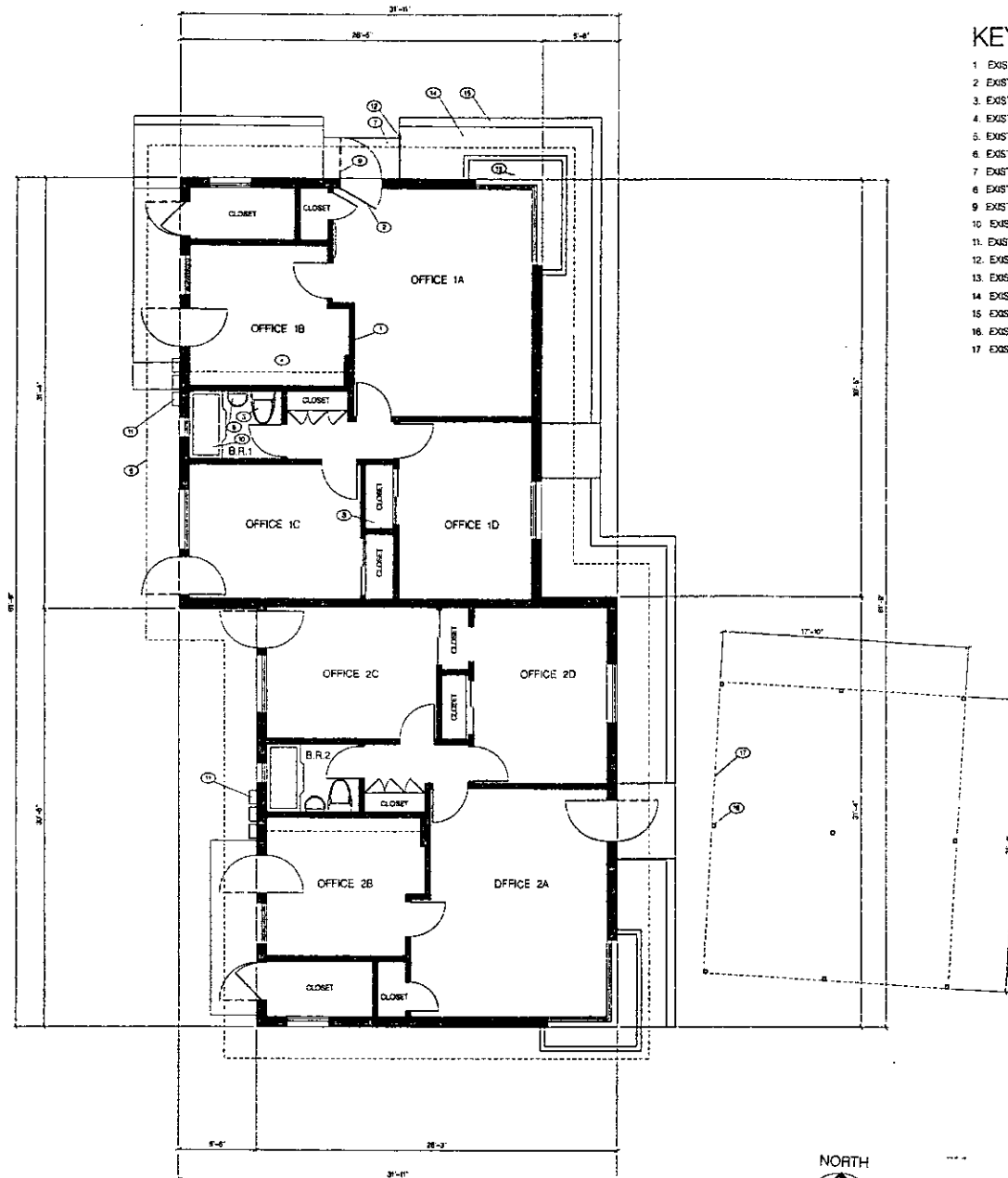
Sheet

A-3

Of

Sheet

ZON-40490
VAR-40491
SDR-40492



KEYNOTES

1. EXIST. WD. FRAME WALLS
2. EXIST. DOOR
3. EXIST. SHELVES
4. EXIST. WALL HUNG CABINETS
5. EXIST. SINK
6. EXIST. 2'-4" ROOF OVERHANG
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15. EXIST. PLANTER CURB
16. EXIST. CARPORT 3" SQ. MET. COLUMN
17. EXIST. CARPORT ROOF OVERHANG ABOVE

