



May 20, 2010

LAS VEGAS CITY COUNCIL

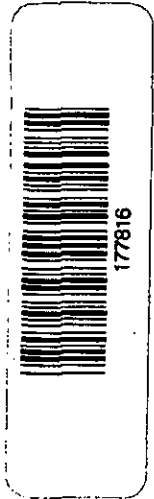
OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



Mr. Aaron Hansen
Bartsas 22, LLC
601 South Rancho Drive, Suite C23
Las Vegas, Nevada 89106

RE: ZON-37469 – REZONING RELATED TO GPA-37467 AND SDR-37470
CITY COUNCIL MEETING OF MAY 19, 2010

Dear Mr. Hansen:

The City Council at a regular meeting held May 19, 2010, APPROVED the request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002). The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2010.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Arnold Stalk
3701 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

FM-0044-08-09

Carman Burney

From: Steve Swanton
Sent: Friday, April 30, 2010 10:09 AM
To: Margo Wheeler; Doug Rankin
Cc: Steve Gebeke; Deborah Sullivan; Carman-Burney
Subject: FW: Gateway Center Rezoning (ZON-37469)

FYI

From: Gmail [mailto:arnoldstalk@gmail.com]
Sent: Friday, April 30, 2010 10:07 AM
To: Steve Swanton
Subject: Re: Gateway Center Rezoning (ZON-37469)

I would like to request C-2 commercial for the entire site.
Thank you.
Arnold Stalk PhD

Sent from my iPhone

On Apr 30, 2010, at 9:01 AM, "Steve Swanton" <sswanton@LasVegasNevada.GOV> wrote:

Good morning Arnie,

Have you accepted the PC's decision to rezone APN 139-35-804-002 to C-1, or do you wish to go forward to CC with C-2, which was the original request?

Steve Swanton, AICP
Senior Planner
Planning and Development Department
City of Las Vegas

•••
Voice: 702-229-4714
Fax: 702-384-1397
sswanton@lasvegasnevada.gov

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

April 23, 2010

Mr. Aaron Hansen
Bartsas 22, LLC
601 South Rancho Drive, Suite C23
Las Vegas, Nevada 89106

**RE: ZON-37469 - REZONING RELATED TO GPA-37467 AND SDR-37470
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Hansen:

Your request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002), Ward 3 (Reese), was considered by the Planning Commission on April 22, 2010.

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

1. The approval is for C-1 (Limited Commercial).

This item will be considered by the City Council on May 19, 2010, 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
Planning Supervisor
Case Planning Division

SG:clb

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

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkonian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

April 9, 2010

Mr. Aaron Hanson
Bartsas 14, LLC
601 South Rancho Drive, Suite C23
Las Vegas, Nevada 89106

**RE: ZON-37469 - REZONING RELATED TO GPA-37467 AND SDR-37470
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Hanson:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 22, 2010* 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 *Friday, April 16, 2010* 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkonian

Steven D. Ross

Ricki Y. Borlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



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; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: March 24, 2010
Re: **ZON-37469** Mary Bartsas 14, LLC W of Eastern Avenue, S of Sunrise Avenue
Request for a Zoning Reclassification From: R-4 To: C-2

COMMENTS:

We have no comment on the request for a Zoning Reclassification From: R-4 (High Density Residential) To: C-2 (General Commercial) on 3.75 acres of property located on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue.

We note that this site is the subject of a Site Development Plan Review SDR-37470; all site-related conditions of approval are addressed with that action.

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-37469 - REZONING RELATED TO GPA-37467 - PUBLIC HEARING - APPLICANT/OWNER:
MARY BARTSAS 14, LLC** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2
(GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of
Sunrise Avenue (APN 139-35-804-002), Ward 3 (Reese)

PLANNING COMMISSION: APRIL 22, 2010
CITY COUNCIL: MAY 19, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: MARCH 23, 2010

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: LUMPID INTERGOVERNMENTAL SERVICES

