

REZONING Parcel: 162-03-311-002



ZONING

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

- Subject Parcel
- City Limits
- ROI Zoning

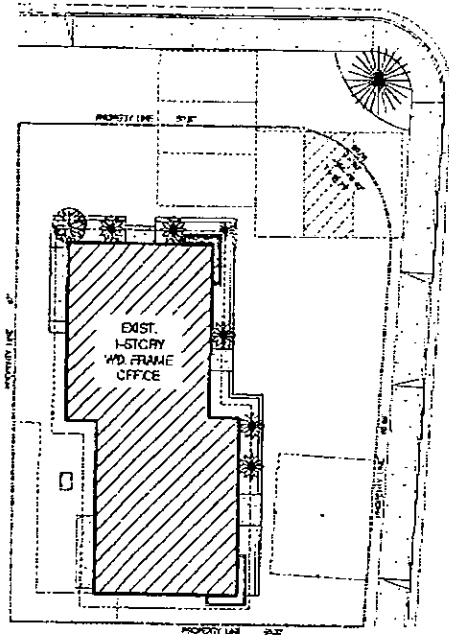
FROM R-4 TO P-R



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. 702.729.4381

ZON-40490

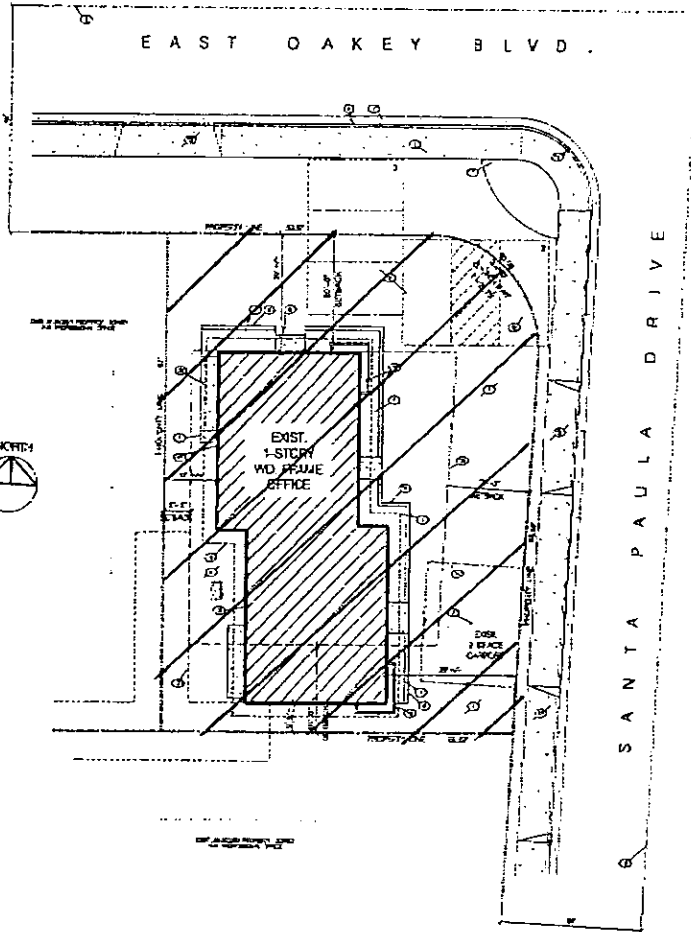
CONTINUE EXISTING OFFICE USE
528 EAST OAKY BLVD.
LAS VEGAS, NV



LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	CHECKED NAME
	EXIST. LOW WATER USE SHRUB
	EXIST. MESA ARIZONA ALBERCA
	EXIST. LOW WATER USE SPREADING COVER
	EXIST. PALM TREE
	EXIST. LOW WATER USE GROUND TREE



SITE PLAN



VICINITY MAP

KEYNOTES

1. EXIST. PLANTER
2. EXIST. 20' CONCRETE CURB
3. EXIST. SIDEWALK
4. EXIST. NORMAL PAVED DRIVEWAY
5. EXIST. CURB OF STREET
6. EXIST. CONC. CURB
7. EXIST. CONC. DRAIN
8. EXIST. CONC. & VIB. SECURITY
9. EXIST. PORTABELLA ASPHALT SPACE
10. EXIST. CONC. W/ BARRING SPACE
11. EXIST. 3'-6" CONC. OVERLAP DRIVE
12. EXIST. CONC. 24"
13. EXIST. CONC. IMPROVED CURB
14. EXIST. CONCRETE FOOT OVERHANG ASPH.
15. EXIST. 2'-6" CONC. PLANTER
16. EXIST. PLANTER CURB
17. EXIST. SLAB
18. EXIST. CONC. PAD
19. EXIST. DRIVEWAY

CODE ANALYSIS

- SCOPE OF PROJECT: CONTINUE EXISTING PROFESSIONAL OFFICE USE
- CODES: LAS VEGAS 2009 ZONING CODE (ZC) 44.04
- ZONING: R-4 TO R-8
- DRIVE RITE USE: 1,000 SQ. FT.
- OCCUPANCY GROUP: 2 - BUSINESS
- FLOOR AREA: 1,600 SQ. FT.
- PARKING: 100% (100% MIN. 1)
- PARKING PROVIDED: 7 SPACES PROVIDED: 10 REQUIRED
- 1. SEE PLAN

LIST OF DRAWINGS

- 44. SITE PLAN (EXISTING SITE PLAN) - 2009 LAS VEGAS ZONING PLAN
- 45. EXISTING FLOOR PLAN
- 46. EXISTING EXTERIOR SIGNAGE

RECEIVED

DEC 23 2010

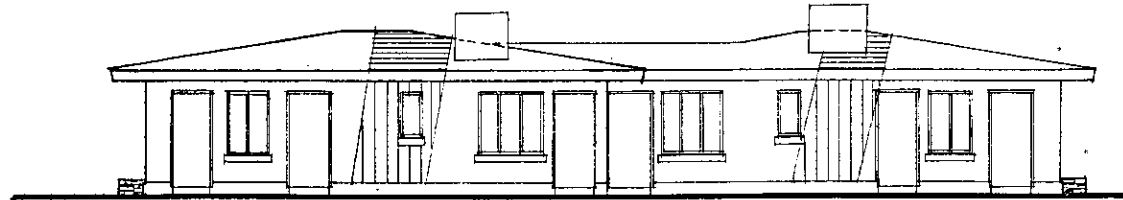
EXHIBIT 'A'