REVISIONS	BY

CONTINUE EXISTING OFFICE USE
528 EAST OAKLEY BLVD.
LAS VEGAS, NV



ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax 382-9862

702-111-0000 (Ext. 100)

EXISTING FLOOR PLAN

RECEIVED
DEC 23 2010



EXISTING FLOOR PLAN

1,632 S.F. BLDG. OCCUPANT LOAD: 17 (8 1 OCCUP. PER 100 SQ. FT., PER IBC CODE) 1/4" = 1'-0"

ZON-40490
VAR-40491
SDR-40492

DATE	3/14/10
SCALE	1/4" = 1'-0"
BY	
CHECKED	
APPROVED	
TITLE	A-2



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Bartsas Office Building

APN:	162-03-311-002	Pre-app Date:	August 11, 2011
Location:	528 E. Oakey Boulevard	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	.14	Ward #:	3 - Reese
Time:	3:00 p.m.		

Ownership Info:	Bartsas, Mary 19 LLC 601 S. Rancho Dr. #C23 Las Vegas, NV 89106-4825	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:		Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	Arnold Stalk 2701 Alta Drive Las Vegas, NV 89106	Phone:	(702)-
		Fax:	(702)-
		Email:	

Cases:	Permits / Licenses:
1. V-0021-81 (allows a 2' parking cover side setback where 5' is the minimum setback required).	1.

Proposed Use:	Professional Office
General Plan:	Existing: C (Commercial) Proposed: No change proposed
Zoning:	Existing: R-4 (High Density Residential) Proposed: P-R (Professional Office and Parking)

Special Area, Master Plans, and / or Overlay Districts that Apply:	Las Vegas Redevelopment Plan Beverly Green/Southridge Neighborhood Plan Airport Overlay (200') Special Land Use Designation (per plan): N/A
---	--

Questions / Comments:	1.
------------------------------	----



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 08/11/10
Time: 3:00 p.m.

Project Name: Bartsas Office Building

Conversation 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. Arnold Stalk				
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Las Vegas Redevelopment Plan and the Beverly Green/Southridge Neighborhood Plan, Airport Overlay (200')

Meeting Notes:

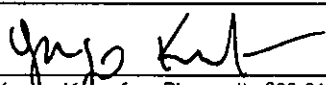
- 1.
- 2.
- 3.

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.

-- 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			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Roiled Plans: 0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	Use of all rooms noted/labeled			NOTES:
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		Bartsas		Application Type: Variance	
Representative:		Arnold Stalk		Application Purpose: Office	
APN:		162-03-311-002		Site Location: 526 E. Oakey	
Planner's Signature:				Pre-App. Meeting Date: August 11, 2010	
Planner:		Yorgo Kafas, Planner II - 229-6196		Submittal Deadline: 09/07/10 - no later than 2:00 pm <i>ok to submit</i>	
				Earliest PC / CC Meeting Dates: 10/21/10 PC - 11/17/10 CC - Cycle 8 12/16/10 <i>gk</i>	



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

May 19, 2011

Mr. Arnold Stalk
Mary Bartsas 19, LLC
601 South Rancho Drive, Suite C-23
Las Vegas, Nevada 89106

RE: VAR-40491 – VARIANCE
RELATED TO ZON-40490 AND SDR-40492
CITY COUNCIL MEETING OF MAY 18, 2011

Dear Mr. Stalk:

The City Council at a regular meeting held May 18, 2011, APPROVED the request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2011. This approval is subject to:

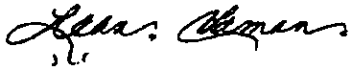
Planning

1. Approval of Rezoning (ZON-40490) shall be required and the approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40492) shall be required, if approved.
2. This approval shall be void two years from the date of final approval unless a building permit has been issued for the change in building occupancy. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict three parking spaces on the site; two spaces under the existing carport and one van accessible handicap accessible space to the north of the access drive off of Santa Paula Drive. All parking spaces and drive aisles must meet the minimum requirements of Title 19.10 and spaces may neither be located within the public right-of-way, nor be located so that vehicles must back out onto a public street.

