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CITY MANAGER

April 13, 2011

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

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

Dear Mr. Stalk:

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

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

**Planning**

1. Approval of Rezoning (ZON-40490) shall be required and the approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40492) shall be required, if approved.
2. This approval shall be void two years from the date of final approval unless a building permit has been issued for the change in building occupancy. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
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5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict three parking spaces on the site; two spaces under the existing carport and one van accessible handicap accessible space to the north of the access drive off of Santa Paula Drive. All parking spaces and drive aisles must meet the minimum requirements of Title 19.10 and spaces may neither be located within the public right-of-way, nor be located so that vehicles must back out onto a public street.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on May 18, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

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