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
																				CONTINUE EXISTING OFFICE USE 528 EAST OAKY BLVD. LAS VEGAS, NV																																																																															
																				 ARCHITECT: J.P. BROWN AND ASSOCIATES 1000 S. MAIN ST., SUITE 200 LAS VEGAS, NV 89101																																																																															
																				CODE ANALYSIS EXISTING SITE PLAN EXISTING LANDSCAPE PLAN																																																																															
																				A-1																																																																															

KEYNOTES

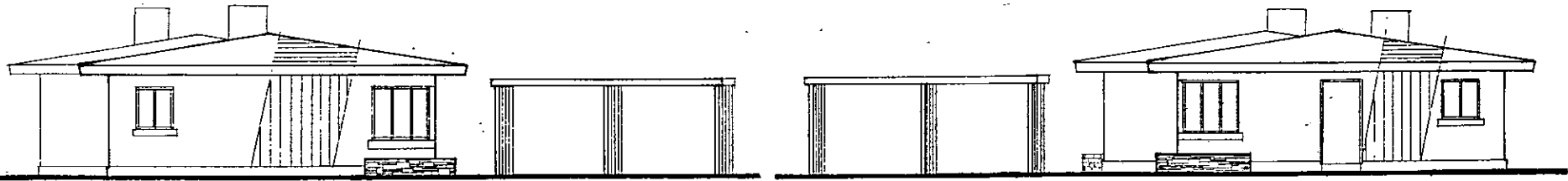
- ALL ELEVATION FEATURES ARE EXISTING NO NEW CONSTRUCTION
1. ASPHALT SHINGLES
 2. 2#8 MASONRY SD. FASCIA
 3. 1#6 MASONRY SD. TRIM (UNDER LARGE CORNER WINDOWS)
 4. FIELD STONE PLANTER
 5. MASONRY SD. SIMULATED WOOD GRAIN SIDING W/ SCORE LINES @ 8" O.C.
 6. 1#8 MASONRY SARE TRIM SD.
 7. 1#4 MASONRY TRIM SD. (UNDER SMALLER WINDOWS)
 8. METAL CARPORT CANOPY STRUCTURE
 9. 1" SQ. MET. CARPORT COLUMN
 10. A/C UNIT



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

EXISTING WEST ELEVATION

1/4"=1'-0"



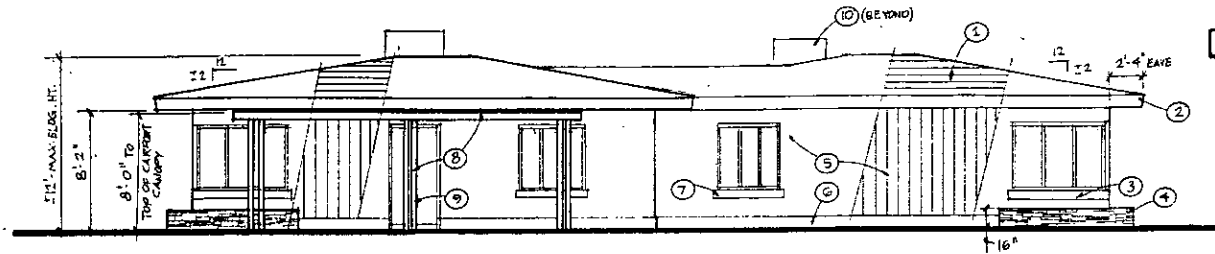
KEYNOTES & DIMENS. SAME AS EAST ELEV. BELOW, U.N.O.

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"