Mr. Arnold Stalk
VAR-40491 – Page Two
May 19, 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. Arnold Stalk
2701 Alta Drive
Las Vegas, Nevada 89107



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 13, 2011

Mr. Arnold Stalk
Mary Bartsas 19, LLC
601 South Rancho Drive, Suite C-23
Las Vegas, Nevada 89106

**RE: ABEYANCE - VAR-40491 - VARIANCE RELATED TO ZON-40490
AND SDR-40492
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Stalk:

Your request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

Planning

1. Approval of Rezoning (ZON-40490) shall be required and the approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40492) shall be required, if approved.
2. This approval shall be void two years from the date of final approval unless a building permit has been issued for the change in building occupancy. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

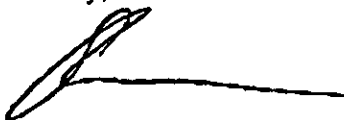
VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Arnold Stalk
VAR-40491 - Page Two
April 13, 2011

5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict three parking spaces on the site; two spaces under the existing carport and one van accessible handicap accessible space to the north of the access drive off of Santa Paula Drive. All parking spaces and drive aisles must meet the minimum requirements of Title 19.10 and spaces may neither be located within the public right-of-way, nor be located so that vehicles must back out onto a public street.
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 **May 18, 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. Arnold Stalk
2701 Alta Drive
Las Vegas, Nevada 89107



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 30, 2011

Mr. Arnold Stalk
Mary Bartsas 19, LLC
601 South Rancho Drive, Suite C-23
Las Vegas, Nevada 89106

**RE: ABEYANCE - VAR-40491 - VARIANCE RELATED TO ZON-40490
AND SDR-40492
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Stalk:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 12, 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, April 6, 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", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Arnold Stalk
2701 Alta Drive
Las Vegas, Nevada 89107

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

Development Notification

PC Meeting: 04/12/2011

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-40491

18b The Las Vegas Arts District

Beverly Green NA

Downtown Business Operators Council

Francisco Park NA

Gateway Neighborhood Association

Glen Heather Estates NA

Hoover Apartments

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marycrest Manor HOA

Newport Lofts

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Sunlake Apartments

West Huntridge NA



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. Arnold Stalk
Mary Bartsas 19, LLC
601 South Rancho Drive, Suite C-23
Las Vegas, Nevada 89106

**RE: VAR-40491 - VARIANCE RELATED TO ZON-40490 AND SDR-40492
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Stalk:

Your request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese), was considered by the Planning Commission on March 8, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **April 12, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission 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. Arnold Stalk
2701 Alta Drive
Las Vegas, Nevada 89107

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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FAX 702.474.0352
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www.lasvegasnevada.gov

Carman Burney

From: Michael Howe
Sent: Tuesday, March 08, 2011 7:18 AM
To: Carman Burney
Cc: Steve Gebeke
Subject: FW: ZON-40490/VAR-40491/SDR-40492

FYI-

Here's the request from Bartsas.

-MH

From: Arnold Stalk [<mailto:arnoldstalk@gmail.com>]
Sent: Tuesday, March 08, 2011 6:17 AM
To: Michael Howe
Subject: re: ZON-40490/VAR-40491/SDR-40492

Good Morning Mr. Howe:

As per your voice mail message, we are requesting that the following items be placed in abeyance for the 4/12/2011 meeting as follows:

**ZON-40490
VAR-40491
SDR-40492**

Please confirm receipt of this message via email back to me and I thank you.

**Arnold Stalk, PhD .
(702) 773-4192
(702) 624-5792
(702) 243-2377/FAX
Projects Worldwide:
United States
China
Haiti**

***"Logic will get you from A to B. Imagination will take you everywhere".
Albert Einstein***

Confidentiality Notice: The information contained in this email is privileged, private and confidential, including any and all attachments and is intended for the use of the recipients or entities named above. Any use, including but not limited to, reading, disclosing, dissemination, distribution, reproduction and transmission is strictly prohibited. If you are not the intended recipient of this message, or if this email message has been either addressed incorrectly or sent to you in error, please notify sender by reply email and then delete and destroy this email message and all attachments. Your cooperation is appreciated.