REFER TO SDR-37470 COMMENTS



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

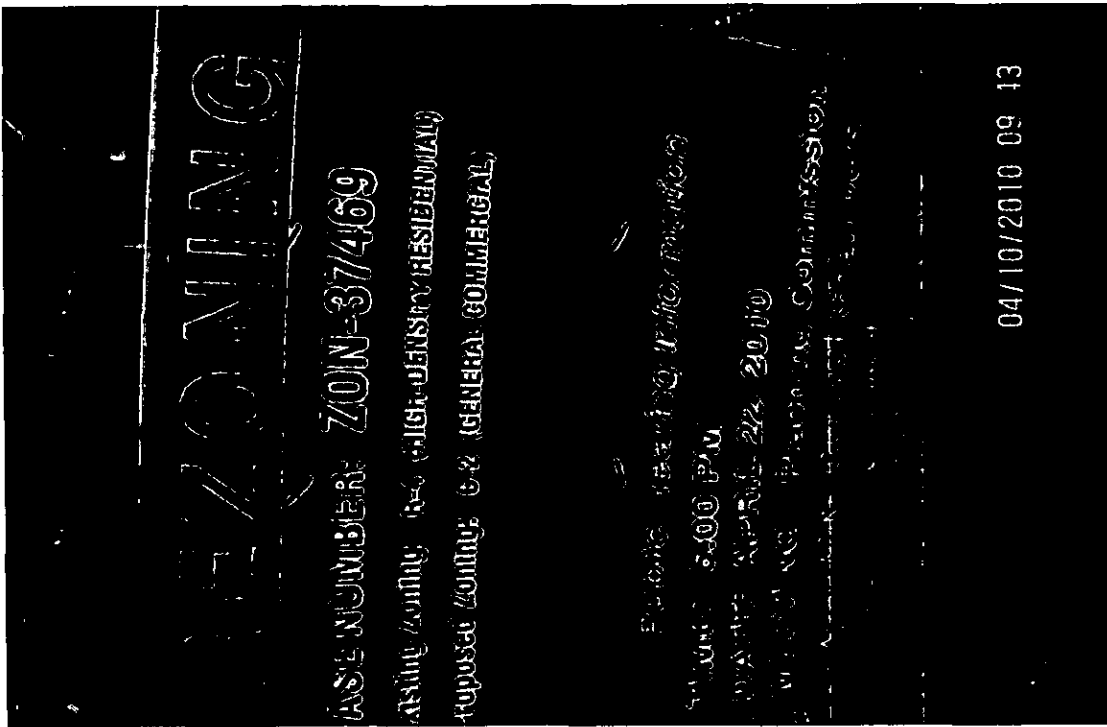


CASE NUMBER: ZON-37469

MEETING DATE: 04/22/10 PC

Sign 1 of 2

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

4-10-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

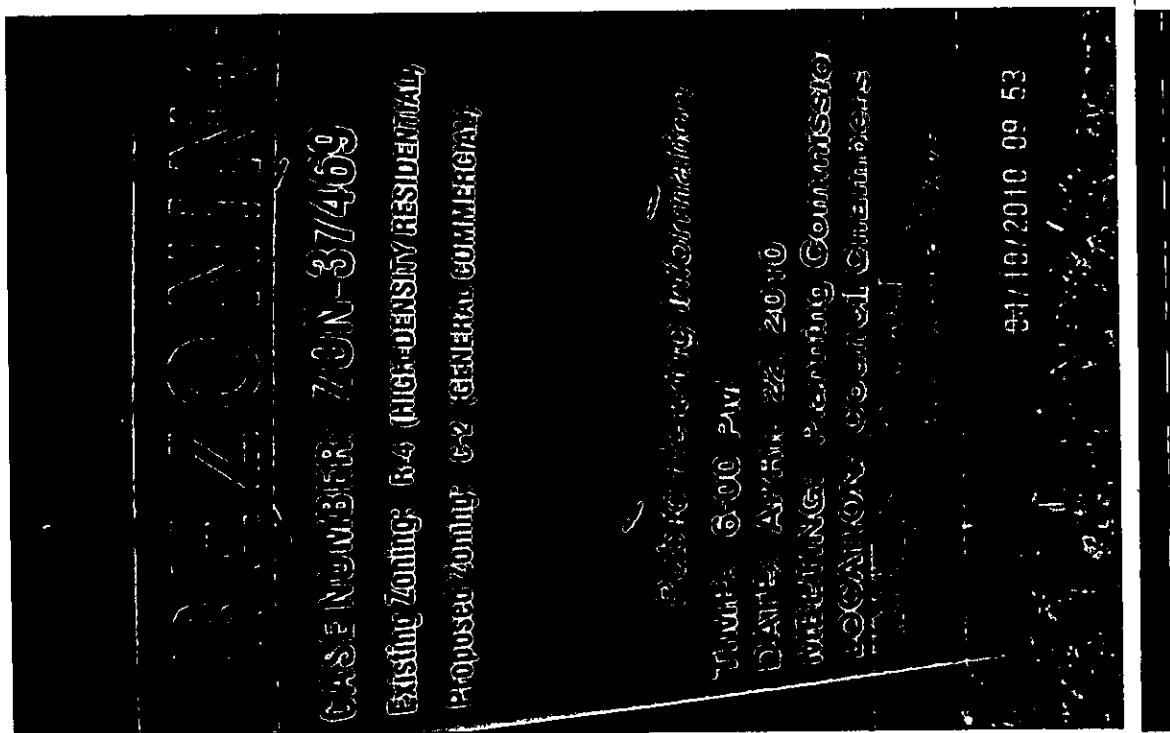


CASE NUMBER: ZON-37469

MEETING DATE: 04/22/10 PC

292

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

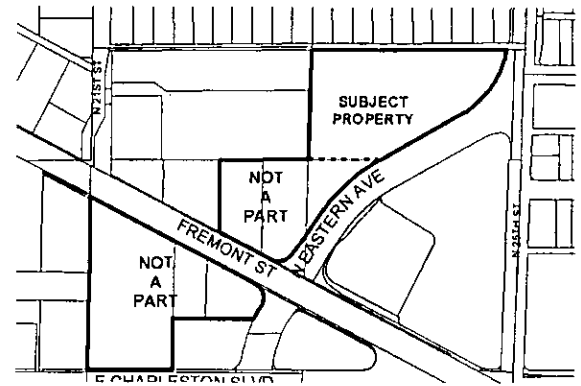
4-10-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street 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-37469 - REZONING RELATED TO GPA-37467 - PUBLIC HEARING – APPLICANT: ARNOLD STALK - OWNER: MARY BARTSAS 14, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002), Ward 3 (Reese)

Application Location



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

Public Hearing Information

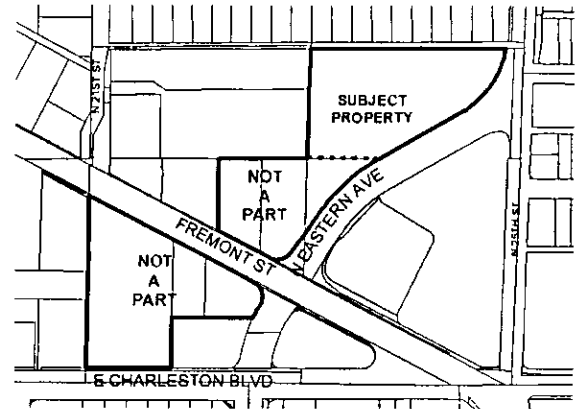
Meeting: Planning Commission
Date: April 22, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Information

ZON-37469 - REZONING RELATED TO GPA-37467 - PUBLIC HEARING – APPLICANT: ARNOLD STALK - OWNER: MARY BARTSAS 14, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue (APN 139-35-804-002), Ward 3 (Reese)

Application Location



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

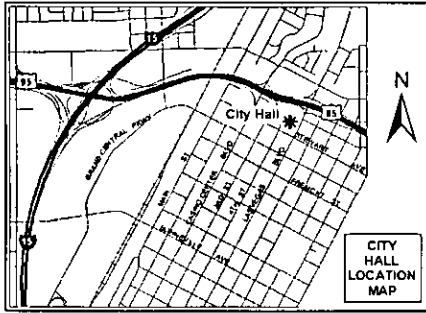
Public Hearing Information

Meeting: Planning Commission
Date: April 22, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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

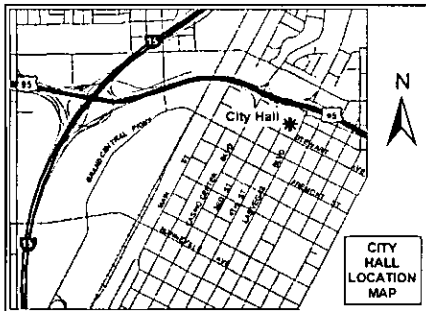
Please use available blank space on card for your comments.

ZON-37469

Planning Commission Meeting of 4/22/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-37469

Planning Commission Meeting of 4/22/2010

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 22, 2010

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-37469

Boulder Dam Homesites

Charlestonwood Apartments Resident Council

Church-Noblitt NA

Crestwood NA

Desert Rose Apartments Resident Council

Downtown Business Operators Council

Encantada Resident Council

Hillside Heights NA

Huntridge Park NA

Maverick - Hidden Village Resident Council

Mayfair NA

Mi Casa En El Sol NA

Mirabella Apartments

Oaktree Apartments

Orleans Square NA

Palm Terrace Resident Council

Showboat NA

South Cove Apartments Resident Council

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-37469

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	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	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

ZON-37469 - REZONING RELATED TO GPA-37467 - PUBLIC HEARING - APPLICANT/OWNER:
MARY BARTSAS 14, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2
(GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of
Sunrise Avenue (APN 139-35-804-002), Ward 3 (Reese)

PLANNING COMMISSION: **APRIL 22, 2010**
CITY COUNCIL: **MAY 19, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 23, 2010**

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:

Carman Burney

From: Darline Reeder
Sent: Wednesday, March 17, 2010 12:31 PM
To: Susie Martinez; Gia Rodriguez; Margo Wheeler; Flinn Fagg; Doug Rankin
Cc: Carman Burney; Nora Lares; Steve Gebeke; Steve Swanton; Greg Kapovich; John Grider; Romeo Gumarang
Subject: FW: Neighborhood Meeting: GPA -37467, ZON-37469 & SDR-37470 - 04/22/10 PC

Start: 5:04pm
End: 5:48pm

Applicant: 1
Public: 4
Staff: 1 (P&D)

Members of the public raised the following issues:

- Concern was expressed as to whether the applicant would be able to lease the proposed retail space based on the amount of commercial vacancies valley-wide. The applicant explained that he had several letters of intent, but can't sign leases until he has entitlement of the project.
- Another primary concern with the project was the traffic that would be generated by the project, the capacity of the abutting streets, and the configuration of the driveways into the project. The applicant explained that a traffic study would be required as part of the permitting process, which would probably eliminate or reconfigure some of the driveways in question.
- Another issue that was raised was whether the city of Las Vegas was going to finance the project. The applicant explained that the project was a private sector development and would be financed by a bank.
- A question was raised as to whether the project would be developed all at once; there was a concern that part of the project would be built, and the remainder would sit unfinished.
- An issue was raised regarding the condition of the apartments located immediately north of the subject site; the applicant explained that the apartments were not part of the project and that they did not have control of the apartment properties.