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DEC 23 2010

REVISIONS	BY

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



Architect
Design
Development

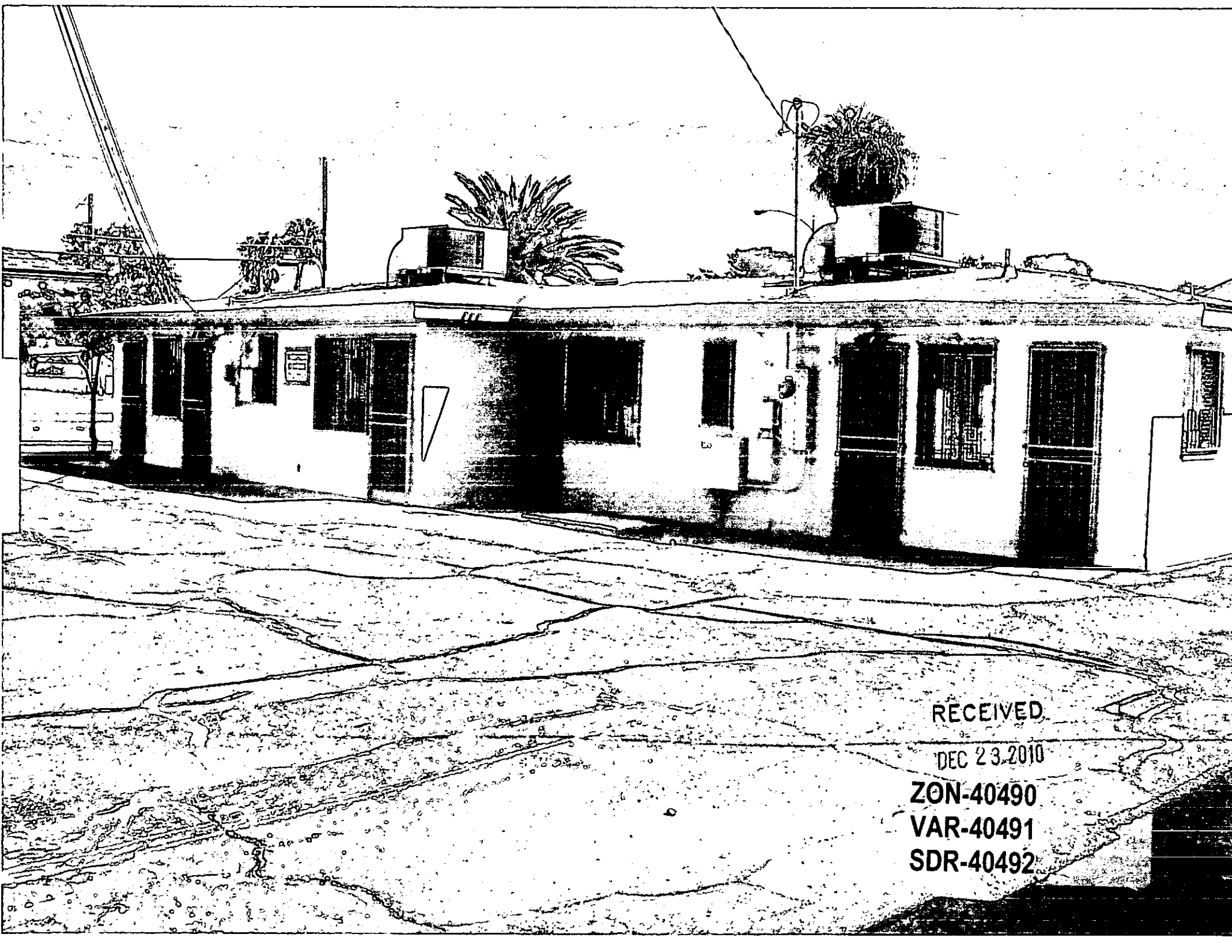
NO. 22-427
NO. 22-442

200 S. Country - Box 1
Las Vegas, NV 89102

EXISTING ELEVATIONS

Date	8/14/10
Scale	
Drawn	
Job	
Sheet	A-3
Of	

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



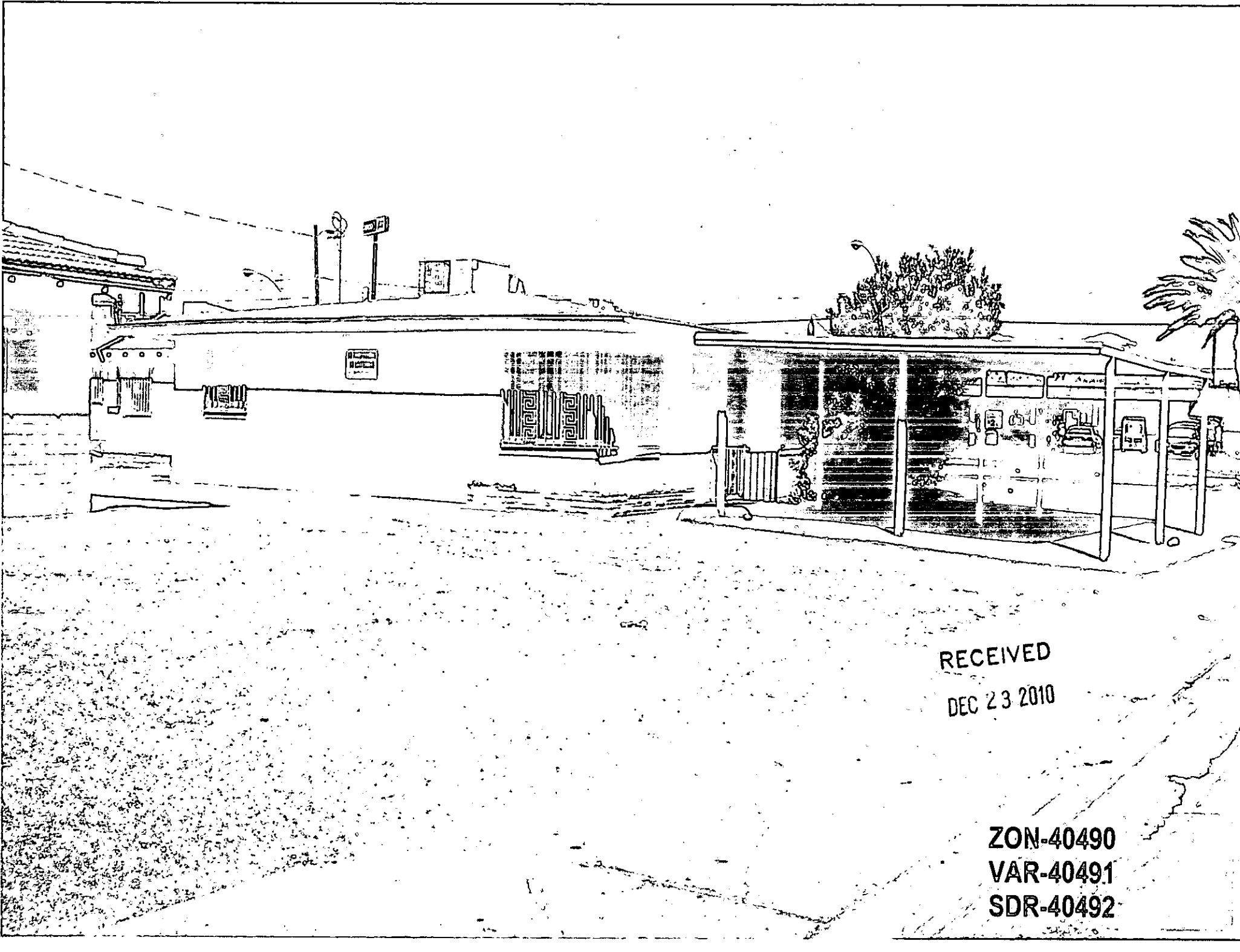
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DEC 23 2010