February 24, 2011

Mr. Arnold Stalk
Mary Bartsas 19, LLC
601 South Rancho Drive, Suite C-23
Las Vegas, Nevada 89106

**RE: VAR-40491 - VARIANCE RELATED TO ZON-40490 AND SDR-40492
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Stalk:

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. Arnold Stalk
2701 Alta Drive
Las Vegas, Nevada 89107

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
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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



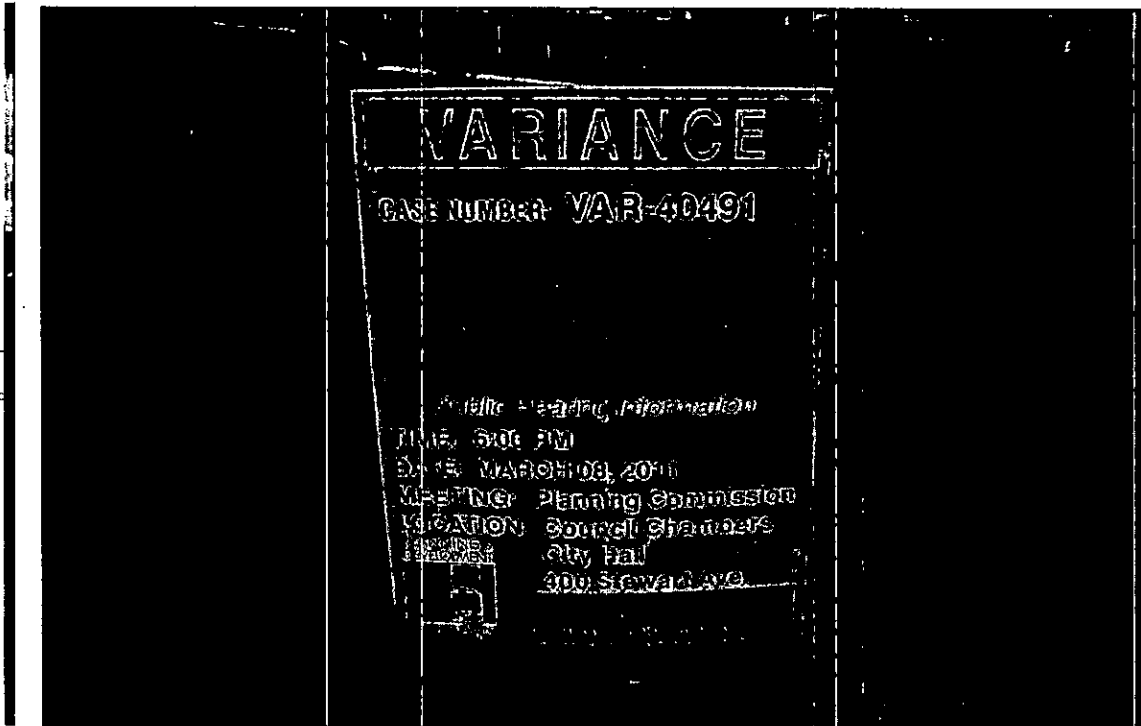
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

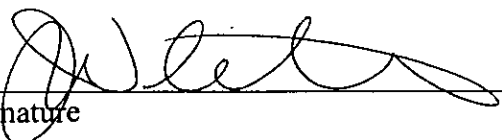


CASE NUMBER: VAR-40491

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.

