

Comments



Separator Sheet

Nathan Goldberg

From: Steve Gebeke
Sent: Friday, July 28, 2006 11:33 AM
To: Nathan Goldberg
Subject: Pics from 2990-3000 Meade

Attachments: DSCN0795.jpg; DSCN0796.jpg; DSCN0798.jpg; DSCN0799.jpg

They are definitely operating the vinyl products business—one pic of them in the process of unloading inventory off a semi. I don't know what the story is on 3000. The building looks like it is in the middle of a renovation, but as you know, there are no current building permits on it.

Steve Gebeke
Planner I / Current Planning
City of Las Vegas
(702) 229-5410 Office
(702) 385-7268 Fax

7/28/2006

Benjamin Sticka

To: Margo Wheeler
Cc: Kathy Lytle; Nora Lares; Doug Rankin; Carole Combs
Subject: Additional info for SDR-15030 and ZON-15031

Hansen indicates that the Code Enforcement issues on the subject site were resolved on 07/13/06 at 5:00 PM. Re: Champion Vinyl Products - 2990 & 3000 Meade Avenue for Site Development Plan Review (SDR-15030) and Rezoning (ZON-15031).

08/03/06

CITY OF LAS VEGAS

14:19:35:93

P L A N N I N G R E S P O N S E S

LICENSE#	BUSINESS NAME				
B20 01058	CHAMPION VINYL PRODUCTS			INSP# 4	
	STR#	DIR	STREET NAME	TYPE	SUITE PLAN LOG/RECHECK
BUS LOC	2990		MEADE	AV	

CORP NAME CHAMPION VINYL PRODUCTS	PRELIM PHONE	
OWNER NAME CORRAL, LUCRETIA G	OWNER PHONE	656-7959
TYP LIC ADMINISTRATION FACIL TYP APP NEW HAZ MAT	BUS PHONE	643-7766
	FILING DATE	06/26/06

D AN ADMINISTRATIVE FACILITY FOR ORDER TAKING AND PROCESSING.

E
S
C

PLANNING RESPONSES TO BUS LIC	DATE 07/06/06	ORIG LOG PLAN 06/27/06
ACTION F ZONE M	UPDATED BY KAPOVICH G	PLANNING TO RECHECK
FILE	NEED APP	COMMENTS

UPDATE	SCREEN PRINT	LOG REPORT..
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PLANNING RESPONSES

LICENSE# BUSINESS NAME
 »B20« »01058« »CHAMPION VINYL PRODUCTS
 STR# DIR STREET NAME TYPE SUITE PLAN LOG/RECHECK
 BUS LOC« » 2990« » « »MEADE « »AV« » « » « » « »

CORP NAME CHAMPION VINYL PRODUCTS PRELIM PHONE
 OWNER NAME CORRAL, LUCRETIA G OWNER PHONE 656-7959
 TYP LIC ADMINISTRATION FACIL TYP APP NEW HAZ MAT BUS PHONE 643-7766
 FILING DATE 06/26/06

D AN ADMINISTRATIVE FACILITY FOR ORDER TAKING AND PROCESSING.
 E
 S
 C

PLANNING RESPONSES TO BUS LIC « DATE 07/06/06 ORIG LOG PLAN 06/27/06
 ACTION »F« ZONE »M « UPDATED BY KAPOVICH G PLANNING TO RECHECK »
 FILE » « » « NEED APP » « COMMENTS »
 »
 »

UPDATE» « SCREEN PRINT» « LOG REPORT.. » « » «

B U S I N E S S L I C E N S E M A S T E R

LIC #<>B20<>01058<>F<>128583< MEMO< INSP# >4< BUS PHONE<> <>6437766<
 BUS NAME<>CHAMPION VINYL PRODUCTS < GROUP< >0000< COUNT
 STR# DIR STREET NAME TYPE SUITE < FILING DATE
 BUS LOC< > 2990< > < >MEADE < >AV< > < 06/26/06
 MAIL ADR >3000 MEADE AV < NO MAIL ADD CHG > <
 CTY/STA >LAS VEGAS NV < ZIP >89102 < MAIL HANDLING > <
 CODING > < SLOT LIMIT > <

TYPE >ADMINISTRATION FACIL<
 MONIT > < > < IWS REQ > <

OVERRIDE FEE > < # UNITS > < ANNIV MO > < BILL AMT 150.00

LICENSE STATUS > < < LIC ISSUED 07/13/06 ORIG LIC DT 07/13/06
 RECLASS

COL > < COO > < CON > < COM > < COR > < P/ISSUE > <

ST LIC > < HLTH PERM > < USE TYPE > < INS EXP > <
 BOND EXP > < POLICE CD > < SLS TX >Y< IWS PERMIT > <
 CONTRACTOR CLASS > < O/L SEATING > < AFFIDAVIT >S< >062606<
 TYPE OF OWNERSHIP >C< CORP / ASSOC NAME< >CHAMPION VINYL PRODUCTS < > <

ADD><< CHANGE><< APPL><< LOWN><< LICRV><< LICB><< LMEM><< BACK><< PRINT><<

RCV | | FORM | | Row 1 Col 3 Page 2 | PLVACANT

BUSINESS LICENSE CUSTOMER MEMO DATA

LIC#« »B20« »01058« » « BUS NAME CHAMPION VINYL PRODUCTS

» «
» «
» «

DATE 8/01/2006 BY ROSEMORE V PENDING
SEE CSR# 165270

DATE BY PENDING

DATE BY PENDING

DATE BY PENDING

ADD» « » « LICEN» « BACK» « REPT» «

NO MORE RECORDS

RCV | | FORM | | Row 1 Col 3 Page 2 | PLVACANT

Nathan Goldberg

From: Tom Burkart
Sent: Monday, August 21, 2006 4:26 PM
To: Nathan Goldberg
Subject: FW: Champion Vinyl Products - 2990 & 3000 Meade Ave

ZON-15031, SDR-15030

From: Victoria Rosemore
Sent: Monday, August 21, 2006 4:12 PM
To: Tom Burkart
Subject: Champion Vinyl Products - 2990 & 3000 Meade Ave

Do you know who I should contact in Planning for this case? It's up for Planning Commission on Thursday and Jason Randall called and stated his attorney provided him with a copy of the report stating he is currently in violation and operating. Jason is a bit concerned. I signed him off in full compliance on June 23, 2006. I'm sorry to bother you but I need to speak to someone quick. Thanks.

Victoria Rosemore
Senior License Officer
Business Services
Enforcement Section
229-6927 Desk
464-2541 FAX
vrosemore@lasvegasnevada.gov

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>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800.00</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</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: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</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>2</u> Rolled/Colored Plans: <u>1</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>1</u> Rolled Plans: <u>1</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: JASON RANDALL Application Type: SITE PLAN REVIEW
 APN: 162-08-201-005 Location: 2990-3000 MEADE AVE
 Planner: A. Reef Pre-App Meeting Date: 6/13/2006 Earliest PC Date: 8/10/00

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 1:100,000 ORIGINAL



MAP LEGEND

AVERAGE ON VALUE	45
PARCEL BOUNDARY	001
SUBD BOUNDARY	1.00
ROAD EASEMENT	202
PAV/D BOUNDARY	PA 22-15
NON-PARCEL LOT LINE	5
MATCH LINE / LEADER LINE	5
ROAD TO NUMBER	CL5
LOT NUMBER	CL5
LOT NUMBER	CL5

BOOK	121S R61E
R61E 1	136
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R61E 3	140
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Deed



Separator Sheet

20060131-0004106

Fee: \$17.00 RPTT: \$10,200.00
N/S Fee: \$0.00

01/31/2006 14:13:12

T20060019016

Requestor:
NEVADA TITLE COMPANY

Frances Deane CAE
Clark County Recorder Pas: 7

A.P.N.: 162-08-301-023, 162-08-201-005
R.P.T.T.: \$10,200.00

Escrow #05-11-1726-KR

Mail tax bill to and
When recorded mail to:
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, NV 89102

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **RGD Holding, LLC**, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **3100 Meade, LLC**, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 26 day of January, 2006.