ZON-40490

VAR-40491

SDR-40492

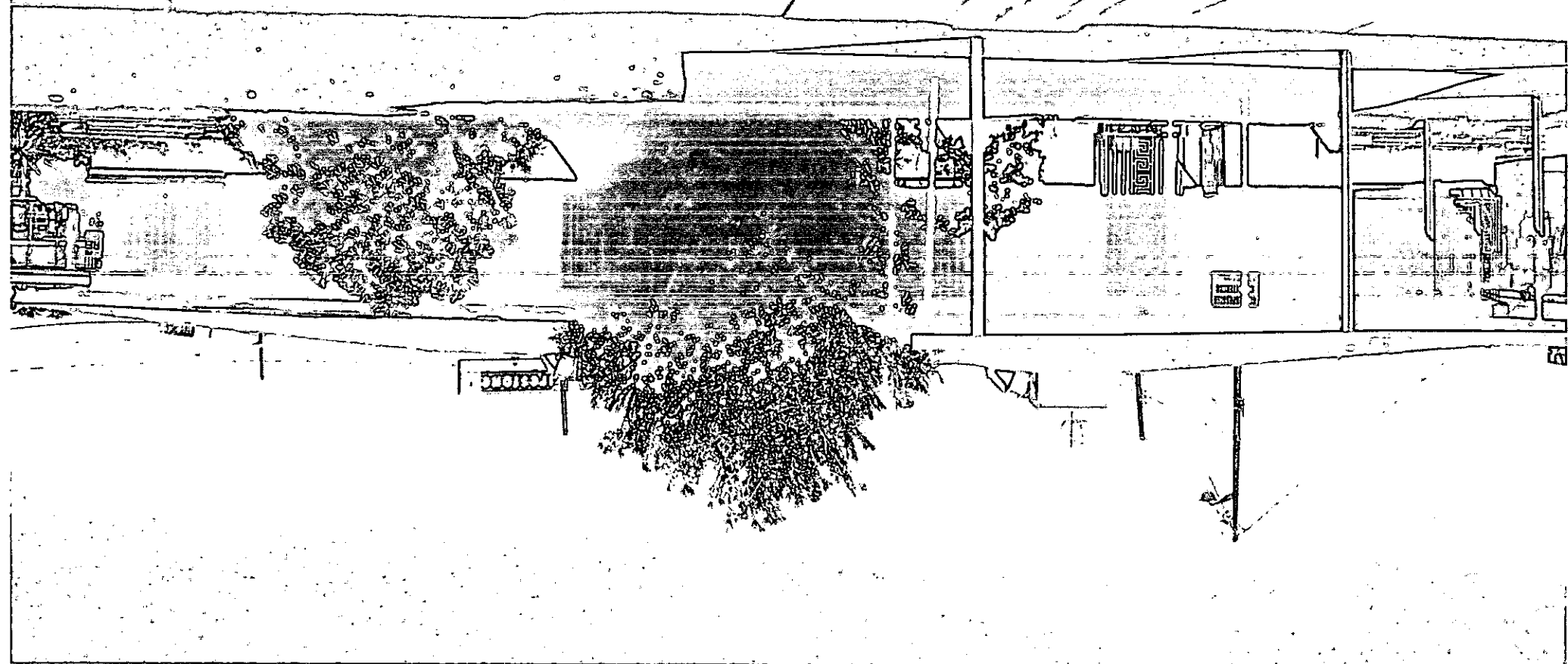


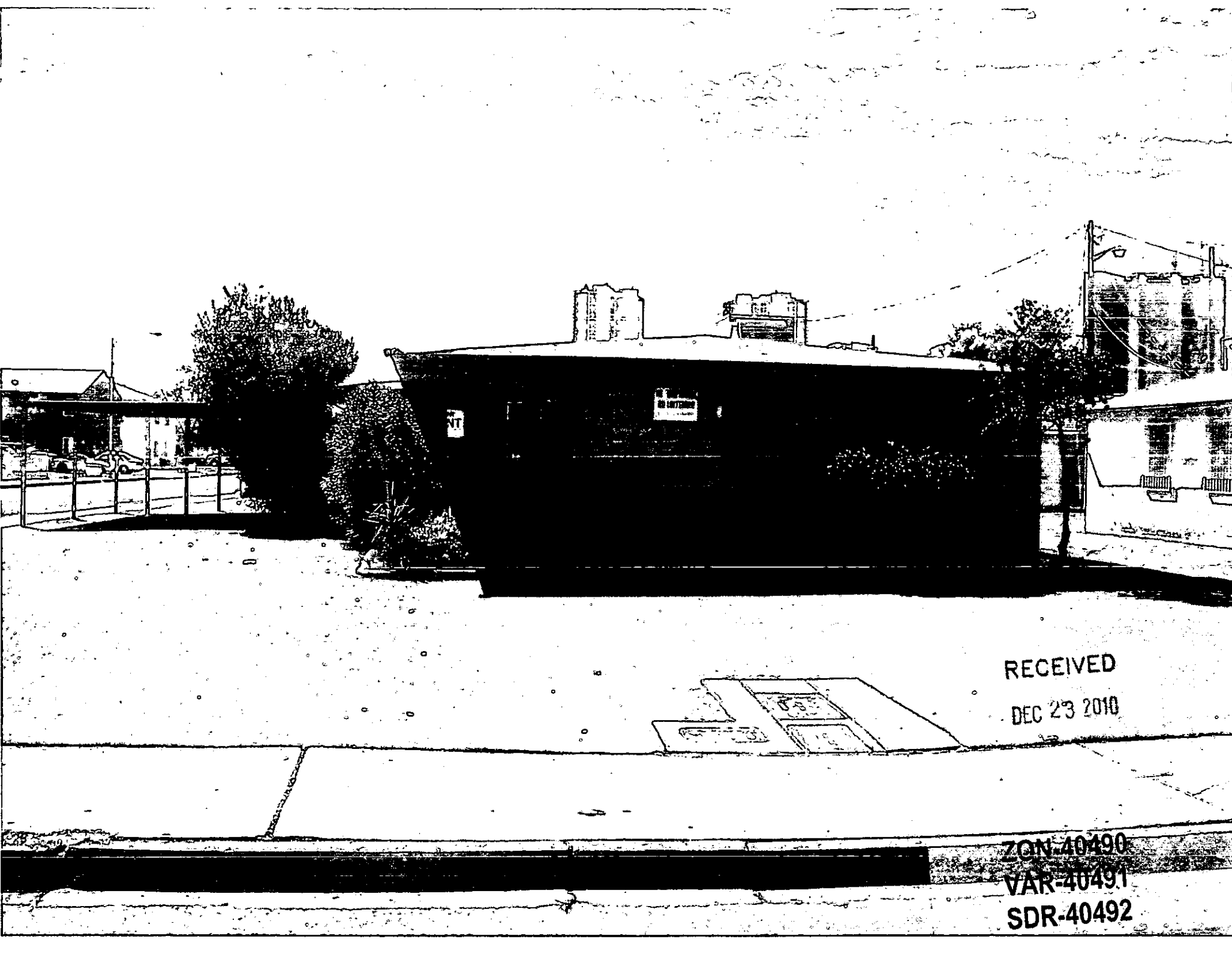
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DEC 23 2010