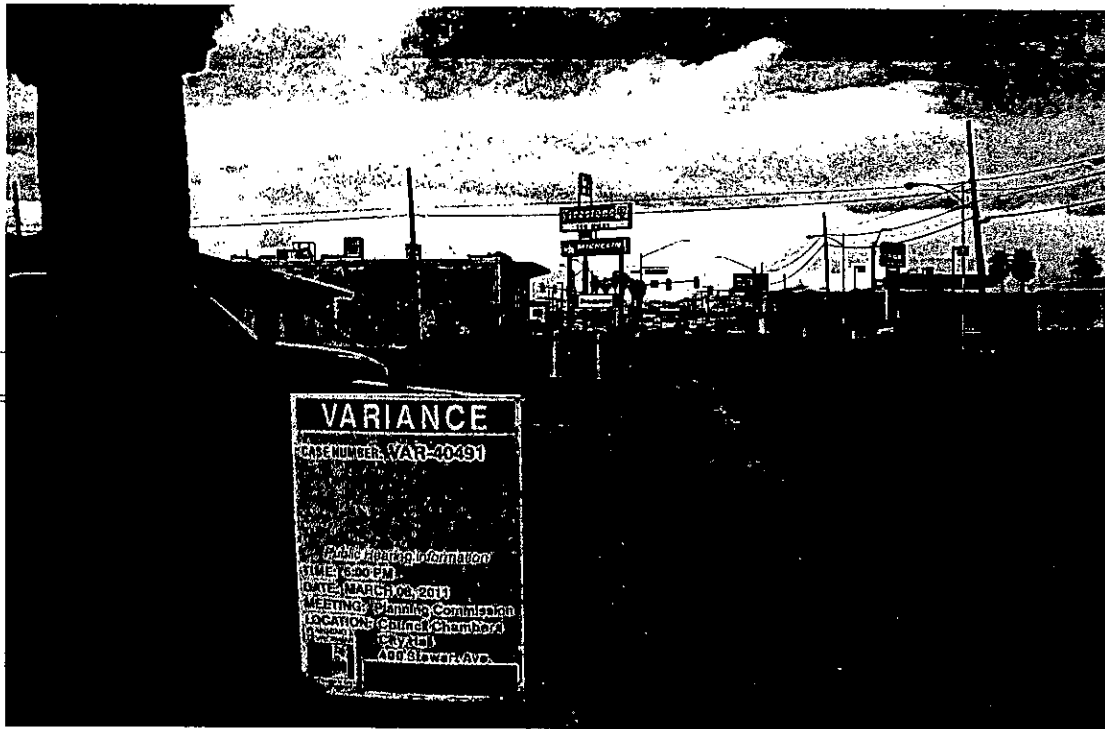


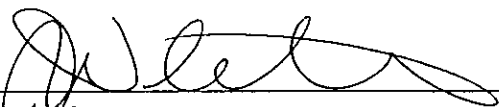
CAS

MEI

Sign
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st




Signature

2-26-11
Date

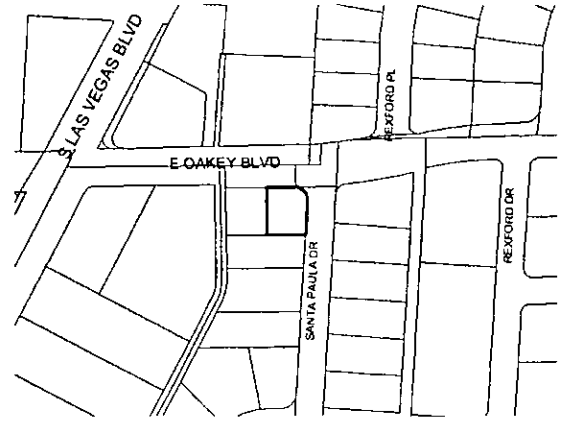
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

Application Information

ZON-40490 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

VAR-40491 - VARIANCE RELATED TO ZON-40490 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (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 Stewart Avenue
Las Vegas, Nevada

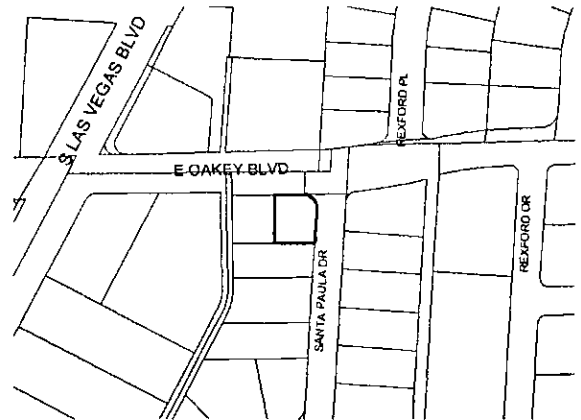
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, 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>.