There was a general consensus that the project would benefit the area, provided that traffic issues were addressed.

From: Darline Reeder
Sent: Friday, March 05, 2010 11:00 AM
To: Susie Martinez; Gia Rodriguez; Margo Wheeler; Flinn Fagg; Doug Rankin
Cc: Carman Burney; Nora Lares; Steve Gebeke; Steve Swanton; Greg Kapovich; John Grider; Romeo Gumarang
Subject: Neighborhood Meeting: GPA -37467, ZON-37469 & SDR-37470 - 04/22/10 PC

A Neighborhood Meeting will be held on Tuesday, March 16, 2010 at 5:00 pm in the East Las Vegas Community Senior Center, Conference Room, located at 2500 Stewart Avenue, Las Vegas, Nevada, 89101.

GPA-37467 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 22, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: C (COMMERCIAL) on 2.68 acres at 2100 Fremont Street (APN 139-35-803-015), Ward 3 (Reese)

ZON-37469 - REZONING RELATED TO GPA-37467 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 14, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue, (APN 139-35-804-002), Ward 3 (Reese)

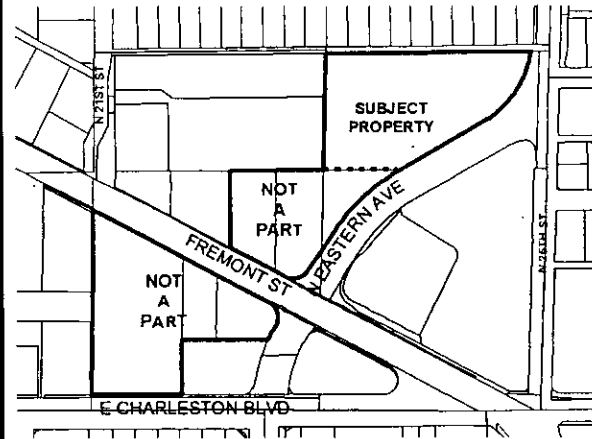
SDR-37470 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-37467 AND ZON-37469 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 14, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 95,575 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 9.61 acres at the southwest and northwest corners of Fremont Street and Eastern Avenue (APNs 139-35-803-015 through 017, 139-35-804-002, and 139-35-804-008 through 010), C-2 (General Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Reese)

Darline Reeder, OSII
City of Las Vegas
Planning & Development
702.229.4605
dreeder@lasvegasnevada.gov

Application Information

ZON-37469 - REZONING RELATED TO GPA-37467 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 14, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 3.75 acres on the west side of Eastern Avenue, approximately 160 feet south of Sunrise Avenue, (APN 139-35-804-002), Ward 3 (Reese)

Application Location



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

Neighborhood Meeting Information

Location: East Las Vegas Community Senior Center, Conference Room 1
2500 Stewart Avenue
Las Vegas, Nevada 89101

Date/Time: Tuesday, March 16, 2010

Contact: Arnold Stalk 624-5792

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**; however, a city representative will be in attendance to answer any questions related to the General Plan.

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

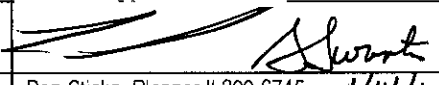
APPLICATION PACKET

<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") Contact Amy Moxley 229-2129 <i>location pertaining to maps</i>
<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"/>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map	
<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 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:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, 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:	Mary Bartsas Enterprises, LLC	Application Type:	Rezoning
Representative:	Arnold Stalk	Application Purpose:	Rezone from R-4 to C-2
APN:	139-35-804-002	Site Location:	SWC and NWC Fremont and Eastern Ave
Planner's Signature:		Pre-App. Meeting Date:	10/01/2009 <i>1/14/10</i>
Planner:	Ben Sticka, Planner II 229-6745 <i>1/14/10</i>	Earliest Submittal Deadline:	42/01/09 <i>no later than 2:00 pm 2/23/10</i>
		Earliest PC / CC Meeting Dates:	04/14/10 PC 02/17/10 CC

04/08/10

UPDATED 1/14/2010



- Meeting
- Conversation Record
- Telephone

Page: 1 of 1
 Date: 10/01/09
 Time: 2:00 p.m.

Project Name: Retail Development at SWC and NWC Fremont and Eastern

Conversation between CLVP&D Representative: Ben Sticka, Planner II (229-6745 Office / 385-7268 Fax / bsticka@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1.				
2.				
3.				
4.				
5.				
6.				
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
 Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. All parcels except one located within the DCP (East Village). Site to be reviewed as all parcels are within DCP. The one parcel will be added to the DCP pursuant to a Text Amendment after entitlements.
2. Re-mapping required to combine all parcels.
3. SDR required for Commercial Development
4. Rezoning required for one parcel from R-4 to C-2
5. GPA required for one parcel from MXU to C
6. All development shall comply with DCP development standards.
7. Streetscape: 5-foot amenity zone and a 10-foot sidewalk
8. East-West Streets - Fremont shall be designed with Southern Live Oak, Shoestring Acacia, African Sumac, Ash and Pistache. 36-inch box trees at 15 and 20-foot intervals
- 9.

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



Meeting

Telephone

Conversation Record

Project Name Gateway Center

Page of
Date 1/14/10
Time 3:00 am/pm

Conversation between CLV Representative(s): Ben Sticha Steve Swanton
and,

Name	Company/Department	Phone	FAX
<u>Arnold Stalk</u>	<u>Arnold Stalk Consulting</u>	<u>624-5793</u>	

see Meeting Attendance Sheet

Comments:

GPA to be prepared for 4/8/10 PC submittal
ZON
SDR

2/23/10 last day for submittal
3/11/10 " " " neighborhood mtg

Parking on Northern 'B' site is 264 spaces, not 263
Note multi-family along N and W PLs
Prefer separate site & Ls plans

Traffic - Right-only ingress from Eastern on "A" site
PW will condition driveway width.
Fast Food 'A' Out will be OK as shown on plans

Submit for any uses requiring Special Use Permits
Show wall elevations for all screening walls/retaining
on perimeter of site (height, material, color)

GK
2/22/10
4/22/10
Page 1

Report Date 02/24/2010 11:44 AM

Submitted By

A/P # 37469 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/22/2010 10:10	983052	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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

ZON-37469 - REZONING RELATED TO GPA-37467 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARSTAS 14, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 9.61 acres at the southwest and northwest corner of Fremont Street and Eastern Avenue (APNs 139-35-803-015 through 017, 139-35-804-002, and 139-35-804-008 through 010), Ward 3 (Reese)