ZON-40490
VAR-40491
SDR-40492

ZON-40490
VAR-40491
SDR-40492

RECEIVED
DEC 23 2010





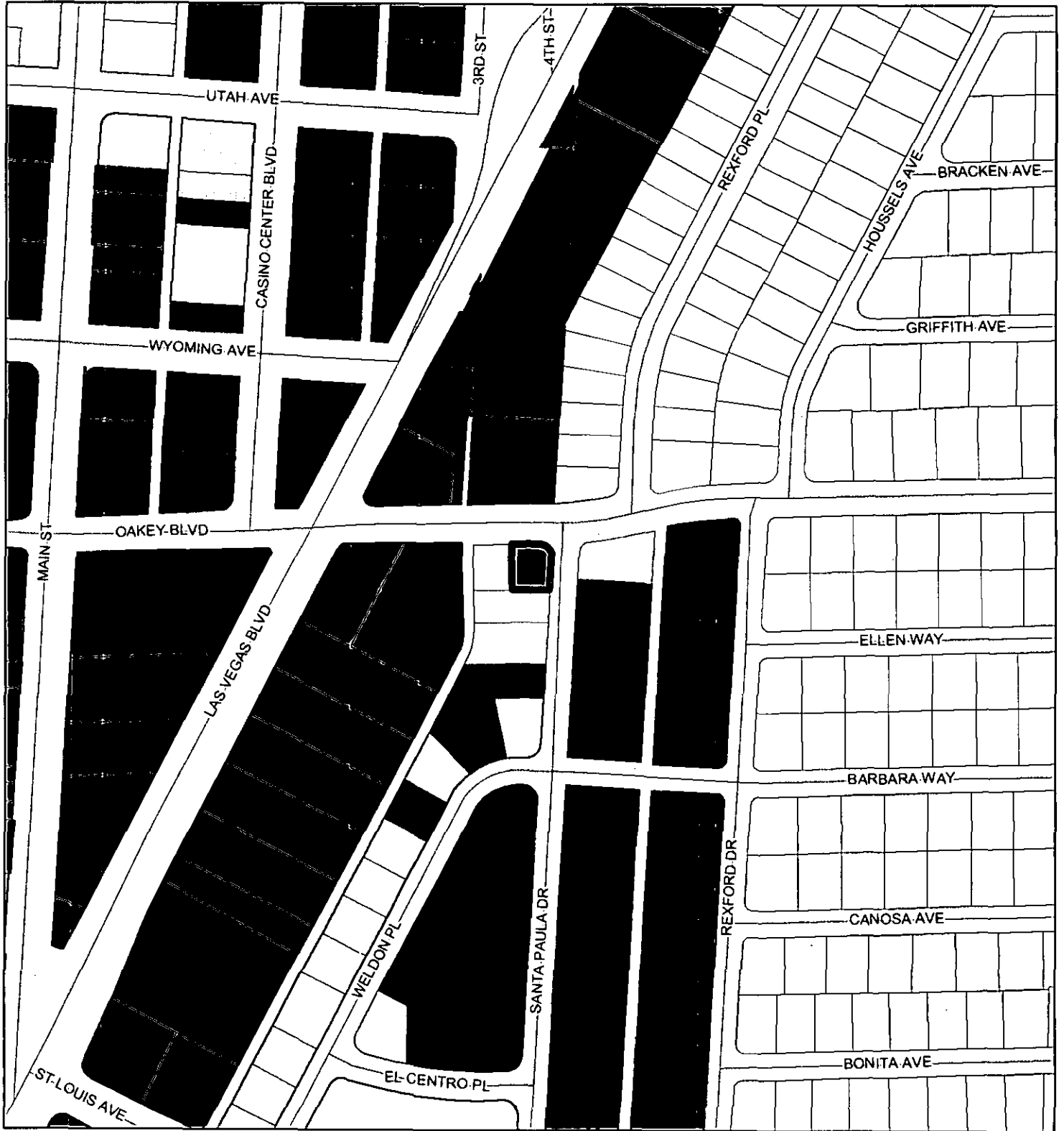
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NO SMOKING

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DEC 23 2010

ZON-40490
VAR-40491
SDR-40492

REZONING Parcel: 162-03-311-002



ZONING

C-V	R-MH	R-3	O	C-2
C-PB	R-CL	R-4	C-D	C-M
P-C	R-2	R-5	C-1	M
U	R-D	R-MHP	PD	Subject Parcel
R-A	R-PD	P-R	T-D	City Limits
R-E	R-1	N-S	TC	ROI Zoning

**FROM R-4 TO P-R
ZON-40490**



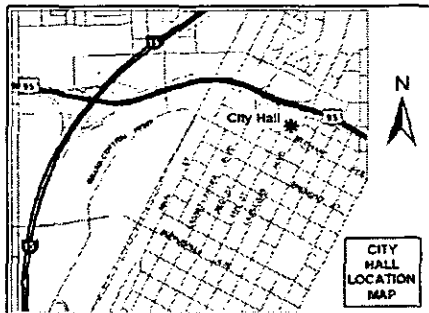
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Printed: December 16, 2010

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

PRESORTED
FIRST CLASS



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

RECEIVED

MAR 23 2011

16203212016
MOONEY COURTNEY
1608 HOUSSELS AVE
LAS VEGAS NV 89104-1431

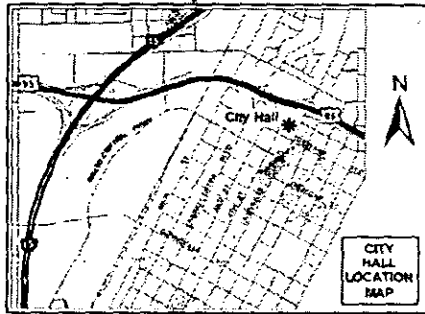
Case: ZON-40490

27 KRDGN11 89104



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

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ZON-40490 & VAR-40491

Planning Commission Meeting of 3/8/2011

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FIRST CLASS



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MAILED FROM ZIP CODE 89101



16203314069
PRECHAYOS SANAN
558 E OAKY BLVD
LAS VEGAS NV 89104-1442

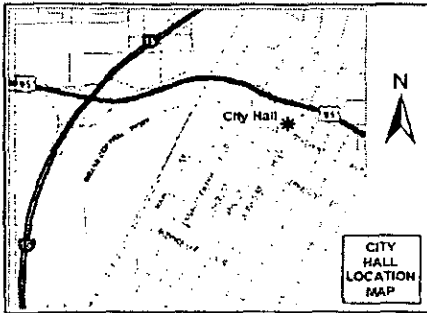
Case: ZON-40490

27 KRDCN11 89104



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

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I SUPPORT
 this Request

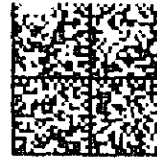
I OPPOSE
 this Request

Please use available blank space on card for your comments.

