

**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:

  
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**Arnold Stalk PhD  
Representative**

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