Parent A/P #

Project # 37469 Project/Phase Name LAS VEGAS GATEWAY CENTER Phase #
Size/Area 9.61 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13935803015

Location

Owner/Tenant

Contact ID AC1495332 Name BARTSAS MARY 22 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

2025 E CHARLESTON BLVD
LAS VEGAS, 89101-

2100 FREMONT ST
LAS VEGAS, 89101-

2100 FREMONT ST 150
LAS VEGAS, 89101-

2100 FREMONT ST 110
LAS VEGAS, 89101-

2110 FREMONT ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935803015

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1495332 Foreign
 Effective Expire
 Name BARTSAS MARY 22 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 APPL Contact ID AC1748166 Foreign
 Effective Expire
 Name ARNDLD STACK
 Day Phone (702)624-5792 x Eve Phone (702)243-2377 x Organization ARNOLD STACK CONSULTING
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 100 PARK VISTA DR #2005
 LAS VEGAS, NV 89138
 Seasonal Addr
 Valid From To
 Comments Arnold Stack - 243-2377

Contractors

No Contractors

Item Description Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$700.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
379705 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
379703 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
379714 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
379706 FLOOD #1 (FLOOD CONTROL)	Incomplete
379707 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
379704 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
379708 RDW #1 (RIGHT-OF-WAY)	Incomplete

Report Date 02/24/2010 11:44 AM

Submitted By

Page 3

Item Description	Item Status
379709 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
379712 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
379713 SURVEY #1 (SURVEY)	Incomplete
379711 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
379710 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND TO REVIEW JOURNAL)	
(AT-SEND PUB HEARING NOTICE)	
(PT-ENTER THE # OF LABELS)	
(PT-SIZE OF NOTIFICATION AREA)	
(PT-NOTIFICATION MAP DATE)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRD-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	02/22/2010 10:57	700.00
NOTIFICATION & ADVERTISING FEE	P	02/22/2010 10:57	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no Inspections for this Report

Review #	Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
379703	DEVCO		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379704	NEIGH P&S		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379705	B&S PLAN		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379706	FLOOD		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379707	LAND DEV		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379708	ROW		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379709	SEWER		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379710	TRAFFIC		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379711	TEFO		1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			

Report Date 02/24/2010 11:44 AM

Submitted By

Page 4

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
379712	SID	1	Incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379713	SURVEY	1	incomplete	<input type="checkbox"/>	02/24/2010 11:44			
379714	FIRE ENG	1	Incomplete	<input type="checkbox"/>	02/24/2010 11:44			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (ZON) Modified By FSOLIS Modified Date/Time 02/22/2010 10:10

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 Assessor's Parcel Map
- Y Location Map (19 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	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

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

There is no planning condition for this project.

Report Date 02/24/2010 11:44 AM

Submitted By

Page 5

REZONING

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

Final City Council letter received

Annotated minutes recieved

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				

9.61	R-4	FSOLIS	GKAPOVICH	C-2				
------	-----	--------	-----------	-----	--	--	--	--

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

04/22/2010	PC		SCHEDULED		FSOLIS	02/22/2010			0	0	0
------------	----	--	-----------	--	--------	------------	--	--	---	---	---

Template Type	A/P #	A/P 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#	983657	02/22/2010 10:57		0.00
		mARY bARTSAS CK 1584 / 366-0103 / aRNOLD STALK				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARTSAS ILLC REZONING

Project Address (Location) _____

Project Name LAS VEGAS GATEWAY CENTER Proposed Use _____

Assessor's Parcel #(s) 179-35-804-002 Ward # 3

General Plan: existing R-1 proposed _____ Zoning: existing R-1 proposed C-2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information

PROPERTY OWNER <u>MARY BARTSAS ILLC</u>	Contact <u>AARON HANSON</u>
Address <u>601 SOUTH RANKIN ROAD C#23</u>	Phone: <u>735-6377</u> Fax: <u>243-2377</u>
City <u>LAS VEGAS, NEVADA</u>	State <u>NV.</u> Zip <u>89106</u>
E-mail Address <u>AHANSON@BARTSASENTERPRISES.ORG</u>	

APPLICANT <u>ARNOLD STALK</u>	Contact <u>ARNOLD STALK</u>
Address <u>2701 ALTA DRIVE</u>	Phone: <u>624-5792</u> Fax: <u>243-2377</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89107</u>
E-mail Address <u>ARNOLDSTALK@COMAIL.COM</u>	

REPRESENTATIVE <u>ARNOLD STALK</u>	Contact <u>ARNOLD STALK</u>
Address <u>2701 ALTA DRIVE</u>	Phone: <u>624-5792</u> Fax: <u>243-2377</u>
City <u>LAS VEGAS</u>	State <u>NV.</u> Zip <u>89107</u>
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.

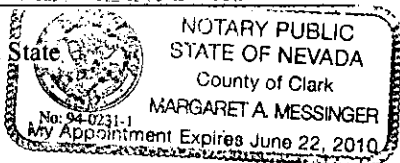
Print Name AARON HANSEN

Subscribed and sworn before me

This 30th day of MARCH, 2010

Margaret A. Messenger

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>ZON-37469</u>
Meeting Date: <u>4/22/10</u>
Total Fee:
Date Accepted:
Accepted By:

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: MARY BARSTAS 14, LLC

Project Address (Location) _____

Project Name LAS VEGAS GATEWAY CENTER Proposed Use RETAIL CENTER

Assessor's Parcel #(s) 139-35-804-002 Ward # _____

General Plan: existing R-4 proposed _____ Zoning: existing R-4 proposed C-2

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 3.75 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER MARY BARSTAS 14, LLC Contact ARNOLD STALK
 Address 601 S. RANCHO DR. SUITE C23 Phone: 624-5792 Fax: 243-2377
 City LAS VEGAS, NEVADA State NV Zip 89106
 E-mail Address ARNOLD STALK @ GMAIL . COM

APPLICANT ARNOLD STALK Contact ARNOLD STALK
 Address 100 PARK VISTA DRIVE #2005 Phone: 624-5792 Fax: 243-2377
 City LAS VEGAS State NV Zip 89138
 E-mail Address ARNOLD STALK @ GMAIL . COM

REPRESENTATIVE ARNOLD STALK Contact ARNOLD STALK
 Address 100 PARK VISTA DR. #2005 Phone: 624-5792 Fax: 243-2377
 City LAS VEGAS State NV Zip 89138
 E-mail Address ARNOLD STALK @ GMAIL . COM

Property Owner Signature* [Signature] TRUSTEE

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

Print Name ARNOLD STALK

Subscribed and sworn before me
 This 18th day of FEBRUARY, 2010
Margaret A. Messinger

Notary Public in and for said County and State
 Notary Public
 STATE OF NEVADA
 County of Clark
 MARGARET A. MESSINGER
 No: 94-0231-1
 My Appointment Expires June 22, 2010

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # ZON-37469
 Meeting Date: 4-22-10
 Total Fee: 1200.00
 Date Received: 2-22-10
 Received By: F.S

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

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

February 21, 2010

Ms. M. Margo Wheeler, A.I.C.P.
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101
Phone: (702) 229-6301
Fax: (702) 474-7463