RGD Holding, LLC, a Nevada limited liability company
BY: SL Living Trust, dated May 28, 2002, its manager

By:

Print Name:

Title:

State of

NEVADA

County of

Clark

ss:

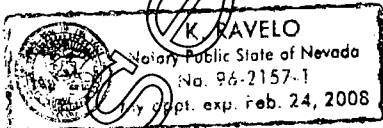
This instrument was acknowledged before me on

by

as

of

RGD Holding, LLC, a Nevada limited liability company



NOTARY PUBLIC

My Commission Expires:

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-08-301-023, 162-08-201-005
b) _____
c) _____
d) _____

COPY

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$2,000,000.00

Deed in Lieu of Foreclosure Only (Value of property)

Transfer Tax Value:

\$2,000,000.00

Real Property Transfer Tax Due

\$10,200.00

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 declare(s) 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, parties agree that 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: Talwan & Nick Successor Trustee

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RGD Holding, LLC, a Nevada
limited liability company

Print Name: 3100 Meade, LLC, a Nevada limited
liability company

Address: 2202 W. Charleston

Address: _____

City/State/Zip: LAS VEGAS, NV 89102

City/State/Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 05-11-1726-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Cont
4/106

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
a) 162-08-301-023, 162-08-201-005
b) _____
c) _____
d) _____

2. Type of Property:
☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$2,000,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$2,000,000.00
Real Property Transfer Tax Due: \$10,200.00

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 declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.030, 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, parties agree that 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: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RGD Holding, LLC, a Nevada limited liability company
Address: _____
City/State/Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 3100 Meade, LLC, a Nevada limited liability company
Address: 3100 Meade Ave
City/State/Zip: LV NV 89102

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 05-11-1726-KR
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Cont
41106

CLARIFICATION COPY

COPY

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-08-301-023, 162-08-201-005
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$2,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$2,000,000.00

Real Property Transfer Tax Due

\$10,200.00

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 declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.070, 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, parties agree that 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: _____

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RGD Holding, LLC, a Nevada limited liability company

Print Name: 3100 Meade, LLC, a Nevada limited liability company

Address: _____

Address: 3100 Meade Ave

City/State/Zip: _____

City/State/Zip: LV NV 89102

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 05-11-1726-KR

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

11106

EXHIBIT "A"

PARCEL ONE (1):

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 27 OF PARCEL
MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER, CLARK
COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF RIGEL AVENUE AS VACATED BY
THAT CERTAIN ORDER OF VACATION RECORDED MARCH 9, 1983 IN BOOK
1700 AS DOCUMENT NO. 1659544 OF OFFICIAL RECORDS.

PARCEL TWO (2):

THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHWEST QUARTER (NW ¼) OF SECTION 8, TOWNSHIP 21 SOUTH,
RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM, RICHFIELD VILLAGE UNIT NO. 4-B, AS SHOWN
IN BOOK 9 OF PLATS, PAGE 18, RICHFIELD VILLAGE UNIT NO. 4-A, AS
SHOWN IN BOOK 7 OF PLATS, PAGE 78, AND MEADOW TERRACE AS
SHOWN IN BOOK 15 OF PLATS, PAGE 21, OF OFFICIAL RECORDS, CLARK
COUNTY, NEVADA.

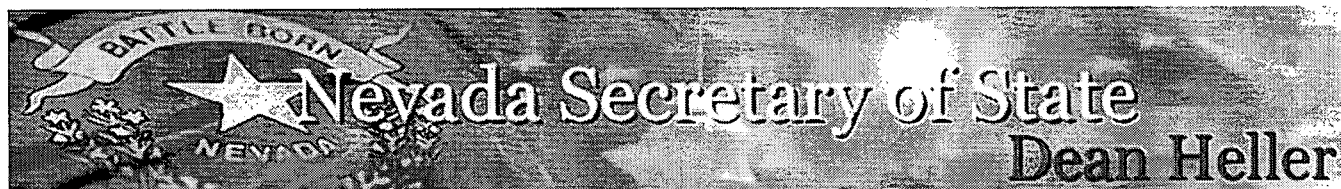
FURTHER EXCEPTING THEREFROM, THAT PORTION OF THE NORTH HALF
(N ½) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.
CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W ¼) CORNER OF SAID SECTION
8, THENCE SOUTH 83°53'16" EAST ALONG THE EAST-WEST QUARTER (E-W
¼) LINE OF SAID SECTION 8 A DISTANCE OF 40.04 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING SOUTH 88°53'16" EAST, 1849.15 FEET;
THENCE NORTH 00°33'31" EAST, 836.28 FEET; THENCE NORTH 89°26'29"
WEST, 286.50 FEET; THENCE FROM A TANGENT WHOSE BEARING IS THE
LAST DESCRIBED COURSE, TURNING TO THE RIGHT ALONG THE ARC OF A
252.59 FOOT RADIUS CURVE WHICH IS CONCAVE NORTHEASTERLY, AND
SUBTENDING A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 398.37
FEET; THENCE NORTH 89°26'29" WEST, 502.69 FEET; THENCE SOUTH

62°40'24" WEST, 520.53 FEET; THENCE NORTH 27°19'36" WEST, 456.07 FEET;
THENCE SOUTH 86°10'24" WEST, 184.99 FEET; THENCE SOUTH 01°49'36"
EAST, 1,224.93 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED
TO THE BOARD OF TRUSTEES OF CLARK COUNTY SCHOOL DISTRICT,
RECORDED NOVEMBER 15, 1963 IN BOOK 492 AS DOCUMENT NO. 396687 OF
OFFICIAL RECORDS, AND RE-RECORDED JANUARY 9, 1964 IN BOOK 504 AS
DOCUMENT NO. 406384.

ASSESSOR'S


[Online Services](#) | [Fee Schedule](#) | [Login](#)

3100 MEADE, LLC

PRINT

Business Entity Information

Status:	Active on 4/17/2006	File Date:	3/16/2005 6:40:24 AM
Type:	Domestic Limited-Liability Company	Corp Number:	E0112892005-9
Qualifying State:	NV	List of Officers Due:	3/31/2007
Managed By:	Managers	Expiration Date:	3/16/2035

Resident Agent Information

Name:	DENNIS M. PRINCE	Address 1:	3230 SOUTH BUFFALO DRIVE
Address 2:	SUITE 108	City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

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

Officers

☐ Include Inactive Officers

Manager - LUCRETIA G CORRAL

Address 1:	3100 MEADE AVENUE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	USA
Status:	Active	Email:	

SOFI



S O F I

Separator Sheet



Case Number: **SDR-15030** APN: 162-08-201-005

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

KUMMER**KAEMPFER****KUMMER KAEMPFER BONNER RENSHAW & FERRARIO****ATTORNEYS AT LAW**

WWW.KKBRF.COM

LAS VEGAS OFFICE

info@kkbrf.com

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5250 S. Virginia Street
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Reno, NV 89502-6000
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129-5074
Tel: 702.693.4260
Fax: 702.939.8457

July 27, 2006

VIA HAND DELIVERY

Mr. Nathan Goldberg
City of Las Vegas
Department of Planning
731 S. 4th Street
Las Vegas, Nevada 89101

Re: *ZON-15031 and SDR-15030*
Champion Vinyl
2990 & 3000 Meade Avenue

Dear Nathan:

Please accept this letter as further clarification as to the type of business that upon approval of the site plan review will be operating from the above-referenced. Champion Vinyl Products ("Champion") is a wholesale fabricator/supplier which specializes in outdoor items such as gazebos, fencing and patio covers. Champion's scope of operations includes the receipt, design, fabrication and assembly of these items utilizing PVC lineals. PVC or poly-vinyl chloride is a plastic material similar to that of PVC pipe. Champion's PVC lineals are prefabricated (extruded) in York, Nebraska and are shipped to the Meade address for final light fabrication and assembly. PVC lineals in their extruded form have similar characteristics to lumber. Champion's fabrication techniques include the cutting, routing and assembly of these profiles into recognizable outdoor items as outlined above. Champion's fabrication equipment includes chop saws, miter saws, table saws and routers.