Application Information

ZON-40490 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

VAR-40491 - VARIANCE RELATED TO ZON-40490 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

Application Location



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

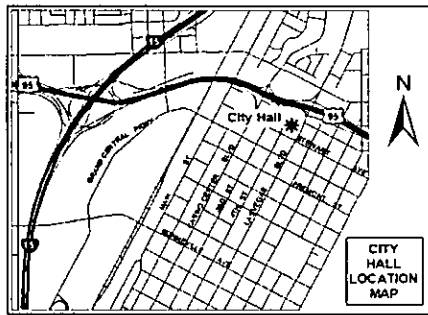
Public Hearing Information

Meeting: Planning Commission
Date: *March 08, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 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



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

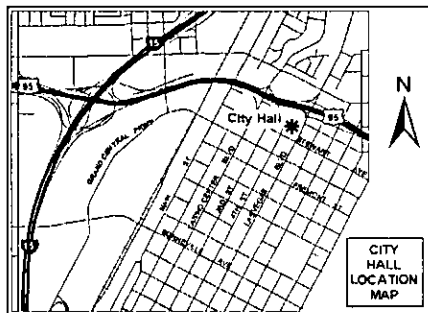
Please use available blank space on card for your comments.

ZON-40490 & VAR-40491

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.

ZON-40490 & VAR-40491

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-40491

18b The Las Vegas Arts District

Beverly Green NA

Downtown Business Operators Council

Francisco Park NA

Gateway Neighborhood Association

Glen Heather Estates NA

Hoover Apartments

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marycrest Manor HOA

Newport Lofts

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Sunlake Apartments

West Huntridge NA

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: January 12, 2011
Re: **VAR-40491** Mary Bartsas 19, LLC 528 E. Oakey Blvd.
Request for a Variance to allow three parking spaces where six are required

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow three parking spaces where six spaces are the minimum allowed. We note that this action is related to Site Development Plan Review SDR-40492 and all of our recommended conditions are associated with that action.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**ZON-40490
VAR-40491
SDR-40492**

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 / US MAIL

<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
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

* 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 >

SDPR
12/23/2010

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-40490 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: PR (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

VAR-40491 - VARIANCE RELATED TO ZON-40490 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

SDR-40492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40490 AND VAR-40491 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Site Development Plan Review FOR AN OFFICE, OTHER THAN LISTED WITH WAIVERS TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ALONG THE SOUTH AND WEST PERIMETERS on 0.14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

PLANNING COMMISSION: **FEBRUARY 8, 2011**

CITY COUNCIL: **MARCH 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JANUARY 6, 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:

Report Date 12/23/2010 04:14 PM

Submitted By

Page 1

A/P # 40491 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/23/2010 13:16	970634	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-40491 - VARIANCE RELATED TO ZON-40490 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Variance TO ALLOW TWO PARKING SPACES WHERE SIX ARE REQUIRED on .14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

Parent A/P #

Project # 40491 Project/Phase Name BARTSAS OFFICE BUILDING Phase #
Size/Area 0.14 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203311002
Location 528 E OAKLEY DR

Owner/Tenant

Contact ID AC1495781 Name BARTSAS MARY 19 L L C
Mailing Address 601 S RANCHO DR #C23 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89106-4825 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

528 E OAKLEY BLVD
LAS VEGAS, 89104-

1700 SANTA PAULA DR
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 12/23/2010 04:14 PM

Submitted By

Page 3

Review/Activities Review # Comments	Review Type	#	Status	Valued	Issued	Started	Completed	Comp By
424365	DEVCO	1	Incomplete	☐	12/23/2010 13:51			
424366	NEIGH P&S	1	Incomplete	☐	12/23/2010 13:51			
424367	B&S PLAN	1	Incomplete	☐	12/23/2010 13:51			
424368	LAND DEV	1	Incomplete	☐	12/23/2010 13:51			
424369	FLOOD	1	Incomplete	☐	12/23/2010 13:51			
424370	SEWER	1	Incomplete	☐	12/23/2010 13:51			
424371	TRAFFIC	1	Incomplete	☐	12/23/2010 13:51			
424372	SURVEY	1	Incomplete	☐	12/23/2010 13:51			
424373	TEFO	1	Incomplete	☐	12/23/2010 13:51			
424374	SID	1	Incomplete	☐	12/23/2010 13:51			
424375	ROW	1	Incomplete	☐	12/23/2010 13:51			
424376	FIRE ENG	1	Incomplete	☐	12/23/2010 13:51			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)
Comments