ZON-40490 & VAR-40491

Planning Commission Meeting of 3/8/2011

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MAR -3 2011

Case: ZON-40490

16203314056
 MCELMURRAY DANIEL W
 555 ELLEN WY
 LAS VEGAS NV 89104-2859

27 KRDCN11 89104



22-23

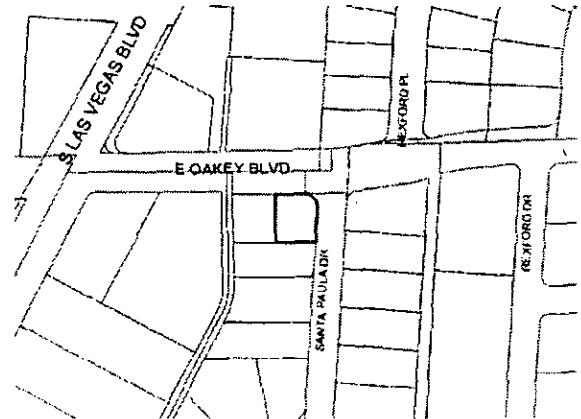
Application Information

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).

SHOULD NOT BE REZONED. IF YOU CANT MEET REQUIREMENTS, THEN THE PROPERTY IS ALREADY ZONED FOR HIGHEST & BEST USE.

Application Location



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

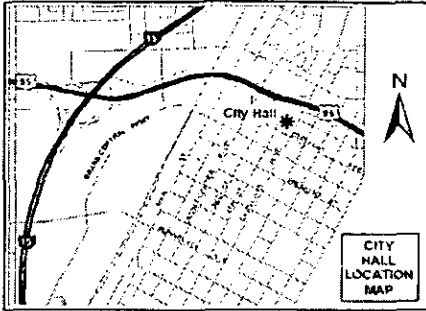
Public Hearing Information

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

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

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.
ZON-40490 & VAR-40491
Planning Commission Meeting of 3/8/2011

PRESORTED
FIRST CLASS



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MAR - 7 2011

16203212010 Case: ZON-40490
MORNINGSTAR PAULA
1504 HOUSSELS AVE
LAS VEGAS NV 89104-1433

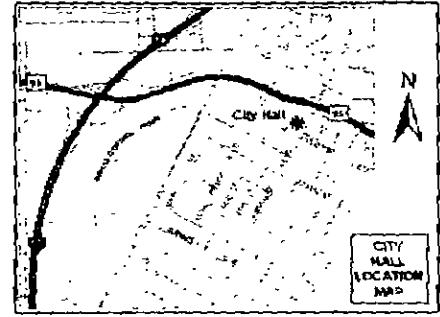
22-23

27 KROGN11 89104



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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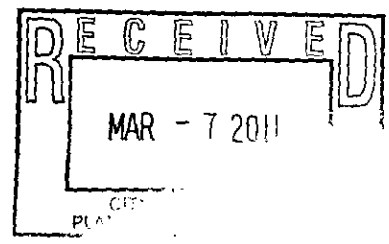
ZON-40490 & VAR-40491

Planning Commission Meeting of 3/8/2011

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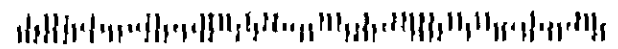
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EAGLE
FIRST CLASS PERMIT NO. 4117 LAS VEGAS NV
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0004279218 FEB 24 2011
MAILED FROM ZIP CODE 89101



16203311002
BARTSAS MARY 19 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

Case: ZON-40490

26 APR 11 09 10 5



22-23



REZONING

PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Bartsas Office Building

APN:	162-03-311-002	Pre-app Date:	August 11, 2010
Location:	528 E. Oakey Boulevard	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	.14	Ward #:	3 - Reese
		Time:	4:00 p.m.

Ownership Info:	Bartsas, Mary 19LLC 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:	624-5792-
		Fax:	(702)-243-2377
		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: Commercial (C)
	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
	Special Land Use Designation (per plan): N/A

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



CITY OF LAS VEGAS

- Meeting
 Conversation Record
 Telephone

Page: 1 of 2
Date: 08/11/10
Time: 4:00 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.				
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. <i>Rodger Bartsas</i>	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. <i>Ken Miller</i>	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: Redevelopment Plan Beverly Green/Southridge Neighborhood Plan

Meeting Notes:

1.

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	
Item Required	
YES	NO

**CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST**



APPLICATION PACKET

<input checked="" type="checkbox"/>	<input type="checkbox"/>	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")
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original meeting notes and checklist signed by planner	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One black and white, reduced (8.5" x 11") laser copy of the location map	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input checked="" type="checkbox"/> Representative: <input checked="" type="checkbox"/>)	

LOCATION MAP

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label existing and proposed zoning designations for subject site and surrounding areas	***NOT A SITE PLAN***	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all surrounding sites within a 1,000-foot radius of subject site		

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

Owner / Applicant:		Application Type:	Rezoning
Representative:	Arnold Stalk	Application Purpose:	Rezone from R-4 to P-R
APN:	162-03-311-002	Site Location:	528 E. Oakley Boulevard
Planner's Signature:		Pre-App. Meeting Date:	August 11, 2010
Planner:	Yorgo Kagafas, Planner II 229-6196	Submittal Deadline:	09/07/10 - no later than 2:00 pm <i>ok To submit w/ 10/16</i>
		Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8



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

May 19, 2011

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

RE: ZON-40490 – REZONING
RELATED TO VAR-40491 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 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). The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



April 13, 2011

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

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

Dear Mr. Stalk:

Your 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), was considered by the Planning Commission on April 12, 2011.

