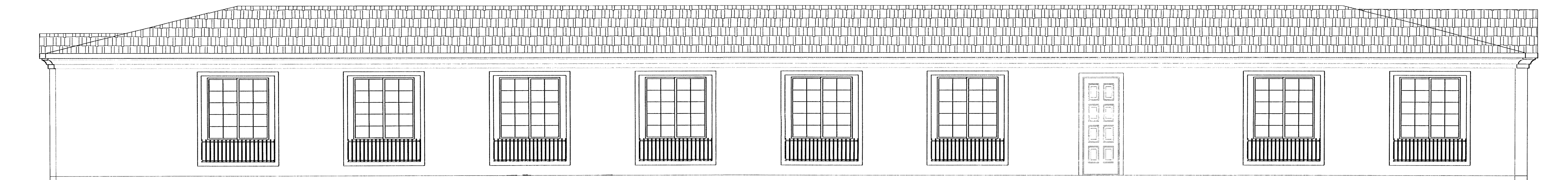




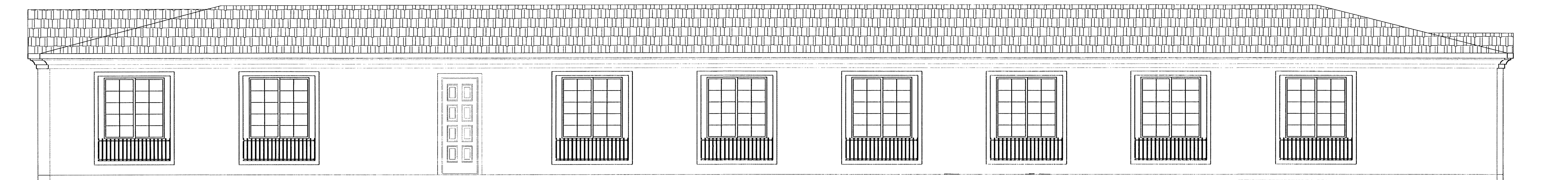
1 **Front Elevation**
SCALE: 1/4"=1'-0"



2 **Rear Elevation**
SCALE: 1/4"=1'-0"



3 **Right Elevation**
SCALE: 1/4"=1'-0"



4 **Left Elevation**
SCALE: 1/4"=1'-0"

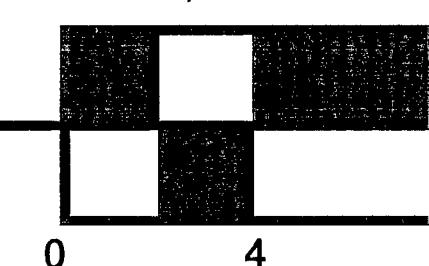
Conceptual Elevations : Sheet Title
MA06-0072 : Project Number
08-15-06 : Date

GPA-16140 ZON-16141
SDR-16139 10/05/06 PC

Palmer Professional Office

2320 Potosi Ave, Las Vegas, Nevada

Scale 1/4" = 1' 0"



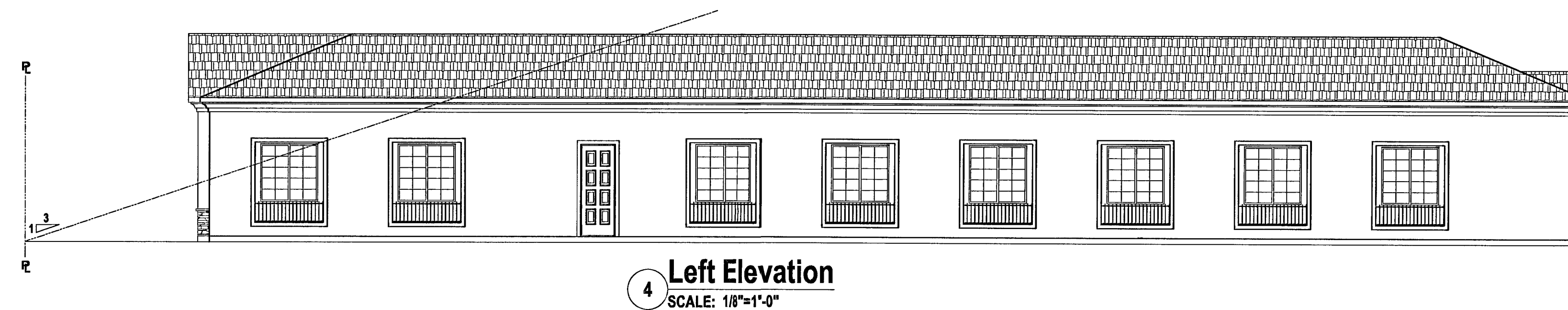
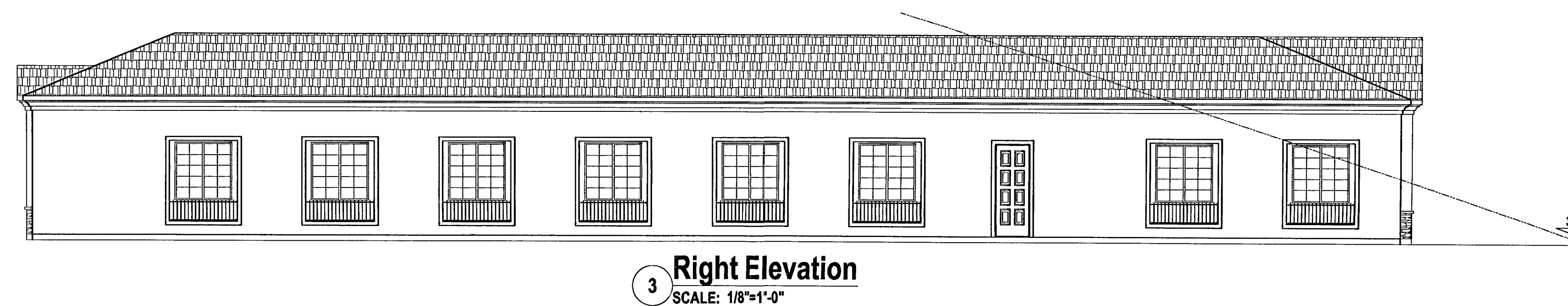
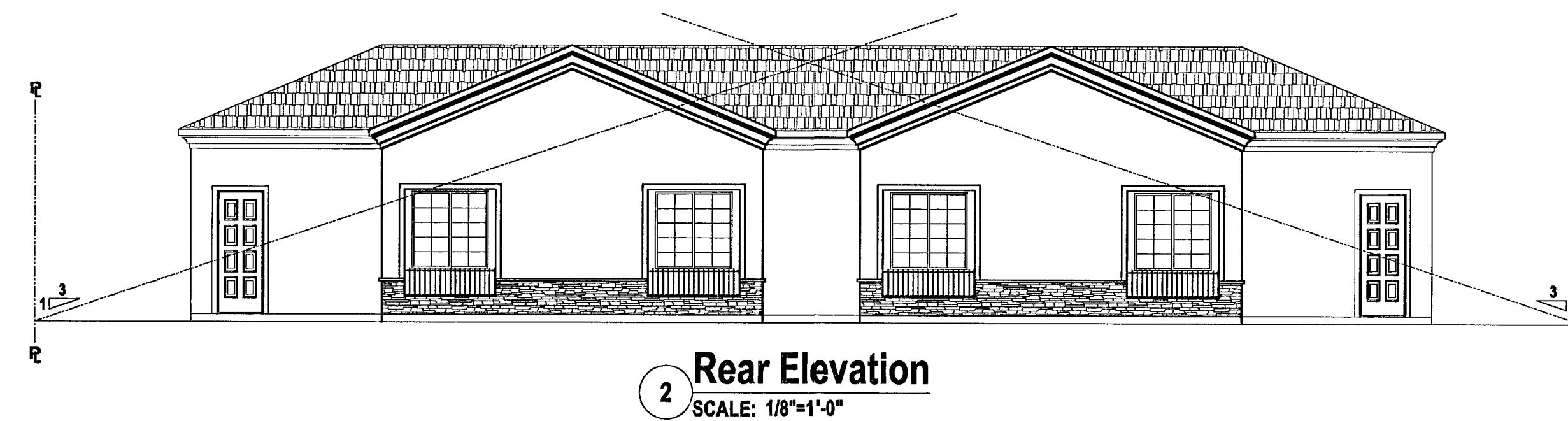
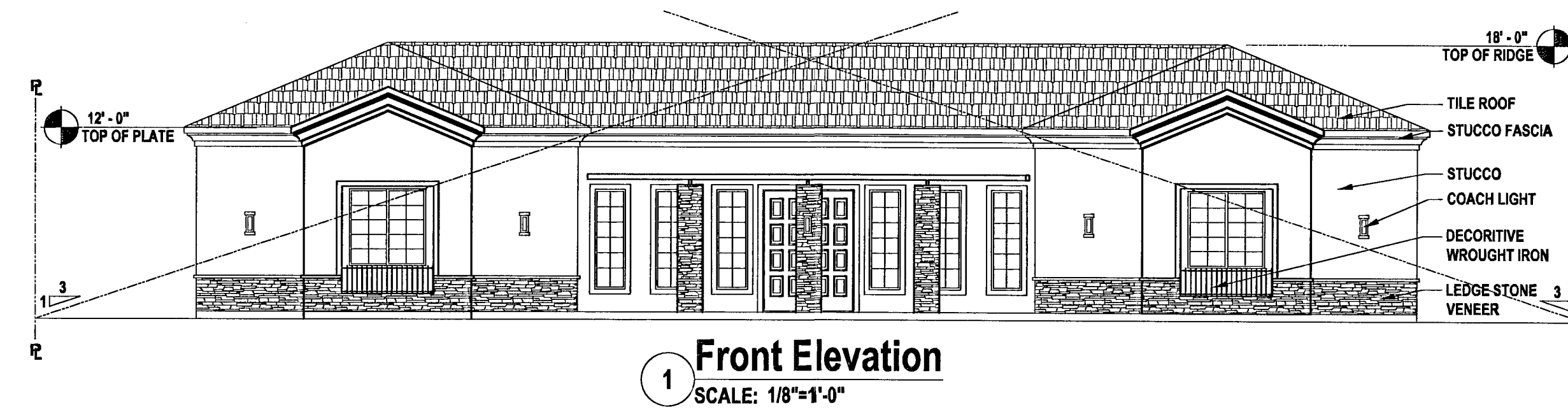
FRONTLINE group