Champion intends to utilize the property listed above to operate their material supply/fabrication operation. Champion will have an office/administration facility as well as the storage and sales of their fabricated outdoor products.

The office facility is located within an existing structure on the property and is approximately 500 square feet of space which includes a lobby area and one office. The fabrication facility will be located in the same structure and is approximately 3500 square feet of warehouse space. The warehouse will house the fabrication equipment and this is where all fabrication will take place. No fabrication or assembly activity will occur outside of the warehouse space outlined. Minimal activity will occur within the parking areas adjacent to residential dwellings.

Vehicles entering the property for business transactions will have a designated parking area which will be located on the front parcel and is not part of this application and will be screened from view by barrier fencing in all directions. Parking areas located in the rear parcel and adjacent to residential dwellings will be employer or employee owned vehicles only. The area adjacent to the residential



dwelling will be screened from view on all sides by an 8' perimeter barrier. All vehicular traffic will occur during normal business hours of operation. Pedestrian traffic will include Champion staff as well as Champion customers and contacts. The employees of Champion will include office/sales staff as well as fabrication and assembly specialists. Champion currently has six (6) employees. Office staff will operate within the area defined as office/administration and the fabrication staff will operate within the area defined as warehouse. Customer traffic will flow sporadically throughout the day. The entrance to the office is located on the far East end of the structure and enters from the side of the building. This entrance is screened from all adjacent properties by barrier fencing.

No signage is or will be visible from any adjacent residential dwellings.

Champion's hours of operation are Monday thru Friday from 6:00 am to 6:00pm. Champion observes all national holidays and will close their operation during these days.

Noise control will be achieved through various improvements. Current noise levels are minimal considering all fabrication operations are completed within the enclosed warehouse space. Noise control for outdoor activities will be monitored regularly. Champion will construct an 8' perimeter block wall barrier on all adjacent residential property lines. This barrier will be at no cost to the home owners. Additionally, the barrier will provide an extreme improvement in aesthetics, security and noise control. All structures located on the property will be repaired and freshly painted with modern earth color tones. These structures will be maintained on a regular basis to ensure their overall appearance.

Adjacent properties will have a positive impact if this use is approved. In the past, the subject property was utilized for boat and RV storage and there was activity twenty-four hours a day and seven days a week. Champion's operation will consist of much less presence. Champion will be involved in weekly maintenance and management inspections to ensure that the property is operationally safe and secure.

Thank you for your consideration and if you have any questions please do not hesitate to contact Bob Gronauer or me.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW
& FERRARIO



Ann M. Pierce
Land Use/Licensing Administration

AMP/kd

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbrf.com
702.693.4215

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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

July 11, 2006

VIA HAND DELIVERY

City of Las Vegas
Planning & Development Department
731 So. Fourth Street
Las Vegas, NV 89101

Re: *Champion Vinyl*
Justification Letter – Conforming Zone Change & Site Plan Review
APN: 162-08-201-005

To Whom It May Concern:

Please be advised this office represents Champion Vinyl (the "Applicant") in the above referenced matter. This application is for a conforming zone change and site plan review on approximately 0.8 acres located near the intersection of Richfield and Milo Way, more specifically known as assessors parcel number 162-08-201-005 (the "Site").

Conforming Zone Change:

The Applicant is requesting a confirming zone change from R-1 to CM. This Site is master planned Light Industrial Research. Consequently, the proposed zone change is consistent with what is contemplated in the area. Further, a zone change on this Site from R-1 to CM provides the ideal transition and buffer between residential and manufacturing uses.

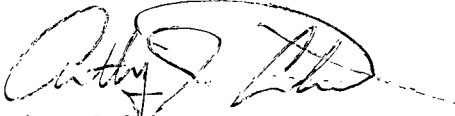
Site Plan Review:

This Site Plan Review is for a light manufacturing business. By way of background, the existing buildings on this Site were approved by a variance (V-149-88) in 1988. The building is approximately 24'-6" and this Site meets all parking and landscape requirements.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Anthony J. Celeste

AJC/dmf



Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) Meade Avenue
Project Name Champion Vinyl Products Proposed Use Light Fabrication
Assessor's Parcel #(s) 162-08-201-005 Ward # 1
General Plan: existing LIR proposed N/A Zoning: existing R-1 proposed C-M
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.8 Lots/Units 1 Density _____
Additional Information See attached justification letter

PROPERTY OWNER 3100 Meade, LLC Contact Jason Randall
Address 3100 Meade Avenue Phone: (702) 326-3580 Fax: (702) 643-9494
City Las Vegas State NV Zip 89102

APPLICANT 3100 Meade, LLC Contact Lucretia Corral
Address 3100 Meade Avenue Phone: (702) 326-3580 Fax: (702) 643-9494
City Las Vegas State NV Zip 89102

REPRESENTATIVE Kummer Kaempfer Bonner Renshaw & Ferrario Contact Robert Gronauer
Address 3800 Howard Hughes Pkwy. Seventh Floor Phone: (702) 792-7000 Fax: (702) 796-7181
City Las Vegas State NV Zip 89109-0925

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 Lucretia G. Corral

Subscribed and sworn before me

This 26 day of June, 2006

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-15030</u>
Meeting Date:	<u>8/24/06</u>
Total Fee:	<u>800-</u>
Date Received:*	<u>7/11/06</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 Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

Service Request Detail

Report Date 08/22/2006 09:05 AM

Submitted By

Page 1

Service # 165270
Problem BUSVC F&BS DEPT. - BUSINESS SERVICES
Address

Call Date 04/27/2006 08:15
Taken By 860025 RICKETT, JAMES G.
Source EXTRNL
☐ Customer Contact Requested
Priority ROUT ROUTINE
Responsibility BUS\$ F&BS DEPT. - BUSINESS SERVICES
Project
Budget #

Duration of Call 00:00
of Calls 1

Service Request Progress

Schedule (resolved)
Inspect Overdue for inspection as of 05/02/2006 08:15 AM. Assigned to 980036 VICTORIA ROSEMORE.
Resolve Resolved at 07/13/2006 05:00 PM with code COMP COMPLETE. No work orders are required.

Location CHAMPION MASONRY, C11-03322, ADJACENT PARCEL TO RESIDENTIAL AREA - ZONED R-1 W/ USE VARIANCE V-16-89
Area 02623-55 02623-55
District W1 1-WARD (LOIS TARKANIAN)
Parcel 16208201005
Template Type
Asset/nt Type EQ Account #
Sub-Area
Map #
Accident #
A/P #
Customer

Primary Caller

Name TOBLER
First,MI ODETTE,
Address 2900 RICHFIELD

Title

City
State/Province
Country
E-Mail

☐ Foreign

ZIP/PC
Reference #

Day Phone (702)876-2859 x
Call Date 04/27/2006 08:15

Evening Phone (702)684-4012 x
Taken By 860025

Comments

NUISANCE CONCERNS AND STORAGE UNIT HAVING BUSINESS ACTIVITY CONDUCTED FROM THEM.

Report Date 08/22/2006 09:05 AM

Submitted By

Page 3

Comments

From Jeanne Maust: I received a phone complaint regarding Meade Storage Facility on Meade Ave. It seems they are opening a back firegate and allowing the storage facility to be used for production of certain building materials. There is a large amount of traffic and noise. This has apparently been going on for years. The complaint was registered by Michelle Tobler, 384-4012, who called on behalf of her mother, Odette Tobler, 876-2859, who resides at 2900 Richfield. Odette Tobler's home backs up to the Storage Facility. Can you please follow up on this? I am going to drive by myself. I am not sure if this would be licensing or code enforcement, maybe both?