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

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,

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

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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



March 30, 2011

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

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

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 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", 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:

ZON-40490

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

Dear Mr. Stalk:

Your 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), 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", 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



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: ZON-40490 - REZONING RELATED TO VAR-40491 AND SDR-40492
PLANNING COMMISSION MEETING OF MARCH 8, 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

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".

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
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



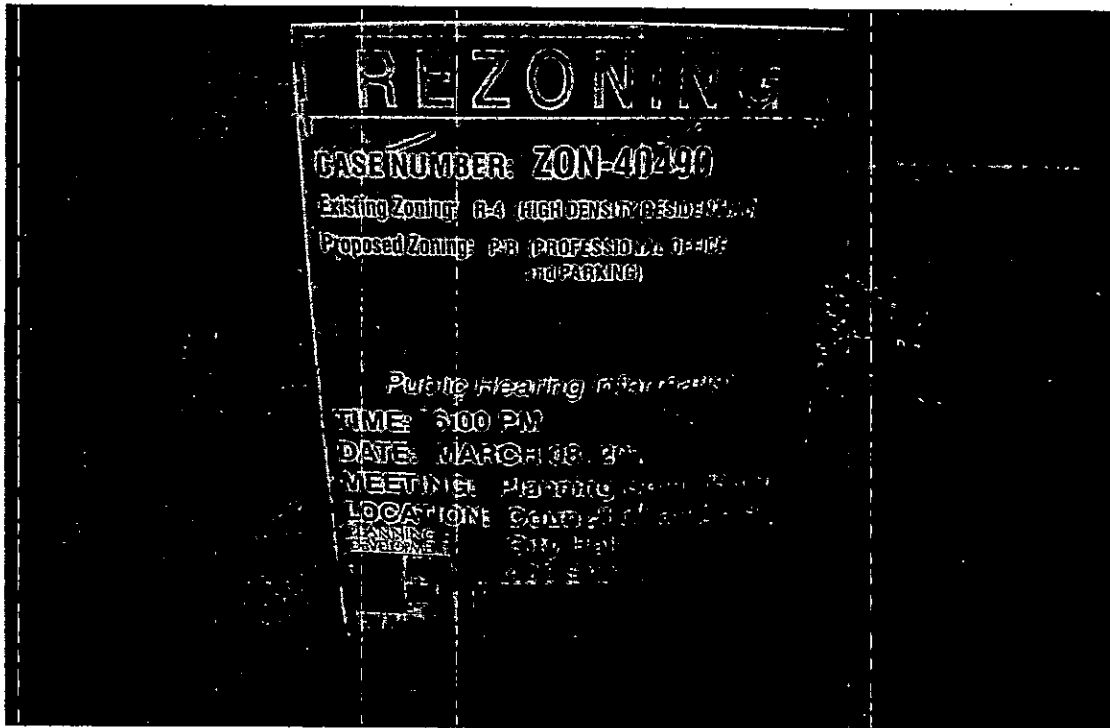
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-40490

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]
Signature

6-26-11
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.



C
A
S
S

Zoning
re first



[Handwritten Signature]
Signature

6-26-11
Date

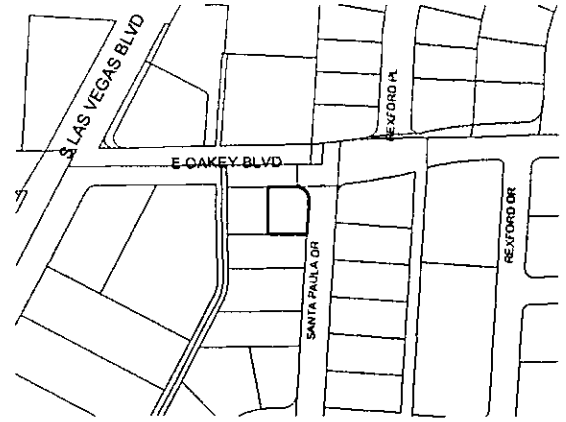
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

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

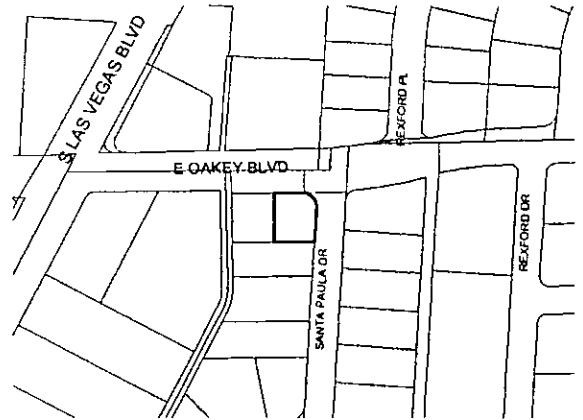
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case planning Division,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

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Application Location



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

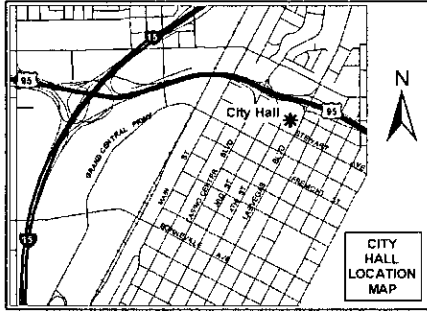
Public Hearing Information

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

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

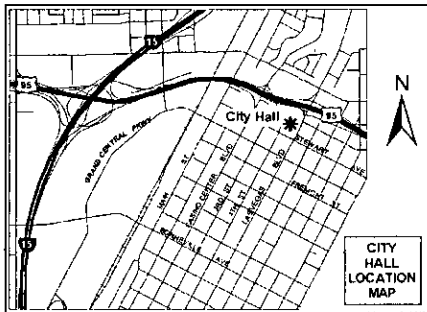
Please use available blank space on card for your comments.

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

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: **ZON-40490** Mary Bartsas 19, LLC 528 E. Oakey Blvd.
Request for a Rezoning from R-4 to PR

COMMENTS:

We have no comment on the 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. 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.