VOID

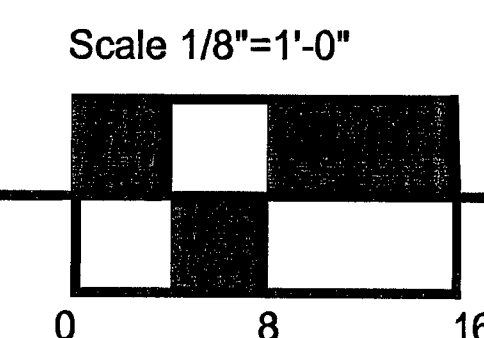
SEE REVISED PLAN DATE
STAMPED 9/5/06

MOSER architecture studio

RECEIVED
AUG 21 2006



Palmer Professional Office
2320 Potosi Ave, Las Vegas, Nevada



FRONTLINE group

MOSER architecture studio

GPA-16140 ZON-16141
VAR-16533 VAR-16537
SDR-16139 10/05/06 PC
REVISED

Conceptual Elevations : Sheet Title
MA06-0072 : Project Number
09-05-06 : Date

RECEIVED
SEP 05 2006

SITE INFORMATION

ZONING - Las Vegas
Current Zoning - R-E
Proposed Zoning - PR
APN: 163-01-802-008

AREA (Approximate, to be verified)