05/24/06 1153 HRS) Met with complainant Mrs. Odette Tobler at her residence located at 2900 Richfield. Mrs. Tobler showed me her concerns from her kitchen window and walked me to the chain link fence located on the south side of the residential area and expressed her concerns that a light fabrication business was being operated out of the storage units. Advised Mrs. Tobler I would research zoning history and monitor the area for unlicensed business activity.

RESEARCH: 980036) 05/25/06 Researched Current Planning Records and found that the parcel in question was Assessor's Parcel Number 162-08-201-005 zoned R-1 with a 1989 Use Variance (V-16-89) which allowed for a Mini Storage Unit restricted to two building structures and a condition added in 1992 allowing a managers quarters on the top of the east building structure. Verified research with Tom Burkart, Senior Planner.

COMPLAINT: 980036) 05/25/06 1533 hrs) Observed all storage units closed up, three vehicles present and a forklift outside structure located on east side. Construction material located on east side of property. I can hear mechanical equipment being run from inside east storage unit. Pictures taken.

COMPLAINT: 980036) 05/31/06 1335 hrs) Observed one door opened on east building structure and two males present inside the open units. Pictures taken.

COMPLAINT: 980036) 06/06/06 1315 hrs) Met Ken Beaman, Code Enforcement Officer and Dennis Berquist, Fire Inspector on-site at APN 162-08-201-005 aka 2990 Meade Ave. Entered gated area located at 3000 Meade Ave (APN# 162-08-301-023 Zoned M) and found an office opened for business with the business name Champion Vinyl Products located at 2990 Meade Ave (APN# 162-08-201-005 Zoned R-1). You must drive through 3000 Meade Ave to get to 2990 Meade Ave. Spoke to office manager present inside who identified himself as Shane Knowles. Shane admitted he was conducting business for Champion Vinyl Products inside the storage units and could not produce a valid business license. Upon inspection owner Lucretia Corral and her two sons escorted Officer Beaman, Fire Inspector Berquist, and myself to view interior and exterior of the property. Issued Notice of Violation to both Shane Knowles, Business Manager and to Lucretia Corral, owner for violation of LVMC 6.02.060(A) & (B) Conducting business without a valid license and advised that business activity must cease immediately and contact Current Planning for assistance. Code Enforcement Officer Beaman issued a correction notice to remove all storage items and mechanical equipment located at 2990 & 3000 Meade Ave or obtain proper approval from Current Planning within 10 days (06/16/06). Pictures taken.

MEETING: 06/06/06 1430 hrs) Mrs. Corral and her two son's (Jason Randall & Joseph Corral) who are all owner of Champion Vinyl Products came to City Hall to meet with Jim DiFiore, Manager Business Services and discuss Notices of Violation received and extension allowing business activity to continue. Jim DiFiore, Business Services Manager, Carol Meyer, and myself met with all three owners of Champion Vinyl Products. Mrs. Corral explained business activity and future plans for relocation and zoning changes to property. Jim DiFiore gave 10 day extension to find new location and work with planning to obtain approval for storage yard at the location of 3000 Meade Ave. It was agreed that Mrs. Corral would provide a list of current customers with outstanding orders that would be allowed to continue during the 10 day period given which matched the time frame Code Enforcement gave (06/16/06). During the 10 day period Champion Vinyl Products would limit there activity (noise, traffic, etc.) at the location of 2990 Meade Ave and obtain administrative approval from Current Planning allowing a storage yard at the location of 3000 Meade Ave. The customer service office for Champion Vinyl Products would move to a properly zoned location for the activities being conducted and apply for a business license as required.

CALL: 980036) 06/06/06 Telephone conversation with complainant Mrs. Tobler and advised of status.

COMMENTS: 980036) 06/09/06 1350 hrs) Received list of current customers with outstanding orders from Champion Vinyl Products.

COMPLAINT: 980036) 06/16/06 1115 hrs) Met Code Enforcement Officer Beaman on-site. Verified that the address of 3000 Meade was given approval by Current Planning (Tom Burkart, Sr. Planner) to be used for storage yard. All construction supplies from 2990 Meade Ave have been moved to 3000 Meade and the business office for Champion Vinyl Products was closed. The office will moved to 4080 West Desert Inn, Suite W-103 (County Jurisdiction) later this afternoon. Jason Randall is waiting for landlord to provide keys. I advised Jason Randall to be sure he gets into business licensing to apply for a storage yard

Report Date 08/22/2006 09:05 AM

Submitted By

Page 4

license for the location of 3000 Meade no later than Monday, June 19th. Jason Randell stated he has applied for zoning change with Current Planning for location of 2990 Meade Ave (APN# 162-08-201-005) currently zoned R-1 and is working with Sr. Planner Tom Burkart.

CALL: 980036) 06/16/06 1545 hrs) Telephone conversation with Jason Randall, business owner and director of operation stating that the electricity will not be turned on at new location until Wednesday, June 21st and requested extension until that time. Extension was granted as Jason Randall has been working closely with Current Planning (Tom Burkart, Sr. Planner) and electrical hook-up was based on Nevada Power's time line. Advised Jason that I would conduct a final inspection no later than Friday, June 23rd to verify all business activity has ceased at the location of 2990 Meade Ave and relocation has been completed.

RESPONSE: 06/19/06 Jason Randall applied for business license (T10-95869-5-128504) for location of 3000 Meade Ave to operate a storage yard.

CALL: 980036) 06/21/06 1030 hrs) Telephone conversation with Jason Randall, business owner and director of operation stating that the electrical schedule has not changed. They should be moved into the new location in county jurisdiction tomorrow, Thursday, June 22nd and they will be ready for final inspection on Friday, June 23rd.

Inspected				Resolution			
By	Date	Time		Code	Date	Time	

Scheduled Resources

Employee ID **Scheduled Start** **Scheduled End** **Work Description**

No resources scheduled.

Equipment ID **Scheduled Start** **Scheduled End** **Work Description**

No resources scheduled.

Vehicle ID **Scheduled Start** **Scheduled End** **Work Description**

No resources scheduled.

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

Service Request Detail**Report Date** 08/22/2006 09:05 AM**Submitted By**

Page 2

Call List

There are no additional callers for this service number

Report Date 07/11/2006 05:12 PM

Submitted By

Page 1

A/P # 15030 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/11/2006 11:07	983953	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

SDR-15030 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Site Development Plan Review FOR TWO EXISTING STORAGE BUILDINGS AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian).

Parent A/P # 15031
Project # 15030 Project/Phase Name CHAMPION VINYL PRODUCTS Phase #
Size/Area 0.80 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208201005

Location

Owner/Tenant

Contact ID AC1144152 Name 3100 MEAD L L C Organization
Mailing Address 3100 MEAD AVE State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89102-7892 Evening Phone
Day Phone Mobile #
Fax

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208201005

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

There is no planning condition for this project.