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:

ZON-40490

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

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

HAND DELIVERED

*DEVELOPMENT CDORDINATION (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:

YK

Report Date 12/23/2010 04:04 PM

Submitted By

Page 1

A/P # 40490 REZONING

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	12/16/2010 08:57	983052	Temp CDO	
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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

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 .14 acres at 528 East Oakey Boulevard (APN 162-03-311-002), Ward 3 (Reese).

Parent A/P #

Project #	40490	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

Owner/Tenant

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

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 04:04 PM

Submitted By

Page 2

A/P Linked Parcels

16203311002

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1495781 Foreign
 Effective Expire
 Name BARTSAS MARY 19 L L C
 Day Phone Eve Phone Organization
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 601 S RANCHO DR #C23
 LAS VEGAS, NV 89106-4825
 Seasonal Addr

Valid From To
 Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1748166 Foreign
 Effective Expire
 Name ARNOLD STALK
 Day Phone (702)624-5792 x Eve Phone Organization ARNOLD STALK CONSULTING
 Pager PIN # Position
 Fax (702)243-2377 Mobile Profession
 E-Mail
 Address 100 PARK VISTA DR #2005
 LAS VEGAS, NV 89138
 Seasonal Addr

Valid From To
 Comments arnold stalk - 624-5792

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	12/23/2010 13:49	700.00
NOTIFICATION & ADVERTISING FEE	P	12/23/2010 13:49	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no Inspections for this Report

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

Report Date 12/23/2010 04:04 PM

Submitted By

Page 3

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
424338	DEVCO	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424339	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424340	B&S PLAN	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424341	FLOOD	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424342	LAND DEV	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424343	ROW	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424344	SEWER	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424345	TRAFFIC	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424346	TEFO	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424347	SID	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424348	SURVEY	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			
424349	FIRE ENG	1	Incomplete	<input type="checkbox"/>	12/23/2010 13:50			

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON) Modified By FSOLIS Modified Date/Time 12/16/2010 08:57

Comments

No Comments

SUBMITTAL CHECKLIST

indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (If Applicable)

- Y Business Licensing Requirements Met
- N Business License Exempt

Check Conditions

Condition Supervisor Required Approval Required Approved By Comments Approved Date Applied By Applied Date Assigned

No Conditions

Project# A/P Type Status Stage Relation

No children exist for this project

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received
 Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

Zoning Information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #		Added By	Modified By	Comments				

0.14	R-4			P-R				
	FSOLIS							

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

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

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

No children exist for this project

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

No Employee Entries

Log	Action	Description	Entered By	Start	Stop	Hours
-----	--------	-------------	------------	-------	------	-------

PAYMNT		CO NAME WHO PICKED UP CONTACT#	970040	12/23/2010 13:50		0.00
		ARNOLD STALK, MARY BARTSAS 19 LLC CK 1156, 702.366.0103				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS 19, LLC
 Project Address (Location) 528 E OAKLEY BLVD.
 Project Name MARY BARTSAS 19, LLC Proposed Use PR
 Assessor's Parcel #(s) 162-03-311-002 Ward # 3-REESE
 General Plan: existing C proposed C zoning: existing R-4 proposed PR
 Commercial Square Footage 1,632 SF Floor Area Ratio _____
 Gross Acres 0.14 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER MARY BARTSAS 19, LLC Contact ARNOLD STALK
 Address 601 S. RANCHO 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 19, LLC Contact ARNOLD STALK
 Address 601 S. RANCHO DR. Phone: 366-0103 Fax: 366-9413
 City LAS VEGAS State NV Zip 89106
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

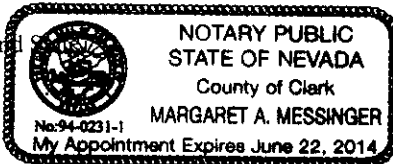
REPRESENTATIVE ARNOLD STALK Contact ARNOLD STALK
 Address 2701 ACTA DR. Phone: 624-5712 Fax: 243-2377
 City LAS VEGAS State NV Zip 89107
 E-mail Address _____

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, 2010.
[Signature]

FOR DEPARTMENT USE ONLY

Case #	<u>ZON 40490</u>
Meeting Date:	<u>2-8-10</u>
Total Fee:	<u>1200</u>
Date Received:*	<u>12-16-10</u>
Received By:	<u>F.S</u>

Notary Public in and for said County of



*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: **ZON-40490** APN: 162-03-311-002
Name of Property Owner: MARY BARTSAS 19, LLC
Name of Applicant: MARY BARTSAS ENTERPRISES, LL
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: _____

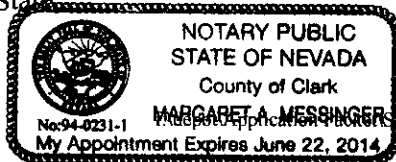
Signature of Property Owner: *[Signature]*

Print Name: ARRON HANSEN

Subscribed and sworn before me
This 7th day of September, 2010

[Signature]

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

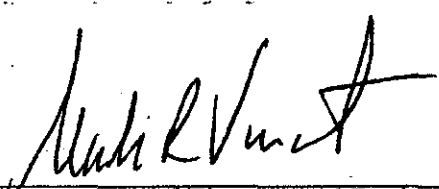
TYPE OF LICENSE: MANAGE LAND/LEASES

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.



20020715
01422

APN#162-03-311-002

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.

Property commonly known as: 528 East Oakey 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 thereunto belonging or in anywise appertaining.

Witness my hand this June 26, 2002.



MARY BARTSAS

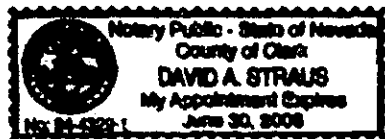
STATE OF NEVADA)
COUNTY OF CLARK)

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

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



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

LAW OFFICES OF DAVID A STRAUS
07-15-2002 13146 RSH
OFFICIAL RECORDS
BOOK: 20020715 INST: 01422
FEE: 14.00 RPTT: E10006

**STATE OF NEVADA
DECLARATION OF VALUE**

20020715
01422

1. Assessor Parcel Number(s)
 a) 162-03-311-002
 b) _____
 c) _____
 d) _____

C

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 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 \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 8
 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 375.060 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 [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)

1422