Modified By LMaynard

Modified Date/Time 12/23/2010 13:16

applicant needs color copies 12/16 FS

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

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL
N

970634

12/23/2010 13:16

Report Date 12/23/2010 04:14 PM

Submitted By

Page 4

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

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

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
02/08/2011	PC	SCHEDULED		0	0	0
FSOLIS	12/16/2010					

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 Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	12/23/2010 13:51		0.00
ARNOLD STALK, MARY BARTSAS 19 LLC CK 1158, 702.366.0103					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS / 9, LLC
 Project Address (Location): 528. E. PARKER BLVD.
 Project Name: MARY BARTSAS / 9, LLC Proposed Use:
 Assessor's Parcel #(s): 162-03-311-000 Ward # 3-KEESE
 General Plan: existing C proposed C Zoning: existing R-4 proposed FR
 Commercial Square Footage: 1,622 SF Floor Area Ratio:
 Gross Acres: 0.14 Lots/Units: Density:
 Additional Information:

PROPERTY OWNER MARY BARTSAS / 9, LLC Contact ARNOLD STALK
 Address 601 S. PARKER DR. C-23 Phone: 366-0103 Fax: 366-9413
 City LAS VEGAS State NV Zip 89106
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

APPLICANT MARY BARTSAS / 9, LLC Contact ARNOLD STALK
 Address 601 S. PARKER DR. C-23 Phone: 366-0103 Fax: 366-9413
 City LAS VEGAS State NV Zip 89106
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK Contact ARNOLD STALK
 Address 2701 ALTA DRIVE Phone: 624-5192 Fax: 243-2377
 City LAS VEGAS State NV Zip 89106
 E-mail Address

Property Owner Signature* [Signature]

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

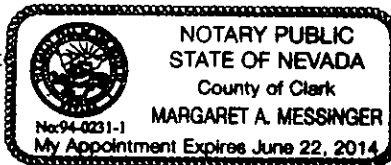
Print Name AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 20 10

Margaret A. Messinger

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40491</u>
Meeting Date:	<u>2-8-11</u>
Total Fee:	<u>830</u>
Date Received:*	<u>12/16-10</u>
Received By:	<u>FS</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40491** APN: 162 - 03 - 311 - 002
Name of Property Owner: MARY BARTAS 19, LLC
Name of Applicant: MARY BARTAS ENTERPRISES, LLC
Name of Representative: ARNOLD STALK

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: _____

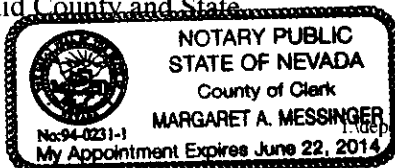
Signature of Property Owner: _____

Print Name: AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. Messinger
Notary Public in and for said County and State



September 1, 2010

**City of Las Vegas Department of Planning
731 South Fourth Street
Las Vegas, Nevada 89101**

Justification Letter

**Re: Site Development Review
Variance
Rezoning**

**Bartsas Office Building
528 E Oakey Blvd., Las Vegas, NV 89104
APN # 162-03-311-002**

Proposed Use

The site is currently located with the General Plan designation which is Commercial (C). No change is proposed. The proposed Rezoning proposed is from existing R-4 (High Density Residential) to the proposed P-R (Professional Office and Parking).

The proposed is for Professional office.

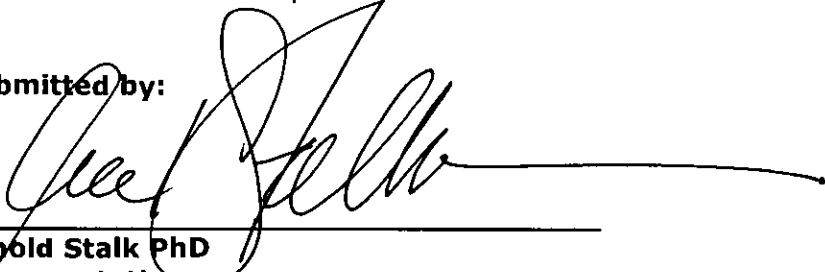
The subject site is located within the Beverly Green/Southridge neighborhood. The subject site is also located within the Las Vegas redevelopment project area.