Gross Area 31,799 s.f. .73 acres

Total Building Area 9,300 gsf

F.A.R. 0.29

PARKING

Required 31 spaces
1:300 gfa 31 spaces
Total Required 31 spaces

Provided 31 spaces
H/C Required 2 space
H/C Provided 2 spaces

SETBACKS

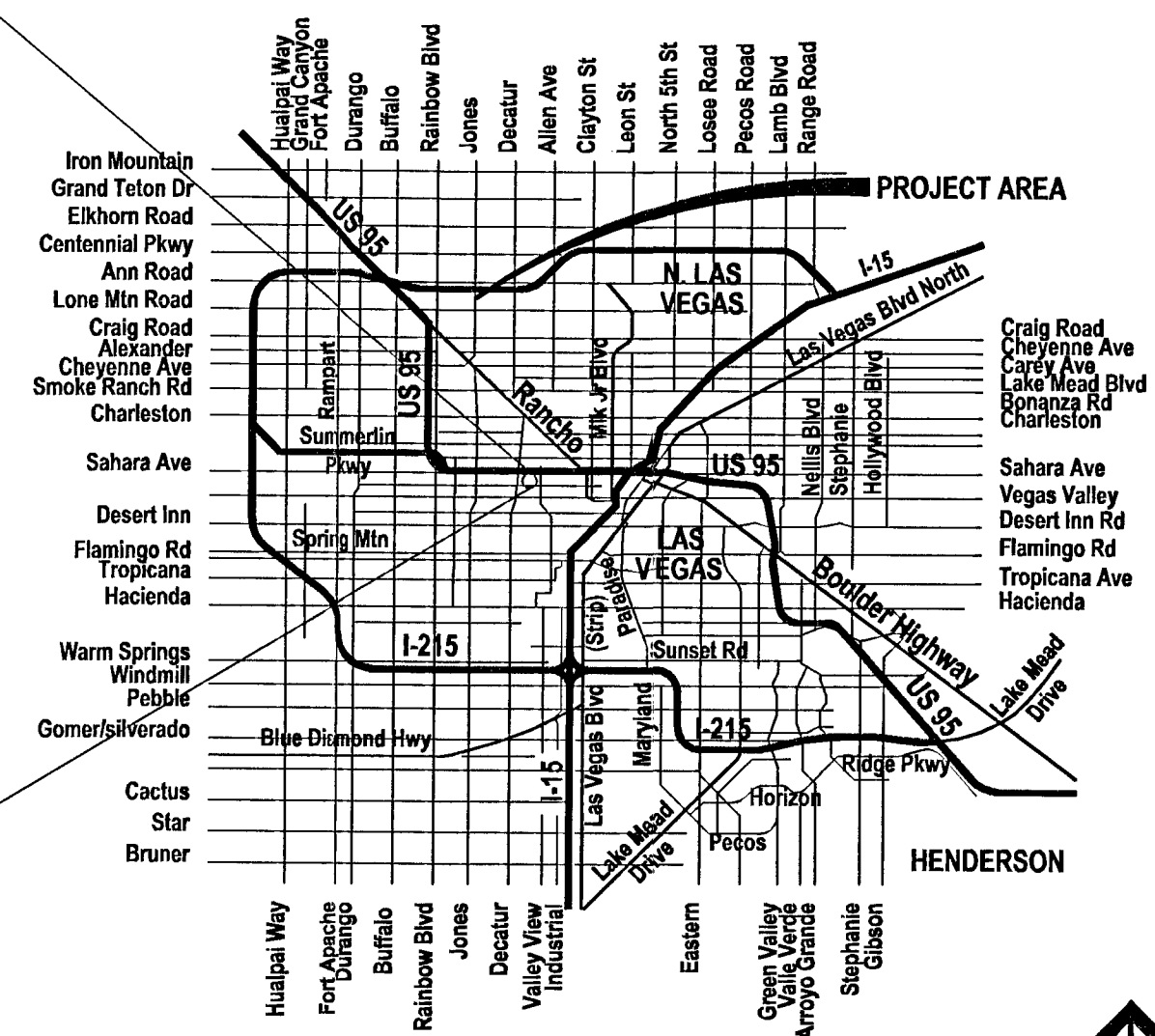
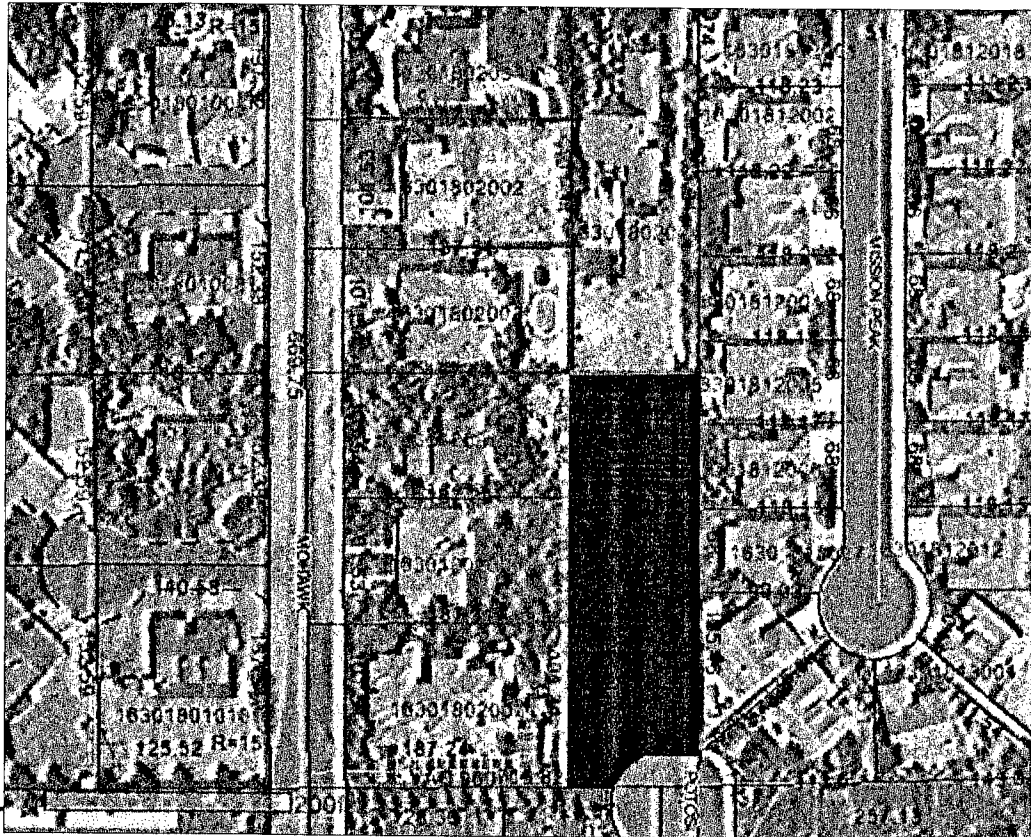
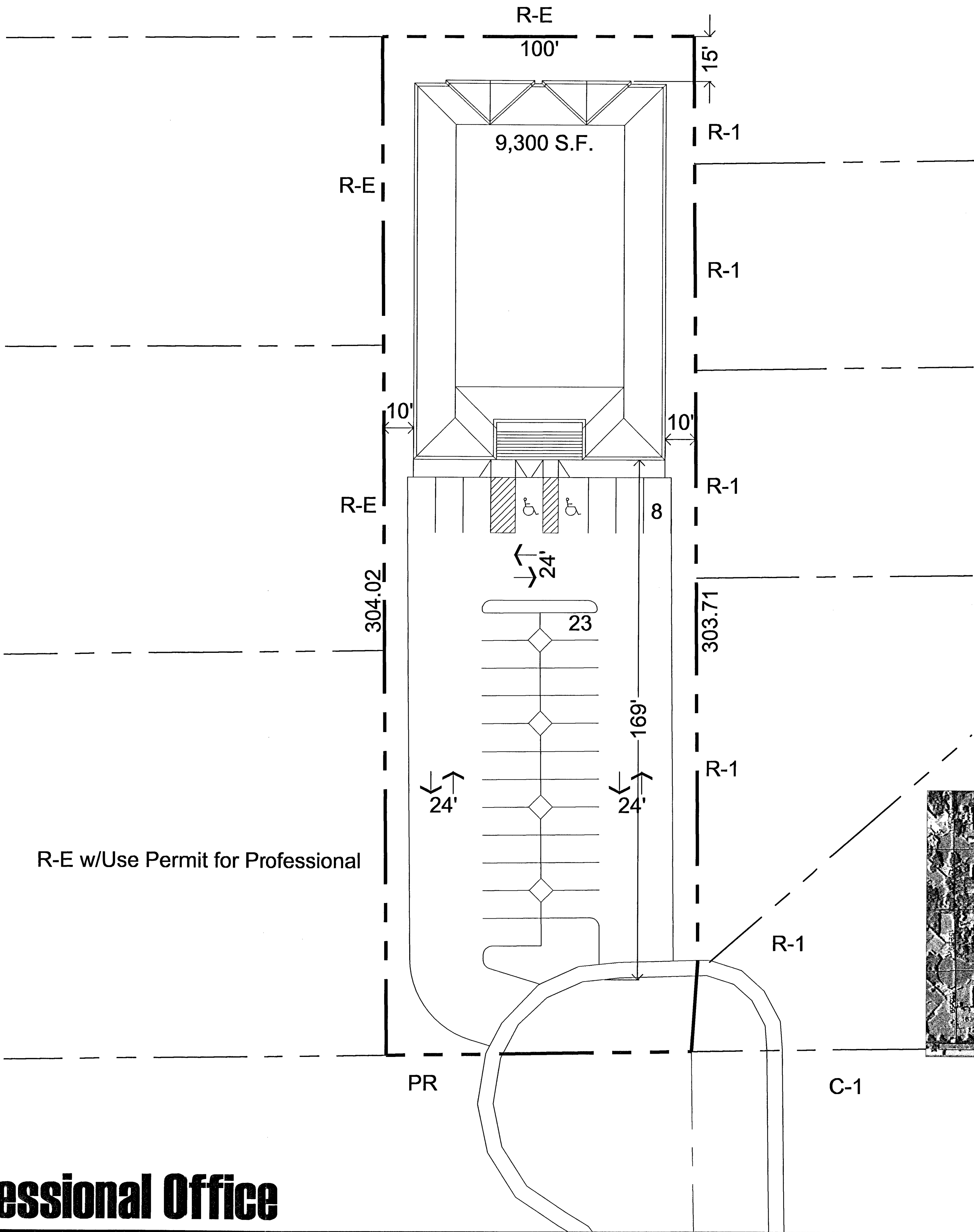
	Required	Provided
Front	20'	169'
Side	5'	10'
Corner Side	15'	N/A
Rear	15'	15'

BUILDING

	Allowed	Provided
Max Height	15'	14'6"
Max. Lot Coverage	50%	29%

LANDSCAPING

	Required	Provided
Min. Zone Depth	8'	8'
Min. Trees	1 per 20'	1 per 20'



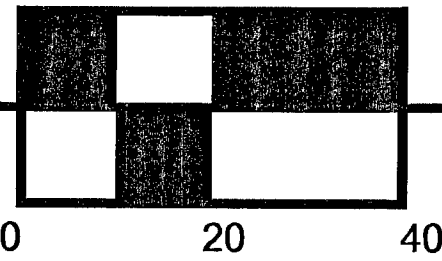
Vicinity Map SCALE: N.T.S.