RE: Justification Letter

**SWC and NWC Fremont Street / Eastern Avenue
Las Vegas, Nevada 89101**

Parcel Addresses

2100 Fremont Street, Las Vegas, Nevada 89101
2212 Fremont Street, Las Vegas, Nevada 89101
2216 Fremont Street, Las Vegas, Nevada

SITE APN:

139-35-803-015; 139-35-803-016; 139-35-803-017

NWC Fremont/Eastern

Vacant Parcels:

13935804002 & 13935804010

Land w/Buildings

2219 Fremont Street
2217 Fremont Street

SITE APN:

139-35-804-009
139-35-804-008

This submittal to the City of Las Vegas is for the following actions:

- | | | |
|----|-------------------------------|-----------------------------|
| 1. | Amend the General Plan from: | "MXU" to "C". |
| 2. | Site Plan Development Review: | SDR for Retail development. |
| 3. | Rezoning: | R-4 to C-2. |

The subject sites currently contain the following:

- The Blue Angel Motel
- Club 2100
- Vegas motel
- Pasionos Bus Terminal
- DMV processing office
- Par-A-Dice Motel
- Vacant parcels

RECEIVED
FEB 22 2010

**ZON-37469
04/22/10 PC**

The proposed plan includes:

Development Description:

The Las Vegas Gateway Center is a master planned retail commercial center. The development is located in the heart of Downtown Las Vegas, Nevada.

Redevelopment Renaissance:

The City of Las Vegas, Nevada, Downtown Redevelopment Agency is responsible for the redevelopment and revitalization of Downtown Las Vegas. Major projects include the World Market Center, The Premium Outlet Mall, The Golden Nugget Hotel & Casino expansion The Lou Ruvo Brain Institute, Symphony Park, and The Smith center for the Performing Arts, the new Las Vegas City Hall complex and other major development projects that are in the planning stages.

Las Vegas Gateway Center Master Plan

The Las Vegas Gateway Center is a master planned retail center that will be built on approximately 9.61 (+/-) acres. The site currently contains a combination of vacant parcels and existing structures that are set to be demolished thereby creating the building pads for the retail center complex.

The site is located at the major intersection of Downtown Las Vegas known as "The Four Corners". This is comprised of Fremont Street, Eastern Avenue, Charleston Blvd. and Boulder Highway. Daily traffic volumes at the Four Corners are estimated at 80,000 (+/-) cars per day per C. B. Richard Ellis, making this intersection of arterial streets among the highest traffic volume in Southern Nevada.

The Las Vegas Gateway Center will contain:

Retail shops: 95,575 (+/-) Square Feet

Parking: 395 spaces

Retail uses: Super market
Retail shops
Club Miami (Salsa club)
Neighborhood retail shops
Outdoor dining/patios

Construction jobs: 50 full time
20 part time

Permanent retail jobs: 115 full time
40 part time

Hours of Operation: Market/24 hours/day/7 days a week
Retail shop uses vary per business.
Fast food pads: 24 hours/7 days per week.

RECEIVED
FEB 22 2010

A Neighborhood Meeting was Held at:

East Las Vegas Community Service Center

ZON-37469

04/22/10 PC

2500 North Eastern Avenue
(SEC Stewart Street and Eastern Avenue)
Las Vegas, NV 89101-4711
(702) 229-1515

Date of Meeting: March 4, 2010

Time: 5:30 pm to 6:30 pm

The Owners of the subject site is Mary Barstas Enterprises, LLC. The Executive Trustees for the Mary Barstas Enterprises, LLC is Ms. Sharron Prusse and Mr. Aaron Hanson have made a substantial commitment to the redevelopment and revitalization of the subject parcels as follows:

Pre-Development Work Completed to Date:

- Retention of a Development Consultant to coordinate all aspects of the Las Vegas Gateway center.
- Architecture/Planning/Master Plans prepared.
- Geotechnical Phase 1 Asbestos Abatement reports and explorations.
- Demolition bidding for the Blue Angel, Vegas and Par-a-Dice Motels.
- Rehabilitation of the former Club 2100 (in process).
- Retention of CB Richard Ellis an exclusive Real Estate Broker for the Las Vegas Gateway Center.
- National marketing campaign by CB Richard Ellis.
- Negotiations with three (3) national credit tenants for leasing opportunities.
- Commitment to preserve and restore the historic "Blue Angel" with the City of Las Vegas, Nevada.
- Barstas consultants have worked with City of Las Vegas staff and have had several meetings up to this date.
- Barstas consultants have held a neighborhood meeting to present the Las Vegas Gateway Center project and have met with several neighboring commercial tenants to address any concerns or issues that may arise and to garner support for the project.

The Las Vegas Gateway Center will provide the following to Downtown Las Vegas:

- A "shovel ready" project.
- Construction jobs: 50 full time
20 part time

RECEIVED
FEB 22 2010

ZON-37469
04/22/10 PC

- Permanent retail jobs: 115 full time
40 part time
- Revenue to the City of Las Vegas.
- Revitalization of the "Eastern Edge" of Downtown Las Vegas, Fremont Street which is badly blighted and is in need of revitalization projects such as the Las Vegas Gateway Center.

The Las Vegas Gateway Center will be the Gateway to Downtown Las Vegas from the four (4) corner major intersection of Fremont Street, Eastern Avenue, Charleston Blvd. and Boulder Highway.

Respectfully submitted by:

Arnold Stalk PhD
Arnold Stalk Consulting
Mary Barstas Enterprises, LLC

c.c. Steve Swanton, AICP
Senior Planner
Planning and Development Department
City of Las Vegas
702-229-4714/Office
702-384-1397/FAX
sswanton@lasvegasnevada.gov

Tom Burkart
Senior Economic Development Officer - Fast Track Team
Office of Business Development
Las Vegas Redevelopment Agency
400 Stewart Ave., 2nd Fl.
Las Vegas, NV 89101
702-229-6853/O
702-385-3128/FAX
tburkart@lasvegasnevada.com

Mr. Aaron Hanson, Executive Trustee Manger: ahansen@bartsasenterprises.org
Ms. Sharron Prusse, Executive Trustee Manager sprusse@bartsasenterprises.org
Mary Barstas Enterprises, LLC
601 South Rancho Drive
Suite C23
Las Vegas, Nevada 89106

RECEIVED
FEB 22 2010

ZON-37469
04/22/10 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37469** APN: 139-35-004-002

Name of Property Owner: MARY BARTSASIA, LLC

Name of Applicant: MARY BARTSASIA, 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: _____

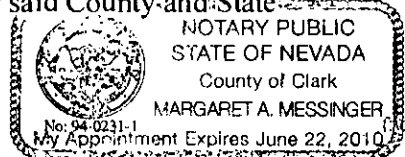
Signature of Property Owner: *[Signature]*

Print Name: AARON HANSEN

Subscribed and sworn before me
This 30th day of MARCH, 2010

Margaret A. Messinger

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-37469** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

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: ARON HANSEN

Subscribed and sworn before me

This 18th day of FEBRUARY, 2010

[Signature]

Notary Public in and for said County and State
PUBLIC
STATE OF NEVADA
County of Clark
MARGARET A. MESSINGER
No. 94-0231-1
My Appointment Expires June 22, 2010

MARY BARTSAS 14, LLC**Business Entity Information**

Status:	Active	File Date:	5/28/2003
Type:	Domestic Limited-Liability Company	Entity Number:	LLC7636-2003
Qualifying State:	NV	List of Officers Due:	5/31/2010
Managed By:	Managers	Expiration Date:	5/28/2503
NV Business ID:	NV20031078185	Business License Exp:	

