



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40492** APN: 162-03-311-002  
Name of Property Owner: MARY BARTSAS 19, LLC  
Name of Applicant: MARY BARTSAS ENTERPRISES, LLC  
Name of Representative: ARNOLD STALK

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

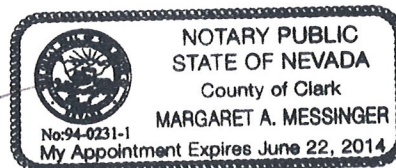
Print Name: AARON HANSEN

Subscribed and sworn before me

This 7th day of September, 2010

Margaret A. Messinger

Notary Public in and for said County and State



# 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 DRIVE 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 DRIVE C-23 Phone: 366-0103 Fax: 366-9413  
 City LAS VEGAS State NV Zip 89106  
 E-mail Address AHANSEN@BARTSASENTERPRISES.ORG

REPRESENTATIVE ARNOLD STALK Contact ARNOLD STALK  
 Address 2701 ALTA DRIVE Phone: 624-5792 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.

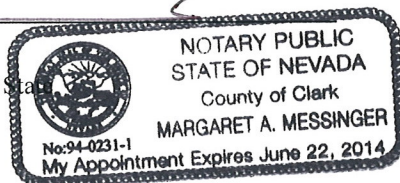
Print Name AARON HANSEN

Subscribed and sworn before me

This 7th day of SEPTEMBER, 2010.

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SDR-40492</u> |
| Meeting Date:   | <u>2-8-10</u>    |
| Total Fee:      | <u>1030.00</u>   |
| Date Received:* | <u>12-16-10</u>  |
| Received By:    | <u>FS</u>        |

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

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





**528 E. Oakey Avenue**

Existing 1.632 thousand square foot office building.

**Traffic produced by the development:**

| Curent Use                  | DESCRIPTION                       | #UNIT | RATE/#<br>UNIT | TOTAL |
|-----------------------------|-----------------------------------|-------|----------------|-------|
| Average Daily Traffic (ADT) | GENERAL OFFICE BUILDING [1000 SF] | 1.632 | 11.01          | 18    |
| AM Peak Hour                |                                   |       | 1.55           | 3     |
| PM Peak Hour                |                                   |       | 1.49           | 2     |

*(heaviest 60 minutes)*

**Existing traffic on all nearby streets:**

**Las Vegas Blvd.**

|                             |        |
|-----------------------------|--------|
| Average Daily Traffic (ADT) | 24,163 |
| PM Peak Hour                | 1,933  |

*(heaviest 60 minutes)*

**Oakey Dr.**

|                             |       |
|-----------------------------|-------|
| Average Daily Traffic (ADT) | 5,901 |
| PM Peak Hour                | 472   |

*(heaviest 60 minutes)*

**Traffic Capacity of adjacent streets:**

| Existing Street Capacity |        |
|--------------------------|--------|
| Las Vegas Blvd.          | 34,500 |
| Oakey Dr.                | 13,040 |

This project currently adds approximately 18 trips per day on Las Vegas Blvd., Oakey Rd. and Santa Paula Dr. Las Vegas is currently at about 70 percent of capacity and Oakey is currently at about 45 percent of capacity. This project does not significantly impact these capacities. Counts are not available for Santa Paula Rd., but it is believed to be under capacity.

Based on Peak Hour use, this development adds roughly 3 additional cars into the area; which works out to about one every twenty minutes.

Note that this report assumes all traffic from this development uses all named streets.