Conceptual Site Plan : Sheet Title
MA06-0072 : Project Number
08-15-06 : Date

Palmer Professional Office
2320 Potosi Ave, Las Vegas, Nevada

Scale 1 : 20



FRONTLINE group

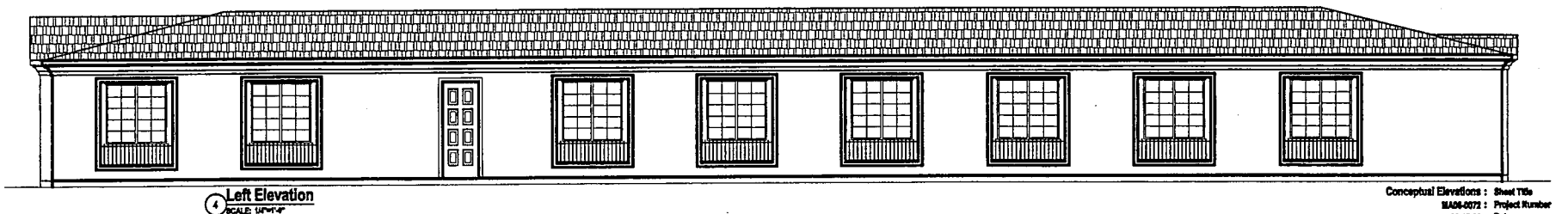
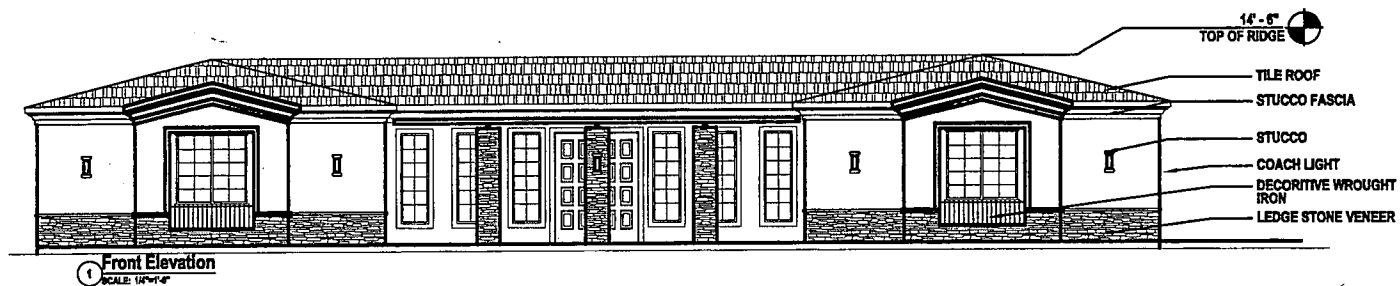


GPA-16140 ZON-16141
SDR-16139 10/05/06 PC
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Plans (PMT)



Separator Sheet



Conceptual Elevations : Sheet T06
11/04/2012 : Project Number
08-15-06 : Date

Palmer Professional Office

2320 Potosi Ave, Las Vegas, Nevada

VOID

SEE REVISED PLAN DATE
STAMPED 9/5/06

Scale 1/2" = 1'-0"