Report Date 07/11/2006 05:12 PM

Submitted By

Page 2

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
Y Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, AdminPUBLIC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
08/24/2006	PC	SCHEDULED	0	0	0
NGOLDBERG	07/11/2006				

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 Comments	Description	Entered By	Start	Stop	Hours
MISC	MISCELLANEOUS	982110	07/11/2006 17:10		0.00
Storage buildings were approved in their existing locations through V-0016-89, approved 04/19/89.					
PAYMNT	CK NAME, # WHO PICKED UP PERMIT	983657	07/11/2006 11:20		0.00
lukey's family trust ck 241 / ann pierce					

Route Form



ROUTE FORM

Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-15030

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEBUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEBUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** 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>**

SDPR
07/11/2006

Final DRT



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

SDR-15030 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-15031 - PUBLIC HEARING
- APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Site Development Plan Review FOR TWO EXISTING STORAGE BUILDINGS AND A WAIVER OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **AUGUST 24, 2006**

CITY COUNCIL: **SEPTEMBER 20, 2006**

PLANNING SUPERVISOR: **JOHN KORKOSZ**



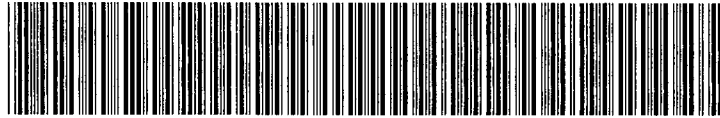
PUBLIC HEARING

Comments Due: **JULY 25, 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 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:

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: August 24, 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:

SDR-15030

Charleston McNeil NA

Clark Towers Senior Apartments

Clark Towers Senior Apartments II

Glen Heather Estates NA

Las Verdes Heights NA

Quail Estates West HOA

Rancho Oakey NA

Rancho South NA

Richfield NA

Spanish Oaks HOA

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: AUGUST 24, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-15030

APPLICANT/OWNER: 3100 MEADE, LLC - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY ON 0.80 ACRES APPROXIMATELY 300 FEET NORTH OF MEADE AVENUE AND 980 FEET WEST OF RANCHO DRIVE (APN 162-08-201-005), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE [PROPOSED: C-M (COMMERCIAL/INDUSTRIAL) ZONE], WARD 1 (TARKANIAN).

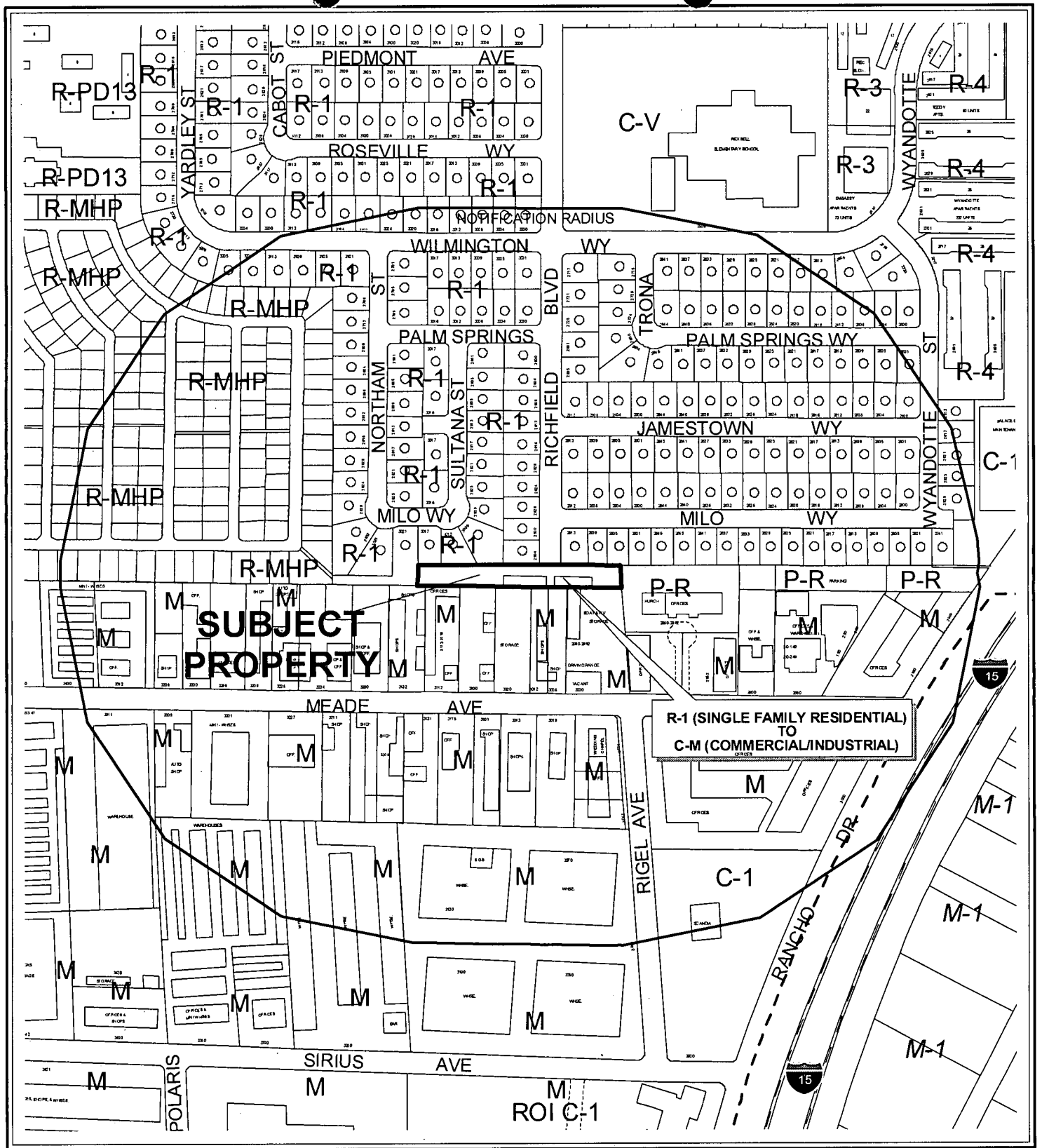
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.

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 written objections 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 this request may be determined by 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>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-15030

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

City Council Proof of Publication



Separator Sheet



January 4, 2007

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

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 3, 2007
RELATED TO ZON-15031

Dear Mr. Randall:

The City Council at a regular meeting held January 3, 2007, 2006 ACCEPTED THE WITHDRAWAL WITHOUT PREJUDICE of the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 4, 2007.

Sincerely,

A handwritten signature in cursive script that reads "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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





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

December 21, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO ZON-15031

Dear Mr. Randall:

The City Council at a regular meeting held December 20, 2006, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the January 3, 2007 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011

TTY 702.386.9108

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CLV 7009





December 7, 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

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 6, 2006
RELATED TO ZON-15031

Dear Mr. Randall:

The City Council at a regular meeting held December 6, 2006, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN-162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 20, 2006 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script that reads "Leán Coleman".

Leán Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011

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CLV 7009





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

November 16, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 15, 2006
RELATED TO ZON-15031

Dear Mr. Randall:

The City Council at a regular meeting held November 15, 2006, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 6, 2006 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

VOICE 702.229.6011

TTY 702.386.9108

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CLV 7009





October 19, 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

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 18, 2006
RELATED TO ZON-15031

Dear Mr. Randall:

The City Council at a regular meeting held October 18, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the November 15, 2006 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011

TTY 702.386.9108

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CLV 7009





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

October 5, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 4, 2006
RELATED TO ZON-15031

Dear Mr. Randall:

The City Council at a regular meeting held October 4, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the October 18, 2006 City Council Meeting. It is recommended that you or your representative be in attendance 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 "Ydoleena Yturralde".

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

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
3800 Howard Hughes Parkway,
7th Floor
Las Vegas, Nevada 89109

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

VOICE 702.229.6011
TTY 702.386.9108

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18112-001-06-05
CLV 7009



CORRECTED LETTER

September 26, 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

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006
RELATED TO ZON-15031

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 HELD IN ABEYANCE the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the October 4, 2006 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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





September 21, 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

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006
RELATED TO ZON-15031

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the October 4, 2006 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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



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

August 11, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Randall:

Please be advised the City Planning Commission at its regular meeting on **August 24, 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,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

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

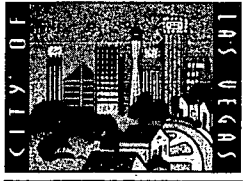


Action Letter



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

August 25, 2006

Mr. Jason Randall
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-15030 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Randall:

Your request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 1 (Tarkanian), was considered by the Planning Commission on August 24, 2006.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15031) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06, except as amended by conditions herein.
4. No person shall be permitted to reside in the apartment that was part of the mini-warehouse use.
5. A Waiver from perimeter landscape buffer requirements is hereby approved, to allow a landscape buffer width of four feet along the northern boundary of the site where eight feet is the minimum required and to provide no landscape buffer on the other sides of the development.