Registered Agent Information

Name:	AARON HANSEN	Address 1:	601 S. RANCHO
Address 2:	SUITE C-23	City:	LAS VEGAS
State:	NV	Zip Code:	89106
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

Officers Include Inactive Officers

Manager - MARY BARTSAS ENTERPRISES, LLC			
Address 1:	601 S RANCHO	Address 2:	STE C-23
City:	LAS VEGAS	State:	NV
Zip Code:	89106	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization	# of Pages:	4
Document Number:	LLC7636-2003-001	Effective Date:	
File Date:	5/28/2003		
(No notes for this action)			
Action Type:	Initial List	# of Pages:	1
Document Number:	LLC7636-2003-003	Effective Date:	
File Date:	6/20/2003		
(No notes for this action)			
Action Type:	Annual List	# of Pages:	1
Document Number:	LLC7636-2003-002	Effective Date:	
File Date:	4/15/2004		
List of Officers for 2004 to 2005			
Action Type:	Annual List	# of Pages:	1
Document Number:	20050359062-52	Effective Date:	
File Date:	4/14/2005		

MARY BARTSAS ENTERPRISES, LLC**Business Entity Information**

Status:	Active	File Date:	8/09/2002
Type:	Domestic Limited-Liability Company	Entity Number:	LLC9704-2002
Qualifying State:	NV	List of Officers Due:	8/31/2010
Managed By:	Managers	Expiration Date:	8/09/2502
NV Business ID:	NV20021098664	Business License Exp:	8/31/2010

Registered Agent Information

Name:	AARON HANSEN	Address 1:	601 S. RANCHO
Address 2:	SUITE C-23	City:	LAS VEGAS
State:	NV	Zip Code:	89106
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

Officers Include Inactive Officers

Manager - AARON HANSEN			
Address 1:	601 S. RANCHO	Address 2:	SUITE C-23
City:	LAS VEGAS	State:	NV
Zip Code:	89106	Country:	
Status:	Active	Email:	
Manager - SHARRON PRUSSE			
Address 1:	9162 S. LOST HILL DRIVE	Address 2:	
City:	LONE TREE	State:	CO
Zip Code:	80124	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC9704-2002-001	# of Pages:	4
File Date:	8/09/2002	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC9704-2002-004	# of Pages:	1
File Date:	8/20/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC9704-2002-003	# of Pages:	1

20031209
01577

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

LAW OFFICES OF DAVID A STRAUS

12-09-2003 11:30 ARO

OFFICIAL RECORDS

BOOK/INSTR: 20031209-01577

PAGE COUNT: 2

FEE: 15.00
RPTT: EX#008

APN#139-35-804-002 and #139-35-804-010

MAIL TAX STATEMENT TO AND
WHEN RECORDED MAIL TO:

Ms. Mary Bartsas
528 E. Oakey
Las Vegas, NV 89104

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARY BARTSAS, sole Trustee, or her successors in trust, under the MARY BARTSAS LIVING TRUST, dated June 26, 2002, and any amendments thereto, in consideration for \$-0-, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MARY BARTSAS 14, LLC, a Nevada Limited Liability Company, all her undivided interest in and to that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

PARCEL I:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., lying Northwesterly of Eastern Avenue, as conveyed to the City of Las Vegas on June 10, 1965 as Document No. 508705, Official Records, Clark County, Nevada.

EXCEPTING THEREFROM that portion lying within Moss Tract No. 4, as shown by map thereof on file in Book 4 of Plata, page 75, in the Office of the County Recorder, Clark County, Nevada.

FURTHER EXCEPTING off the remaining land 20 feet off the North side thereof as conveyed to the City of Las Vegas on February 3, 1955 as Document No. 34239, Official Records, Clark County, Nevada.

PARCEL II:

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B.&M., lying Northwesterly of Eastern Avenue as conveyed to the City of Las Vegas by Deed recorded June 10, 1965 as Document No. 508705, Official Records, Clark County, Nevada.

20031209
.01577

Dated: 12-1, 2003

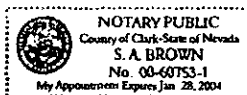
Mary Bartsas
MARY BARTSAS, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 12-1, 2003, 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 official seal.

S. A. Brown
Notary Public in and for said County and State



FILED
NOV 27 2003
CLARK COUNTY NV
NOTARY PUBLIC

20031209
01577

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF

LAW OFFICES OF DAVID A STRAUS

12-09-2003 11:30 AM

OFFICIAL RECORDS

BOOK/INSTR: 20031209-01577

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FEE: 15.00
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UN
RECORDED

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN WRP REDUCED FROM SIXTY ORIGINAL

0 50 100 150 200 250 300 350 400 450 500 550 600 650 700

NOTES

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PW/LD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

AVERAGE OF VALUE
35

ASSessor's PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E

ROW	R60E	R61E	R62E
125S	124	123	
138	139	140	
163	162	161	

35

6	5	4	3	2	1
7	4	9	10	11	12
10	17	16	15	14	13
18	20	21	23	23	24
34	39	28	27	26	25
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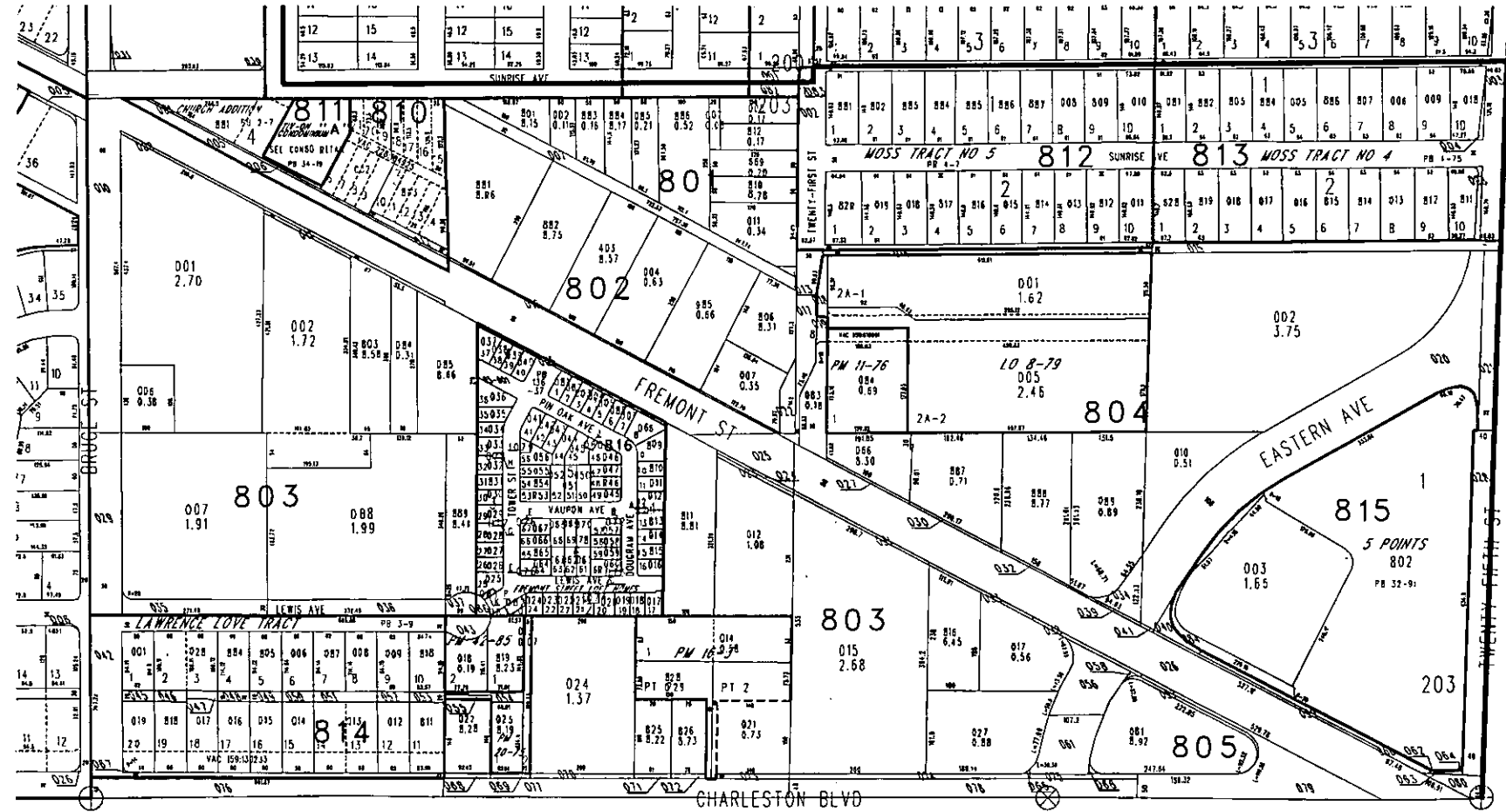
S 2 SE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-35-8