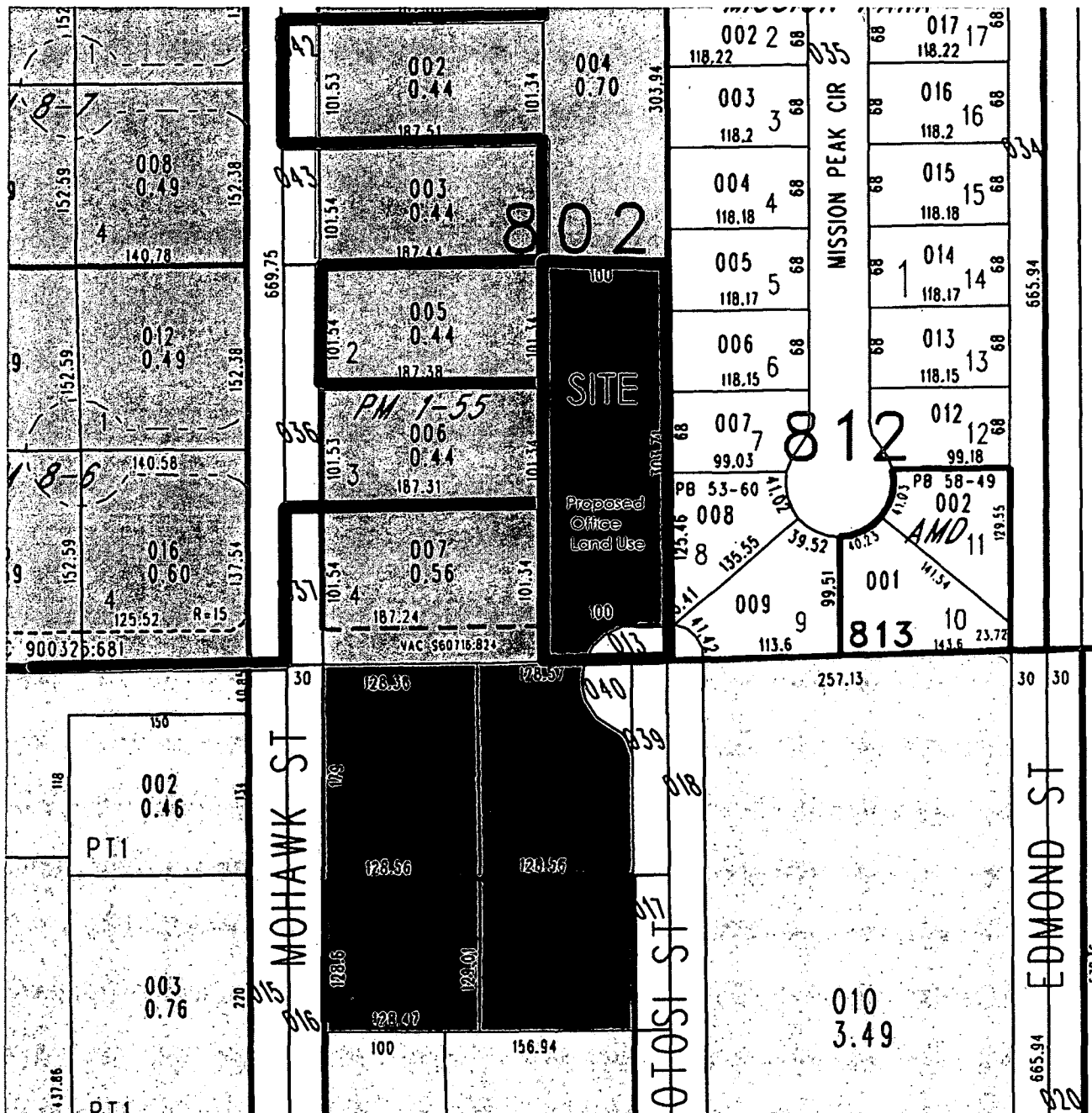
FRONTLINE group

MOSER architecture studio

GPA-16140 ZON-16141
SDR-16139 10/05/06 PC

RECEIVED

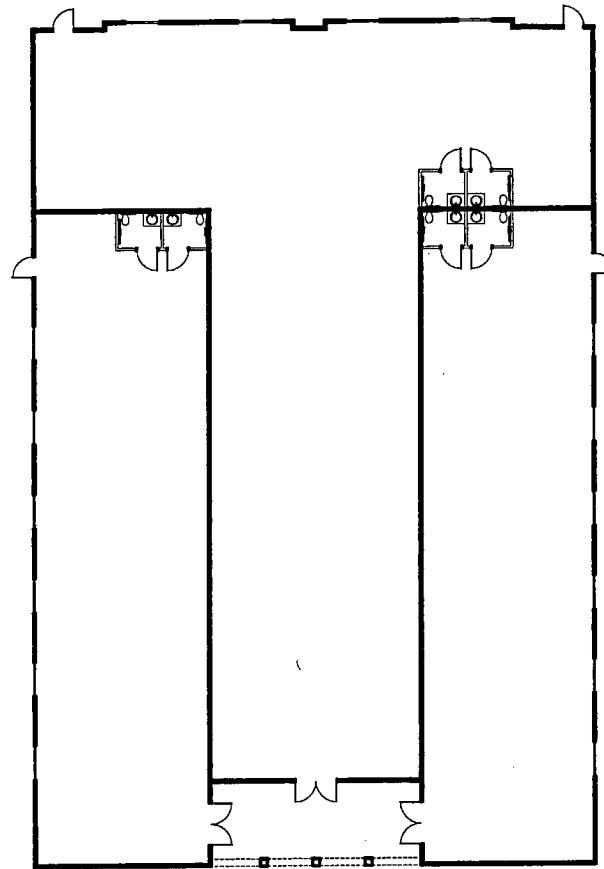
AUG 21 2006



City of Las Vegas

GPA-16140 ZON-16141
SDR-16139 10/05/06 PC

RECEIVED
AUG 21 2006



Palmer Professional Office

2320 Potosi Ave, Las Vegas, Nevada

Scale 1/2" = 1' 0"



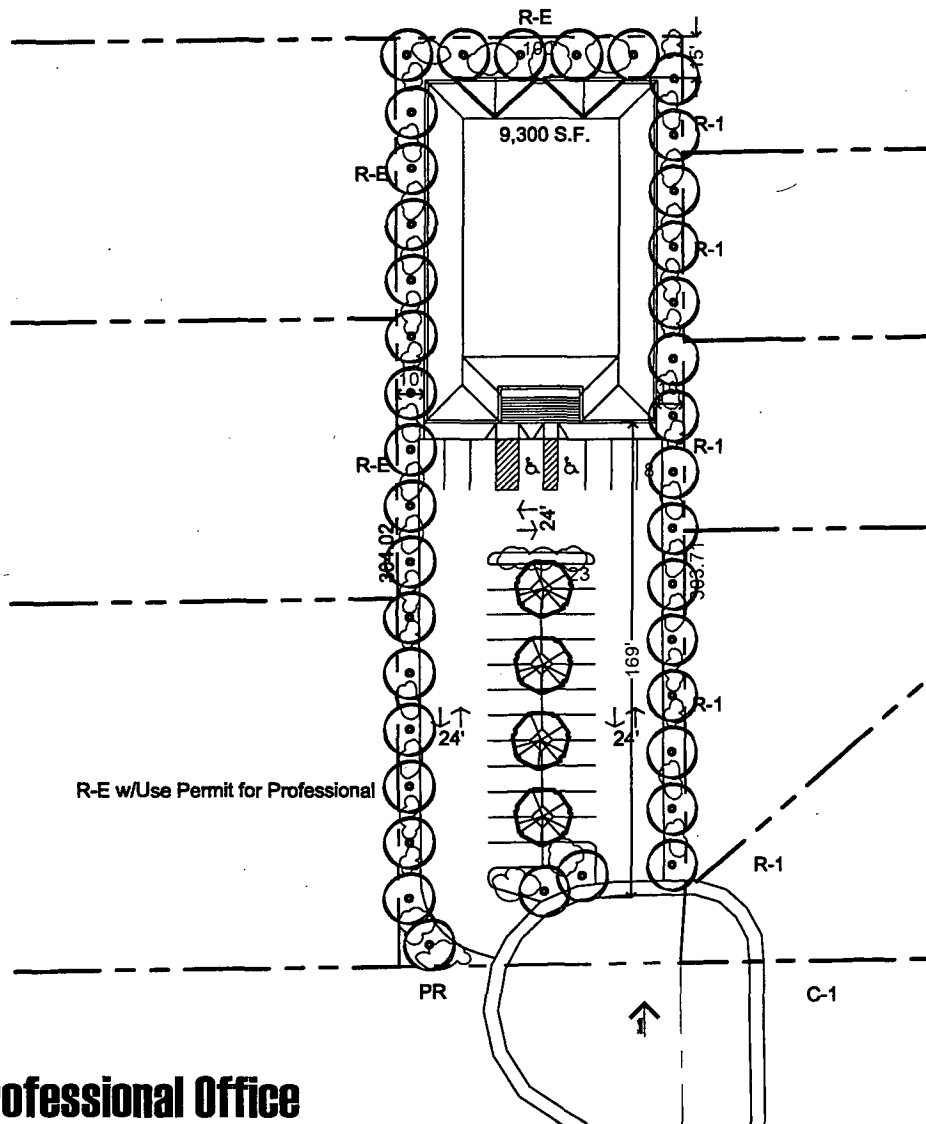
FRONTLINE group

Conceptual Floor Plan : Sheet Title
MA06-0072 : Project Number
06-15-06 : Date

MOSER architecture studio
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GPA-16140 ZON-16141
SDR-16139 10/05/06 PC

AUG 21 2006



Plant List

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	4	24" Box	24" x 24" On Center	RAYWOOD ASH	Quercus
	8	24" Box	24" x 24" On Center	CHITALPA	Chitalpa Tashkentensis
	36	24" Box	24" x 24" On Center	RUSSIAN HAWTHORN	Crataegus Arbutifolia
	8	24" Box	24" x 24" On Center	CHINESE REDWOOD	Cardia Chamaecypariss
	X	Varies	Varies	Various specimens of shrubs	Varies
	750				

Notes

Irrigation:

Irrigation system to be installed will be a water conservative Xerigation system, (ie. Handpiped mainline with drip tubing from valves to emitters placed efficiently around plant material.)

Palmer Professional Office

2320 Potosi Ave, Las Vegas, Nevada

Scale 1" = 20'



FRONTLINE group

MOSER architecture studio
RECEIVED

GPA-16140 ZON-16141
SDR-16139 10/05/06 PC

AUG 21 2006

Comments



Separator Sheet

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: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: September 12, 2006
Re: **ZON-16141** William B. Palmer and Roselle J. Palmer 2320 Potosi Street
Request for a Zoning Reclassification From: R-E To: P-R

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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-16141 - REZONING RELATED TO GPA-16140 - PUBLIC HEARING - APPLICANT/OWNER:
WILLIAM B. PALMER II AND ROSELLE J. PALMER - Request for a Rezoning FROM: R-E
(RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320
Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½)
OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: **SEPTEMBER 6, 2006**

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 Dorothy Marsili (damarsili@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:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

J 7318 M 8-29-06

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-16141 - REZONING RELATED TO GPA-16140 - PUBLIC HEARING - APPLICANT/OWNER:
WILLIAM B. PALMER II AND ROSELLE J. PALMER - Request for a Rezoning FROM: R-E
(RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320
Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: **SEPTEMBER 6, 2006**

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LIST COMMENTS BELOW:

Las Vegas City Police Dept.
Office of Intergovernmental Services

No Significant Law Enforcement Issue

A handwritten signature in black ink, appearing to be "J. D. [unclear]", written over the "No Significant Law Enforcement Issue" stamp.