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



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a business license. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall depict a total of 32 trees located on the property, minimum 24-inch box size, and a four-foot landscape buffer along the northern boundary of the site. The landscape buffer shall contain a minimum of 128, five gallon shrubs.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Hours of operation shall be limited 6 a.m. to 6 p.m., seven days a week.
14. 24-inch Mondale pines shall be planted to match existing 20 feet on center on north property line.

Mr. Jason Randall
SDR-15030 - Page Three
August 25, 2006

15. The north-facing doors shall remain closed during all business hours.
16. The lower four feet of the eight foot wall shall be solid grout, 12 inch CMU, with a vehicle barrier.
17. A drainage study or other information acceptable to the Flood Control Section of the Department of Public Works shall be approved prior to the issuance of any permits for this site.
18. Provide proof of a joint access agreement between this site and the parcel to the south providing permanent irrevocable access to Mead Avenue.
19. The roll-up doors shall be soundproofed with standard insulation materials.

Public Works

20. The proposed 8-foot CMU wall shall not be constructed adjacent to the Richfield Avenue termination and a crash gate acceptable to the Department of Fire Services shall be installed concurrent with construction of the CMU wall.

This item will be considered by the City Council on *September 20, 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,



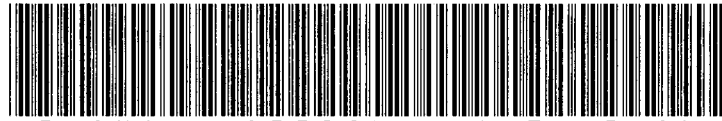
John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Lucretia Corral
3100 Meade, LLC
3100 Meade Avenue
Las Vegas, Nevada 89102

Mr. Bob Gronauer
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet

20N-15031
SDR-15030-5
WITHDRAWN
PC/ 8/24/06

Approved to CC 09/20/06

Abey to 10/18

Abey to 11/5 CC

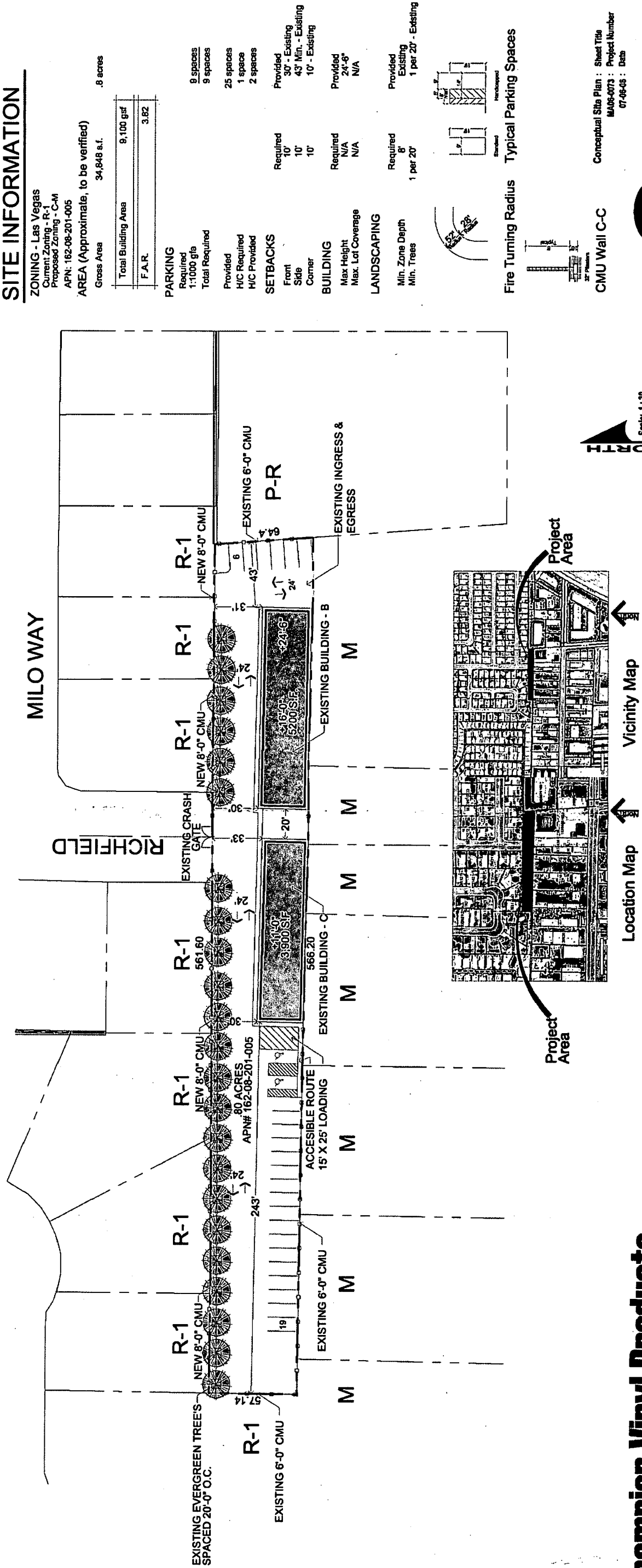
Abey 12/6 CC
cc 12/20/06 → CC 01/03/07

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Las Vegas, NV

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JUL 11 2006



SITE INFORMATION

ZONING - Las Vegas
Current Zoning - R-1
Proposed Zoning - C-M
APN: 162-08-201-005
AREA (Approximate, to be verified)
Gross Area 34,848 s.f. .8 acres

Total Building Area	9,100 gsf
F.A.R.	3.82

PARKING	Required 1:1000 gfa	9 spaces
Total Required		9 spaces
Provided		25 spaces
H/C Required		1 space
H/C Provided		2 spaces
SETBACKS		Provided 30' - Existing 43' Min. - Existing 10' - Existing 10' - Existing
Front Side	Required 10'	
Corner	Required 10'	
BUILDING		Provided 24'-8" N/A
Max Height	Required N/A	
Max Lot Coverage	Required N/A	
LANDSCAPING		Provided Existing 1 per 20' - Existing
Min. Zone Depth	Required 8'	
Min. Trees	Required 1 per 20'	



Conceptual Site Plan : Sheet Title
MA06-0073 : Project Number
07-06-08 : Date



90/10/00

UNIT 5

ZON-15031
08/24/06 PC

PC: 08/24/06 → Alex ~~12/6/06 CC~~ 12/20/06 CC ^{CC}

Las Vegas, NV

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← NORTH

Scale: 1:30



Conceptual Site Plan : Sheet Title
MA06-0073 : Project Number
07-08-06 : Date

MUSEP-architectura studio

ZONING - Las Vegas
Current Zoning - R-1
Proposed Zoning - C-M
APN: 162-08-201-005

Gross Area	34,848 s.f.	.8 acres

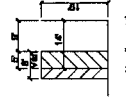
PARKING

SETBACKS	
Required	Provided
Front 10'	30' - Existing
Side 10'	43' Min. - Existing
Corner 10'	10' - Existing

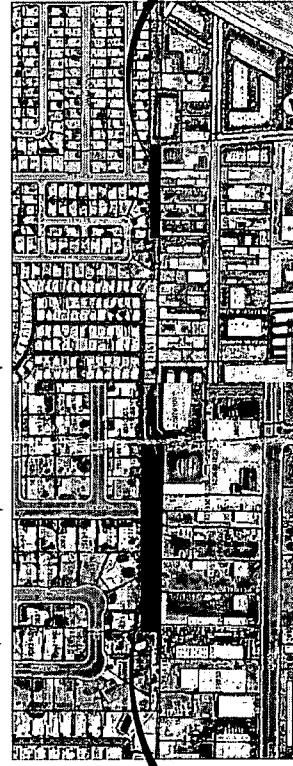
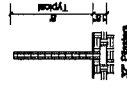
BUILDING