The proposed Rezoning of the site will be consistent and in conformity with the immediate surrounding uses which are professional office uses. The properties located at 520 East Oakey Blvd (Immediately west of the subject site) and 1704 Santa Paula Avenue (Immediately south of the subject site) are have a zoning designation of PR (Professional Office).

A part of this action, we request the following:

1. Variance for parking.
2. Waiver of landscaped buffer.

Submitted by:


**Arnold Stalk PhD
Representative**

RECEIVED

DEC 23 2010

**ZON-40490
VAR-40491
SDR-40492**

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 #: B20-01552-J-143416

DATE ISSUED: 11/17/08

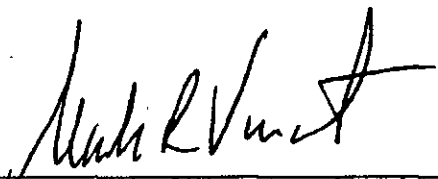
TYPE OF LICENSE: MANAGE LAND/LEASES

BUSINESS LOCATION: 601 S RANCHO DR C23

ISSUE TO: MARY BARTSAS ENTERPRISES LLC

DBA:
MARY BARTSAS ENTERPRISES LLC
601 S RANCHO DR C23
LAS VEGAS NV 89106

PRINCIPAL(S)
HANSEN, AARON, MANAGER
PRUSSE, SHARRON, MANAGER



Director, Department of Finance and Business Services

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

Post in a conspicuous place.



STATE OF NEVADA
DECLARATION OF VALUE

20021024
01328

1. Assessor Parcel Number(s)

a) 162-03-311-002
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ _____
(_____)
\$ _____
\$ _____ *44*

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: TRANSFER WITHOUT CONSIDERATION TO OR FROM A TRUST

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 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 ATTORNEY

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MARY BARTSAS

Address: 528 E. Oakley

City: Las Vegas

State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MARY BARTSAS LIVING TRUST

Address: 528 E. Oakley

City: Las Vegas

State: NV Zip: 89104

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

Print Name: LAW OFFICES OF DAVID A. STRAUS Escrow # _____

Address: 900 RANCHO LAND

City: LAS VEGAS

State: NEVADA

Zip: 89106

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

1570

20021024
01520

THIS DOCUMENT BEING RE-RECORDED TO CORRECT
LEGAL DESCRIPTION.

APN#162-03-311-002

RE-RECORDED

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARY BARTSAS, an unmarried woman in consideration of \$ 0, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MARY BARTSAS, sole Trustee, or her successors in trust, under the MARY BARTSAS LIVING TRUST, dated June 26, 2002, and any amendments thereto, all of my undivided one-half interest in and to that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

Lot One (1) in Block One (1) EL CENTRO ADDITION, Tract 1, City of Las Vegas, as shown by map thereof on file in Book 3 of Plats, Page 6 in the Office of the County Recorder, Clark County, Nevada. Property commonly known as: 528 East Oakley Boulevard, Las Vegas, NV 89104.

SUBJECT TO: 1. Taxes for the current fiscal year
2. Reservations, restrictions and conditions, if any, rights of way and easements now of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand this June 26, 2002

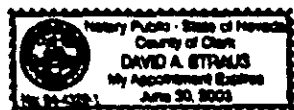
MARY BARTSAS

STATE OF NEVADA
COUNTY OF CLARK

15
-1

On June 26, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Bartsas, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and seal this 26th day of June, 2002.
Notary Public in and for said County and State



MAIL TAX STATEMENTS AND RECORDED
DOCUMENT TO: Ms. Mary Bartsas, 528 E. Oakley,
Las Vegas, NV 89104.

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

CLARK COUNTY, NEVADA
JUDITH A. WANDERER, RECORDER
RECORDED AT REQUEST OF

Law OFFICES OF DAVID A. STRAUS

07-15-2002 11:14 AM

BOOK 0000713 PAGE 01422

FEE 14.00 AMT 210000