APN Map



Separator Sheet

NOTES

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 MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T21S R60E		01		S 2 SE 4		163-01-8																																																																										
<table border="1"> <tr><td>R59E</td><td>R60E</td><td>R61E</td></tr> <tr><td>137</td><td>138</td><td>139</td></tr> <tr><td>120S</td><td>121S</td><td>122S</td></tr> <tr><td>164</td><td>163</td><td>162</td></tr> <tr><td>175</td><td>176</td><td>177</td></tr> </table>		R59E	R60E	R61E	137	138	139	120S	121S	122S	164	163	162	175	176	177	<table border="1"> <tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>		6	5	4	3	2	1	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	<table border="1"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>		8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1
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MAP LEGEND

— PARCEL BOUNDARY

--- SUBD BOUNDARY

--- ROAD EASEMENT

--- PM/LD BOUNDARY

--- NON-PARCEL LOT LINE

--- MATCH LINE / LEADER LINE

--- ROAD ID NUMBER

001 1.00 PARCEL NUMBER

202 202 ACREAGE

5 5 PLAT RECORDING NUMBER

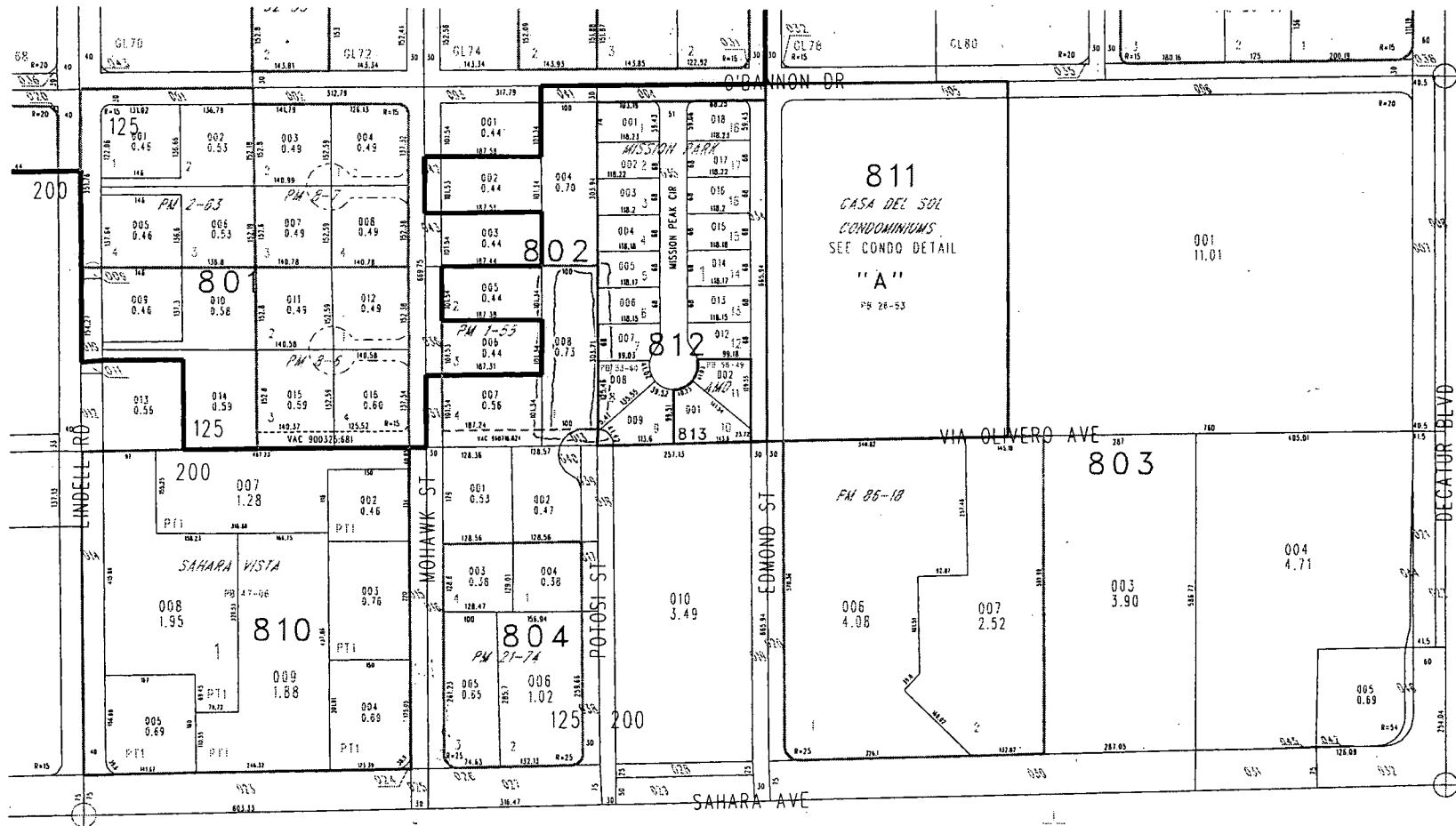
5 5 BLOCK NUMBER

5 5 LOT NUMBER

GLS GOV. LOT NUMBER

Scale: 1"=200'

Rev: 07/07/04



GPA-16140 ZON-16141
SDR-16139 10/05/06 PC

TAX DIST 125,200
RECEIVED
AUG 21 2006

Deed



Separator Sheet

(31)

A.P.N. #	163-01-802-008
R.P.T.T.	\$4,590.00
Escrow No.	601170-AW
Recording Requested By:	
	
Mail Tax Statements To: Same as below When Recorded Mail To: WILLIAM B. PALMER II 9317 Tournament Canyon Dr. Las Vegas, NV 89144	

20060609-0002861

Fee: \$15.00 RPTT: \$4,590.00
N/C Fee: \$0.00

06/09/2006 14:10:28
T20060102151

Requestor:
STEWART TITLE OF NEVADA

Frances Deane DGI
Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Renae L. lunco**, an unmarried woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to William B. Palmer II and Roselle J. Palmer, husband and wife as joint tenants.

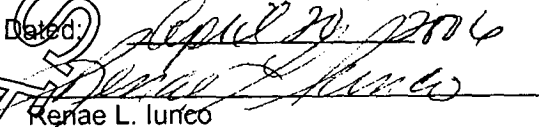
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

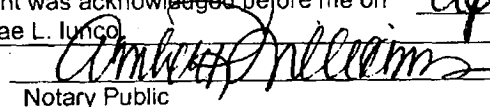
SUBJECT TO:

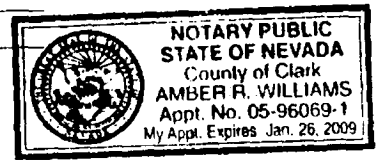
1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 20, 2006

 Renae L. lunco

State of Nevada }
 } ss.
 County of Clark }

This instrument was acknowledged before me on April 20, 2006
 by: Renae L. lunco
 Signature: 
 Notary Public



GPA-16140 ZON-16141
 SDR-16139 10/05/06 PC

9
**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 163-01-802-008
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☒ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____)
Transfer Tax Value \$900,000.00
Real Property Transfer Tax Due \$4,590.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 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: _____

Renee L. Lunco

Capacity: Seller

Signature: _____

William B. Palmer II

Capacity: Buyer

SELLER (GRANTOR) INFORMATION

Print Name: Renee Lunco
Address: 2320 Potosi St
City/State/Zip: Las Vegas NV 89146

BUYER (GRANTEE) INFORMATION

Print Name: William B. Palmer II
Address: 4317 Tournament Canyon Drive
City/State/Zip: Las Vegas, NV 89144

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada Escrow No 601170-AW

Address: 1120 Town Center Drive, Suite 140

City Las Vegas State: NV Zip 89144

2801

EXHIBIT "A"

That Portion Of The SOUTHWEST QUARTER (SW ¼) Of The SOUTHEAST QUARTER (SE ¼) Of Section 1, Township 21 South, Range 60 East, M.D.M., Described As Follows:

Lot ONE (1) As Shown By Map Thereof In File 1 Of Parcel Maps, Page 55 In The Office Of The County Recorder, Clark County, Nevada.

Together With That Portion As Vacated By Order Of Vacation Recorded July 16, 1996 In Book 960716 As Document No. 00824, Official Records.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

ZON-16141

Case Number: _____ APN: 163-01-802-008

Name of Property Owner: William B. Palmer II

Name of Applicant: William B. Palmer II

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

X 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: William B. Palmer II

Subscribed and sworn before me

This 21st day of August, 2006

Stephanie Rose Wyant
Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet



KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.693.4215

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

August 18, 2006

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

***Re: Justification Letter for Palmer Law Office – General Plan
Amendment, Zone Change, & Site Development Review (2320
Potosi Street, Las Vegas, Nevada 89146)***

To Whom It May Concern:

Please be advised that this office represents Palmer Law Office (the “Applicant”) in the above referenced matter. The Applicant is requesting a General Plan Amendment, Zone Change, and Site Development Review for its location at 2330 Potosi Street, Las Vegas, Nevada 89146, more specifically known as APN 163-01-802-008 (the “Site”).