Required

Required



Fire Turning Radius



Project Area

90/11/8 ~~8/11/09~~
Dy 25/11/09

Plans (PMT)



Separator Sheet



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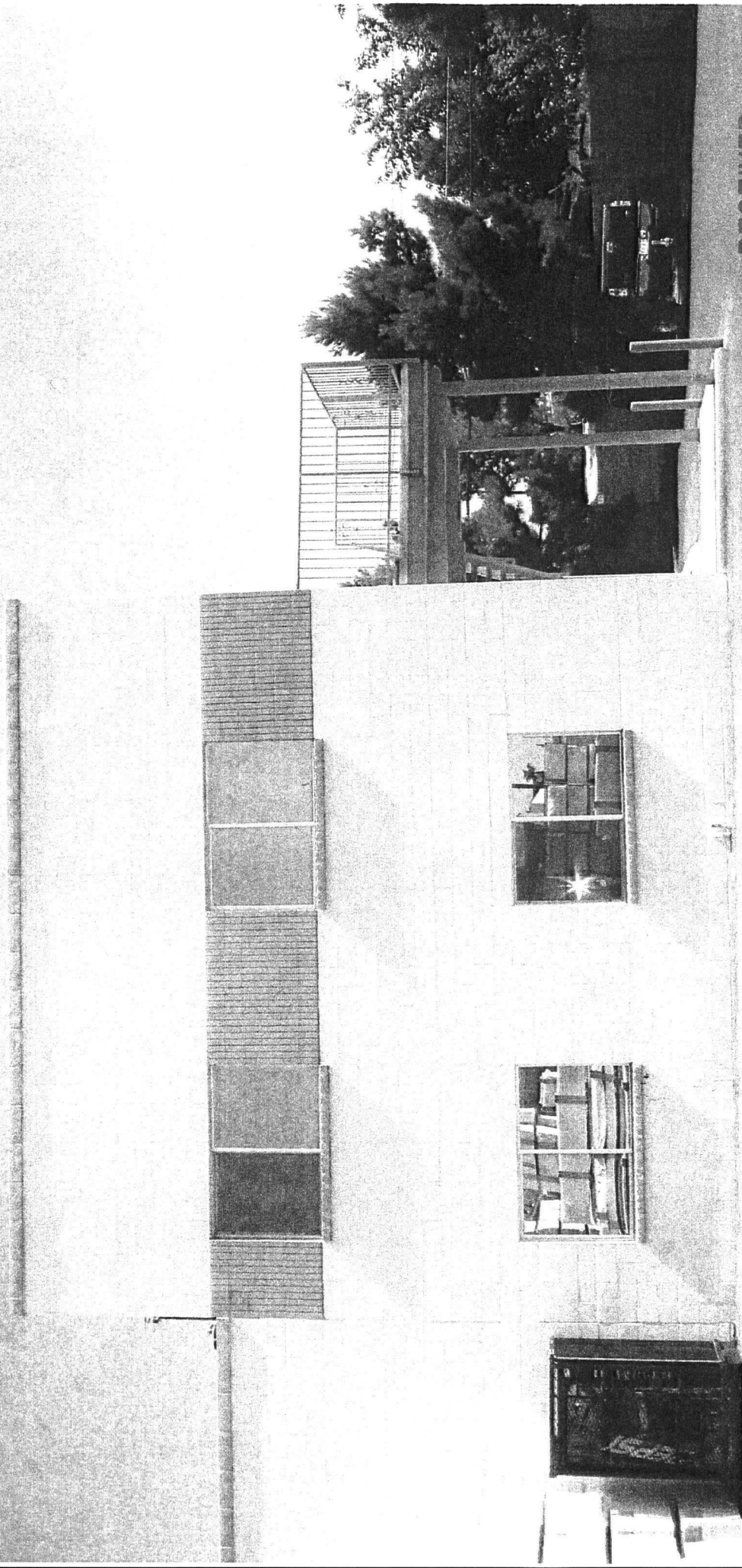
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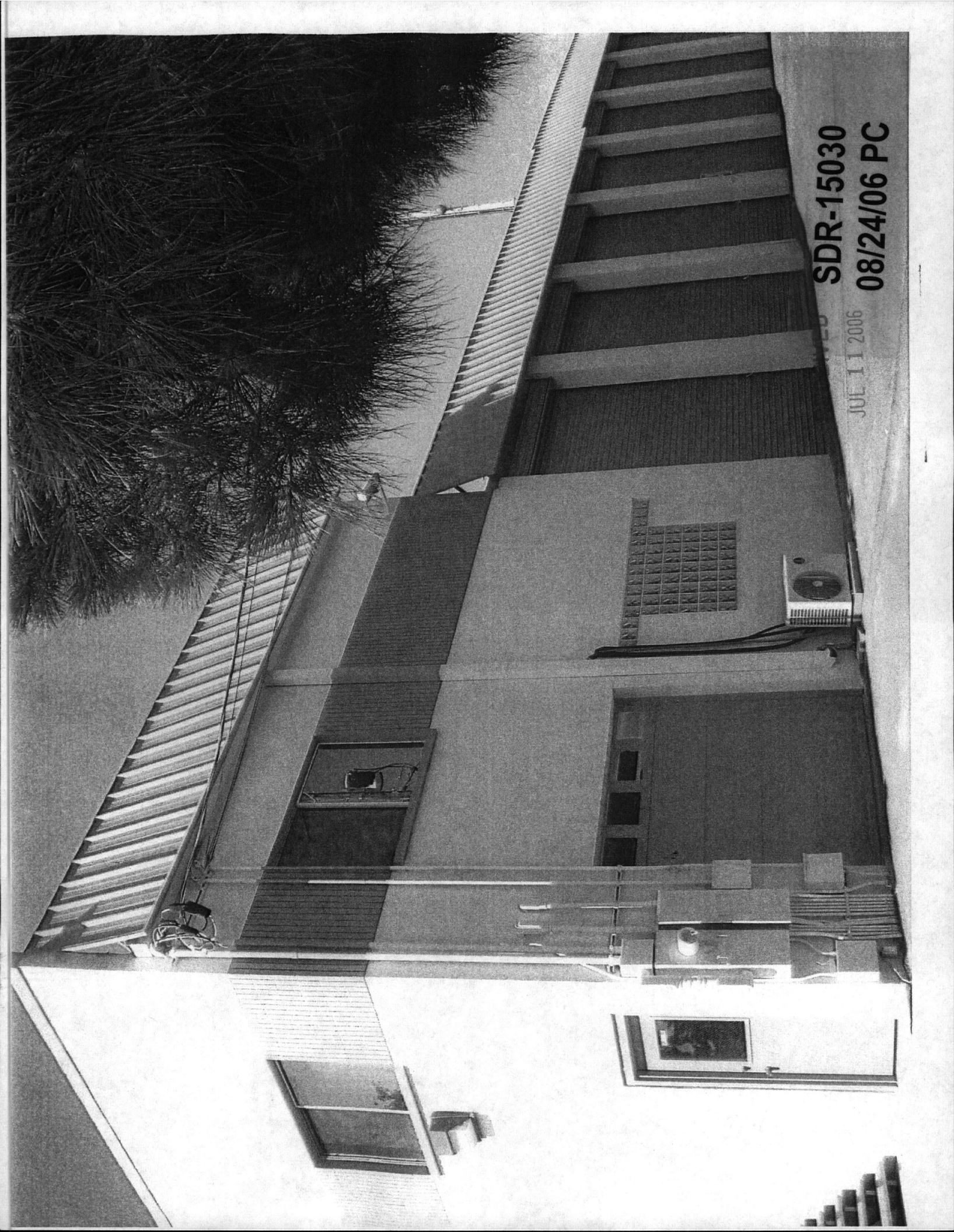
SDR-15030