001 1.00 PARCEL NUMBER
202 PARCEL SUB/SED NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
015 GOV. LOT NUMBER

Scale: 1"=200' Rev: 04/24/07



ZON-37469
04/22/10 PC

TAX DIST 200,203

RECEIVED
MAR 22 2010

dedward@ttlv.net

From: <dedward@ttlv.net>
To: <arnoldstalk@gmail.com>
Cc: "Rob Levrant" <rlevrant@LasVegasNevada.GOV>; <texsano@cox.net>
Sent: Thursday, March 18, 2010 1:01 PM
Subject: Las Vegas Gateway Centre Project

Greetings:

We are greatly concerned with the traffic impact this proposed shopping centre would create.

At the meeting we did not hear exactly what type of businesses would be allowed within this centre. Would the project include a "711" Convenience Store or something similar with a different name? Would there be a package liquor store allowed on the premises? Is there any intent to include a cocktail lounge or beer parlor inside this complex? Are there going to be allowed any fast food chain operations within this project?

It is somewhat understandable at this time for there possibly not to be any signed leases for businesses within this project. However, are there guidelines and preferences set forth in place for the development of this centre?

Some businesses become an "attractive nuisance" in many of these places. These types of businesses tend to promote rowdy and illegal behavioral patterns and become a deterrent to a community and making a centre a liability instead of an asset to the general area. The apparent intent of this centre is to upgrade the community area and our organization would like to see that happen. However we would like to see a commitment put in place for the guarantee of the types of businesses to be allowed within this "Las Vegas Gateway Centre" Project and just what types of businesses are not going to be allowed. Convenient stores in general do create a rapid in and out of customers who drive fast and in a careless fashion darting in and out without proper stopping or signals and the sweeping of several lanes while speeding in and out. These types of businesses tend not to improve an area but rather tear them down even further. And sight must not be lost in the developer's planning that stresses the cleaning up of the area with an upgrade in the current area.

We have been looking at Eastern Avenue from the alley to the north of this proposed centre and Charleston Blvd. Surely there is an easement along the property line. What would it take for the city to widen Easter Avenue at this point of reference with one more lane for the traffic to enter the Gateway Centre? Would the project itself forfeit some of their land to create this extra lane for ingress traffic and then construct this extra lane for traffic at their expense and no expense to the city which now is expressing a budget crunch?

We really are trying to work with you on this project and help come up with improvements, safeguards and solutions. We do feel that this area begs for redevelopment and a full upgrade. We want assurances of a big improvement in that area so we can endorse this project rather than to oppose the entire centre.

Thank You -
Sincerely,
Doinald Fondriasopolous / President-Resident Agent
Boulder Dam Homesite Addition Association & Residential Park Inc;
dedward@ttlv.net



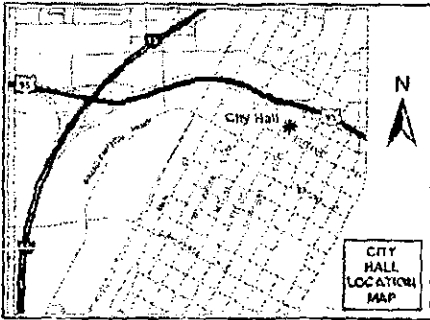
cc/Robert Taylor / Block Captain 1701 E Cedar Ave;
Robert Levrant - City Planning & Neighborhood Services
C Poliak U.S.Senator Candidate
Anthony Guarino Code Enforcement Officer

04/22/10 PC
GPA-37467
ZON-37469 C
SDR-37470

3/18/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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-37469

Planning Commission Meeting of 4/22/2010

Case: ZON-37469

13936410054
MATUSOW FAMILY TRUST
2305 SHOREWOOD HILLS AVE
HENDERSON NV 89052-8763

7024545011



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APR 11 2010

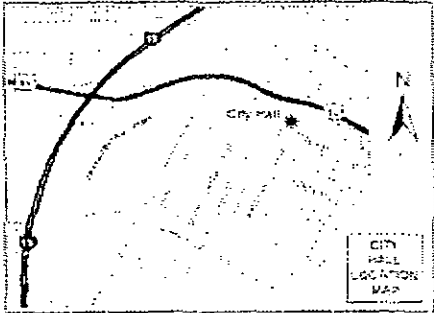
Matusow Family Trust

Apr 12 10 08:09a

19A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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SUPPORT
this Request



OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-37469

Planning Commission Meeting of 4/22/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
\$ 00.41
APR 08 2010
MAILED FROM ZIP CODE 89101

13935803016
BARTSAS MARY 3 LLC
501 S RANCHO DR #C23
LAS VEGAS NV 89106-4626

Case ZON-37469

BRUNELL BROS



RECEIVED
APR 13 2010

19X

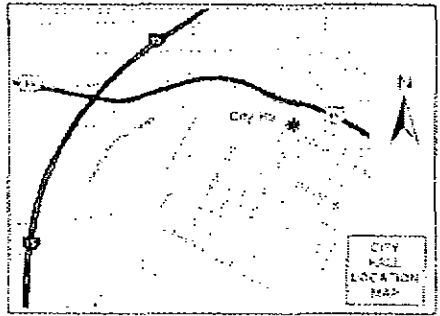
008/011

BARTSAS REALTY

04/13/2010 09:03 FAX 702 366 9413

City of Las Vegas
Planning & Development Department
Development Services Center
751 S. Fourth Street
Las Vegas, Nevada 89101-2086