General Plan Amendment

The Applicant proposes the general plan for the Site be amended from Desert Rural to Office. An Office designation for the general plan at this Site is ideal. The Site is located at the bulb of the Potosi Street cul de sac. All of the parcels located on Potosi Street are planned Service Commercial or Office. Office designation for the Site would complete and compliment the neighboring parcels on Potosi Street. Further, an Office designation for this site is not an intensive use.

Zone Change

The Applicant proposes a zone change from Residential Estates (“RE”) to Professional Office and Parking (“PR”). All parcels on the Potosi Street cul de sac, with the exception of the Site, are zoned either PR or C-1. Similar to the general plan, this Site would complete and compliment the already established PR and C1 zoning on the Potosi Street cul de sac. Although some of the neighboring parcels are zoned RE and R-1, the PR zoning is not an intensive use. Further, the parcel just to the west of the Site, APN 163-01-802-007, is zoned RE with a special use permit for Professional.

**GPA-16140 ZON-16141
SDR-16139 10/05/06 PC**



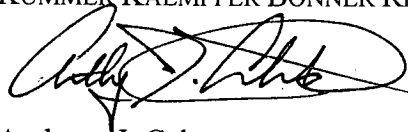
Site Development Review

The law office building will be one story and approximately 14 feet and 6 inches in height. Some of the highlights of the design of the law office building will consist of a title roof, stucco fascia, coach light, decorative wrought iron, and ledge stone veneer. The law office building will be approximately 9,300 square feet. The Site meets all parking and set back requirements. The perimeter of the Site will be landscaped with approximately 38 Russian Hawthorns and various specimens of shrubs. The parking lot will also be landscaped with approximately 4 Raywood Ashes and various specimens of shrubs.

We thank you in advance for your time and consideration of this application. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Anthony J. Celeste

AJC/dmf

GPA-16140 ZON-16141
SDR-16139 10/05/06 PC

Application



Separator Sheet

PLANNING &
DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ZoningProject Address (Location) 2320 Potosi StreetProject Name Palmer Law Office Proposed Use: OfficeAssessor's Parcel #(s) 163-01-802-008 Ward # 1General Plan: existing _____ proposed _____ Zoning: existing RE proposed PR

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 0.73 +/- Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER William B. Palmer II & Roselle J. Palmer Contact William B. Palmer II
 Address 2496 W. Charleston Blvd. Phone: 893-3330 Fax: 893-0711
 City Las Vegas State NV Zip 89102

APPLICANT William B. Palmer II Contact William B. Palmer II
 Address 2496 W. Charleston Blvd. Phone: 893-3330 Fax: 893-0711
 City Las Vegas State NV Zip 89102

REPRESENTATIVE Kummer Kaempfer Bonner Renshaw & Ferrario Contact Chris Kaempfer
 Address 3800 Howard Hughes Pkwy. Seventh Floor Phone: (702) 792-7000 Fax: (702) 796-7181
 City Las Vegas State NV Zip 89169

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 William B. Palmer II

Subscribed and sworn before me

This 21st day of August, 2006Stephanie Rose Wyant

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>2006-16141</u>
Meeting Date:	<u>10-5-06</u>
Total Fee:	<u>1000</u>
Date Received:	<u>8-21-06</u>
Received By:	<u>[Signature]</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.

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**ZON Application****Report Date** 08/22/2006 09:53 AM**Submitted By**

Page 1

A/P # 16141 **REZONING****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	08/21/2006 14:18	982786	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	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ZON-16141 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER- Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian).

Parent A/P #

Project #	16141	Project/Phase Name	PALMER LAW OFFICE	Phase #	
Size/Area	0.73 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 16301802008**Location****Owner/Tenant**

Contact ID AC111876	Name PALMER WILLIAM B II & ROSELLE J	Organization	
Mailing Address 9317 TOURNAMENT CANYON DR		State/Province NV	
City LAS VEGAS		Country	☐ Foreign
ZIP/PC 89144-0818		Evening Phone	
Day Phone (702)893-3330 x		Mobile #	
Fax (702)893-330			

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses2320 POTOSI ST
LAS VEGAS, 89146-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels

16301802008

Report Date 08/22/2006 09:53 AM

Submitted By

Page 2

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

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

There is no planning condition for this project.

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

Meeting Information

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

0.73	R-E		P-R					
	NGOLDBERG							

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

10/05/2006	PC	SCHEDULED		0	0	0
DDONLEY	08/21/2006					

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
Comments						

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	08/21/2006 14:20			0.00
	PALMER & ASSOCIATES CK 2921 / TOM COMBS / 792-7071					

Project Checklist

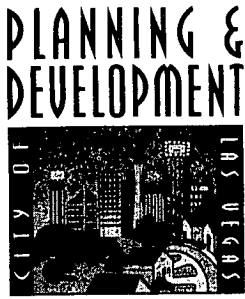


Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes	
Item Required					
YES	NO				
APPLICATION					
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)			
☒	☐	Grant deed and legal description			
☒	☐	<i>Detailed</i> justification letter			
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations			
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations			
☐	☐	Correct fee(s): \$ <u>700</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>1000⁰⁰</u>			
☒	☐	Statement of Financial Interest			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
SITE PLAN Folded Plans: <u>5</u> Rolled/Colored Plans: <u>0</u>					
☒	☐	11" x 17" min. to 24" x 36" max. page size			
☒	☐	North arrow, scale, and vicinity map			
☒	☐	<i>All</i> property lines and present dimensions labeled			
☒	☐	<i>All</i> building setbacks labeled			
☒	☐	<i>All</i> adjacent existing land uses and street names labeled			
☒	☐	<i>All</i> points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: <u>OFFICE</u> <u>1/300</u> <u>SQ FT.</u>			
☒	☐	Parking space count and typical dimensions labeled			
☒	☐	#regular	#compact		#handicap
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	North arrow, scale, and vicinity map			
☐	☒	<i>All</i> property lines and present dimensions labeled			
☐	☒	<i>All</i> required perimeter landscape planters shown			
☐	☒	<i>All</i> required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover			
BUILDING ELEVATIONS Folded Plans: <u>0</u> Rolled/Colored Plans: <u>0</u>					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	North, south, east, and west elevations of <i>all</i> buildings			
☐	☒	<i>All</i> building materials and colors noted			
☐	☒	8" x 10" photo of original color and material board			
☐	☒	<i>All</i> wall sign locations shown and sizes noted			
FLOOR PLANS Folded Plans: <u>0</u> Rolled Plans: <u>0</u>					
☐	☒	11" x 17" min. to 24" x 36" max. page size			
☐	☒	Scale and building dimensions labeled			
☐	☒	<i>All</i> building entrances/exits shown			
☐	☒	Use of <i>all</i> rooms noted/labeled			

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

Applicant: TOM COMBS / KK BRF Application Type: REZONING
 APN: 163-01-802-008 Location: 2320 POTOSI
 Planner: SARAH Pre-App Meeting Date: 8/7/06 Earliest PC Date: 10/05/06

☐

Meeting

☐

Telephone

☐

Conversation Record

Page _____ of _____
Date ____ / ____ / ____
Time ____ : ____ am pm

Project Name _____

Conversation between CLV Representative(s): _____
and, _____

Name

Company/Department

Phone

FAX

☐

see Meeting Attendance Sheet

Comments: _____

Plans (Approved Site Plan)



Separator Sheet

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-16141 - REZONING RELATED TO GPA-16140 - PUBLIC HEARING - APPLICANT/OWNER:
WILLIAM B. PALMER II AND ROSELLE J. PALMER - Request for a Rezoning FROM: R-E
(RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320
Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½)
OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M.

PLANNING COMMISSION: **OCTOBER 5, 2006** CITY COUNCIL: **NOVEMBER 1, 2006**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: **SEPTEMBER 6, 2006**

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 Dorothy Marsili (damarsili@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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ZON-16141

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

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

CCSD	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*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>**

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 5, 2006

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-16141

Artesian Heights NA

Charleston Heights South NA

Charleston Neighborhood Preservation

Kensington HOA

Las Verdes Heights NA

Meadows Neighborhood Preservation NA

Quail Estates West HOA

Sartini Plaza and Annex Resident Council

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: OCTOBER 5, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-16141

APPLICANT/OWNER: WILLIAM B. PALMER II AND ROSELLE J. PALMER - REQUEST FOR A
REZONING FROM: R-E (RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING)
ON 0.76 ACRES AT 2320 POTOSI STREET (APN 163-01-802-008), WARD 1 (TARKANIAN).

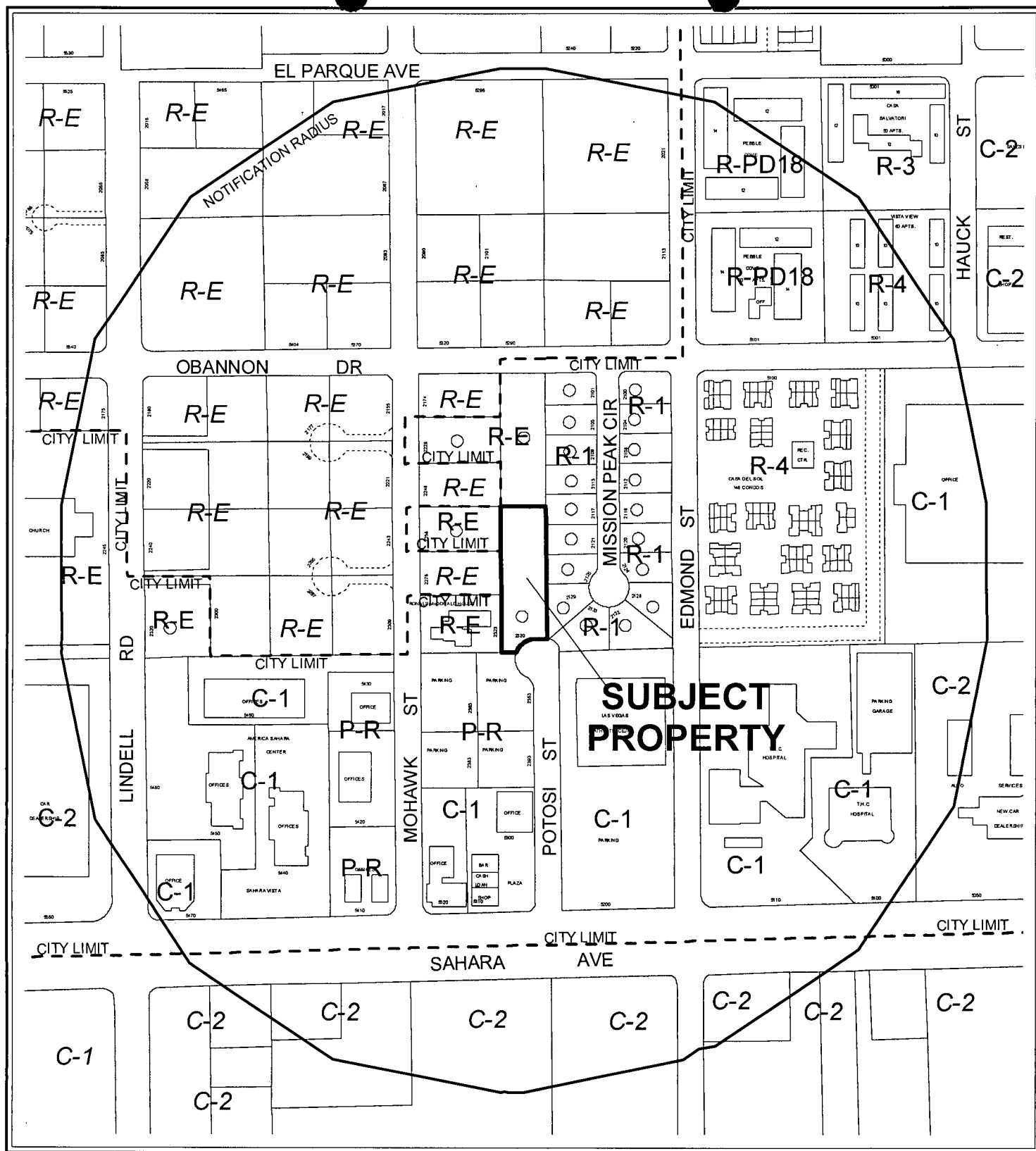
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 60 EAST,
M.D.M.

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, Current Planning Division, 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>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **ZON-16141**

RADIUS: 1000 FT

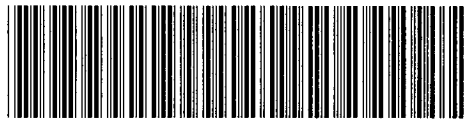
ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 200 400 Feet



Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Chris Kaempfer
3800 Howard Hughes Parkway,
Seventh Floor
Las Vegas, Nevada 89169

RE: ZON-16141 - REZONING

Dear Chris Kaempfer:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** 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 mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 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,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. William Palmer, II
2496 West Charleston Boulevard
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Action Letter



Separator Sheet



November 2, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Chris Kaempfer
3800 Howard Hughes Parkway,
Seventh Floor
Las Vegas, Nevada 89169

RE: ZON-16141 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 1, 2006
RELATED GPA-16140, VAR-16533 AND SDR-16139

Dear Mr. Kaempfer:

The City Council at a regular meeting held November 1, 2006 APPROVED the request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008). The Notice of Final Action was filed with the Las Vegas City Clerk on November 2, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-16140) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16139) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

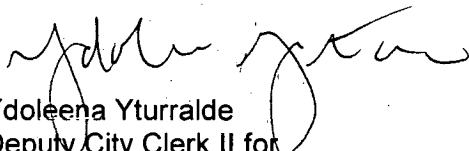
18112-001-06-05
CLV 7009



Chris Kaempfer
ZON-16141 – Page Two
November 2, 2006

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. William Palmer, II
2496 West Charleston Boulevard
Las Vegas, Nevada 89102

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Chris Kaempfer
3800 Howard Hughes Parkway,
Seventh Floor
Las Vegas, Nevada 89169

RE: ZON-16141 - REZONING

Dear Chris Kaempfer:

Your request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.76 acres at 2320 Potosi Street (APN 163-01-802-008), Ward 1 (Tarkanian), was considered by the Planning Commission on October 5, 2006.

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

Planning and Development

1. A General Plan Amendment (GPA-16140) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16139) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

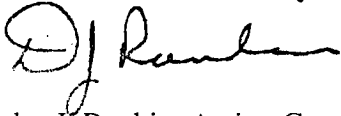
City Manager
Douglas A. Selby



Chris Kaempfer
ZON-16141 - Page Two
October 6, 2006

This item will be considered by the City Council on **November 1, 2006**, 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 "D. Rankin".

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. William Palmer, II
2496 West Charleston Boulevard
Las Vegas, Nevada 89102

Affidavit of Sign Posting

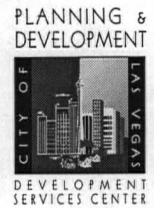


AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-16141

MEETING DATE: 10/05/06 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.



Sahara



Signature

Date

9-26-06

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