Return Service Requested Official Notice of Public Hearing



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I SUPPORT
this Request

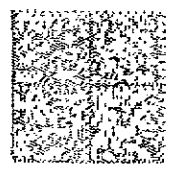
I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-37469

Planning Commission Meeting of 4/22/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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APR 09 2010
MAILED FROM ZIP CODE 89101

13935803015 Case ZCN-37469
BARTSAS MARY 22 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89166-4825

BARCELONA BEIGE



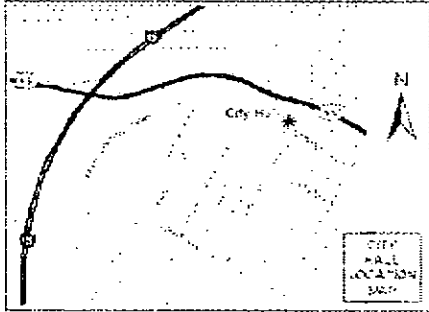
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APR 13 2010

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001/011

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request

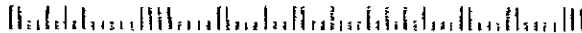
I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-37469

Planning Commission Meeting of 4/22/2010

ENCLOSURE



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APR 13 2010

PRESENTED
FIRST CLASS



UNITED STATES POSTAGE
\$ 00.41⁴
APR 09 2010
MAILED FROM ZIP CODE 89101

Case ZON-37469

13935804006
BARTSAS MARY 2 LLC
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

BARTSAS REALTY

702 366 9413

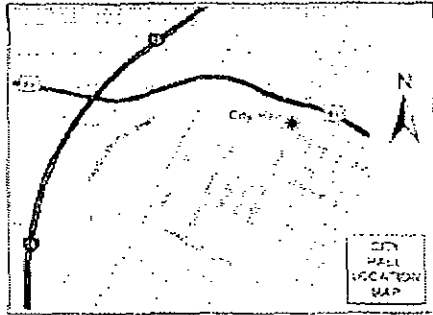
04/13/2010 09:02 FAX

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006/011

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

**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-37469

Planning Commission Meeting of 4/22/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

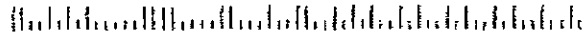
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BARTSAS MARY 14 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

Case ZON-37469

ENCLOSURE

APR 13 2010

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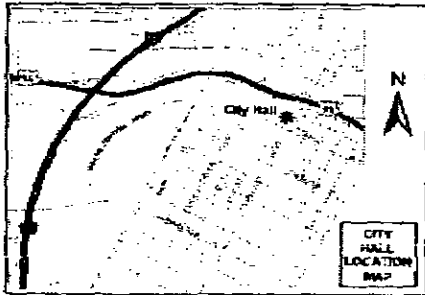
BARTSAS REALTY

04/13/2010 09:03 FAX 702 366 9413

19A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-37469

Planning Commission Meeting of 4/22/2010

13935813017
RODRIGUEZ FELIPE JR
3468 RUTH DR
LAS VEGAS NV 89121-3209

Case: ZON-37469

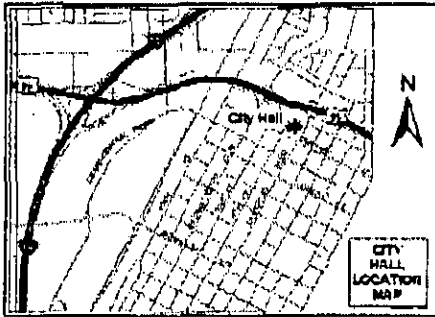
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APR 13 2010



19A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

**Return Service Requested
Official Notice of Public Hearing**



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I OPPOSE
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ZON-37469

Planning Commission Meeting of 4/22/2010

POSTED
POST CLASS



U.S. POSTAGE
FIRST CLASS PERMIT NO. 4575 LAS VEGAS NV
U2 1M
0004279213 APR 08 2010
MAILED FROM ZIP CODE 89101

Case: ZON-37489
13938411001
PARKER PRISCILLA E REVOCABLE TR
3210 W CHARLESTON BLVD #2
LAS VEGAS NV 89102-0080

30 55

POSTAGE WILL BE PAID BY ADDRESSEE

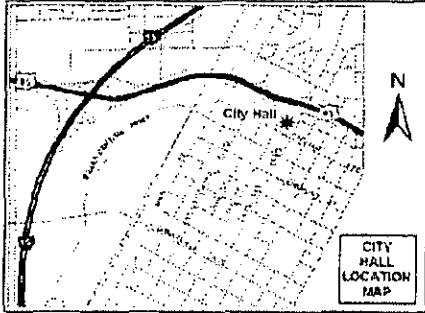


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APR 13 2010

19A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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Official Notice of Public Hearing



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I SUPPORT
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I OPPOSE
this Request

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ZON-37469

Planning Commission Meeting of 4/22/2010

Case: ZON-37469

13935812015
BETTAGLIO FAMILY TRUST
3643 MEADOWLANDS LN
SAN JOSE CA 95135-1650

BAUDELL 35135

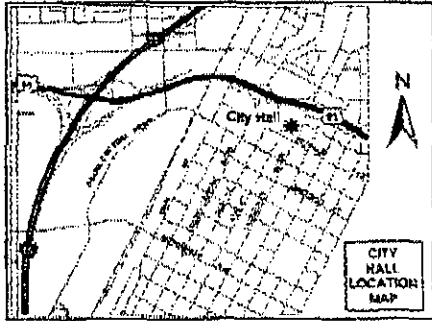


RECEIVED
APR 16 2010

Submitted after final agenda
Date 4/22/10 Item 19A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-37469

Planning Commission Meeting of 4/22/2010

BARCODE

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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02 1M
0004279218 APR 09 2010
MAILED FROM ZIP CODE 89101

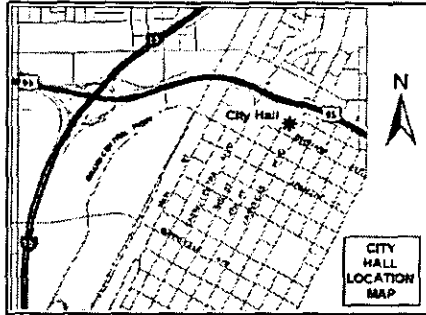
Case: ZON-37469
13935803024
WESTERFIELD-WOODBURY L L C
1930 VILLAGE CTR #3-938
LAS VEGAS NV 89134-6299

RECEIVED
APR 16 2010

Submitted after final agenda
Date 4/22 PL Item 19A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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-37469

Planning Commission Meeting of 4/22/2010

PRESORTED
FIRST CLASS



02 1M
0004279218 APR 09 2010
MAILED FROM ZIP CODE 89101

\$ 00.414

*a prior newspaper
shop became a
money laundering
shop on the
corner of*

peyton

16202514025
HESS SALLY
2021 PEYTON DR
LAS VEGAS NV 89104-2013

Case: ZON-37469

*& crestwood
also not kept up.*

RECEIVED
APR 19 2010

89104 37469



Submitted after final agenda
Date *4/22/10* Item *14p*

REZONING Parcel: 139-35-804-002



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

RECEIVED **From R-4 to C-2**

ZON-37469
04/22/10 PC

Data Current as of: February 18, 2010



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. 702-228-4301



GPA-37467 (Zoning 2) STAMPED 2-22-10