08/24/06 PC



SDR-15030-
08/24/06 PC

2006

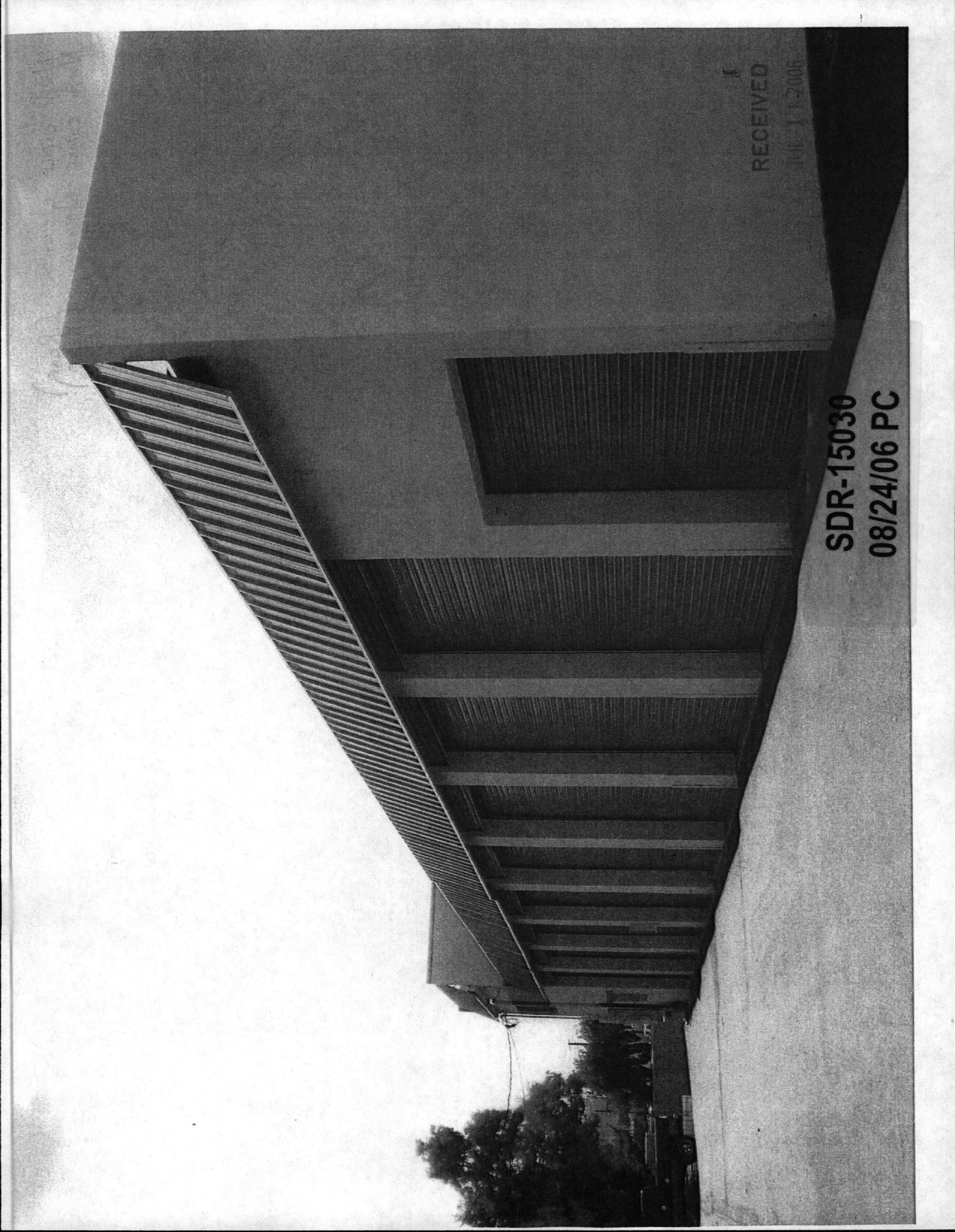


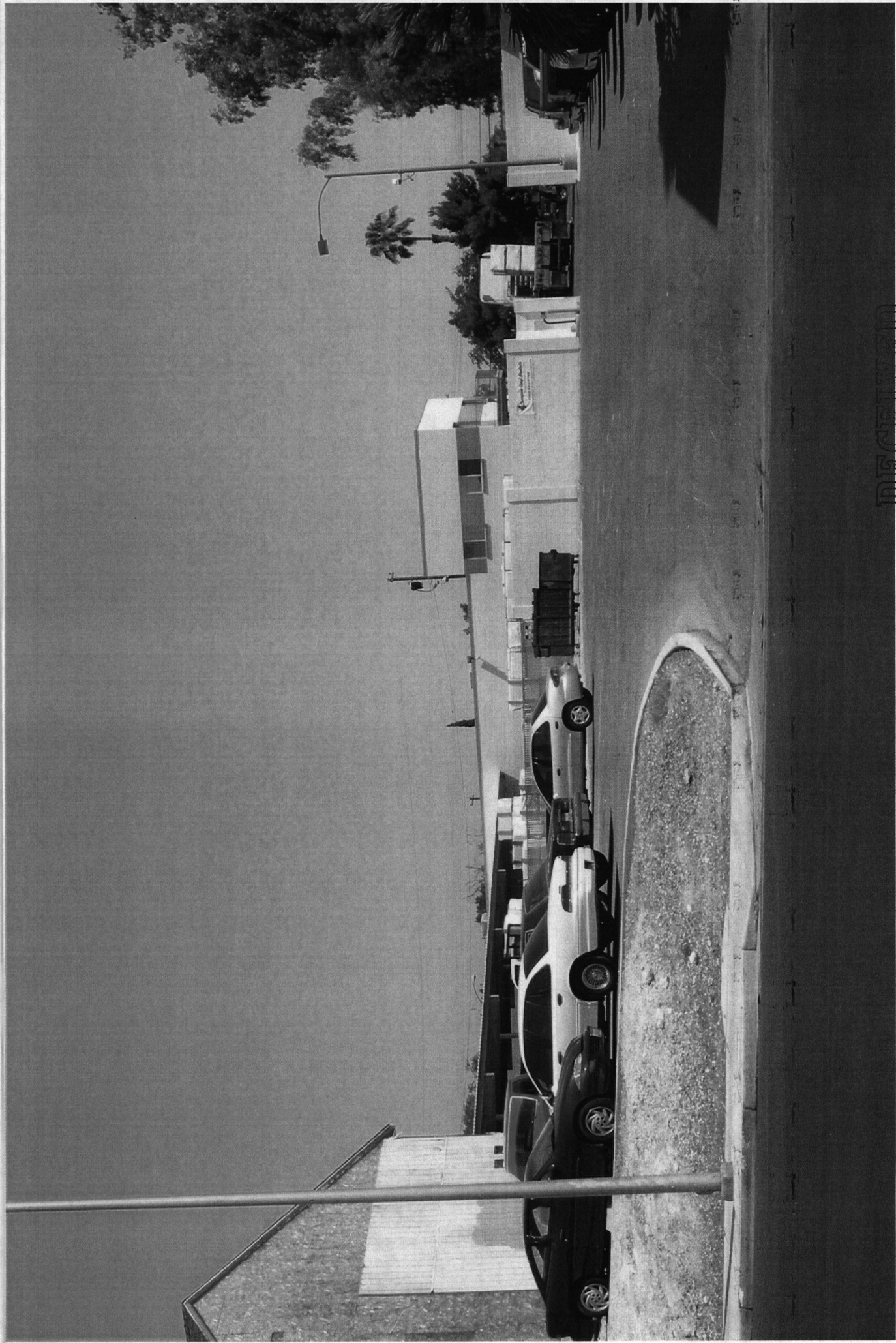
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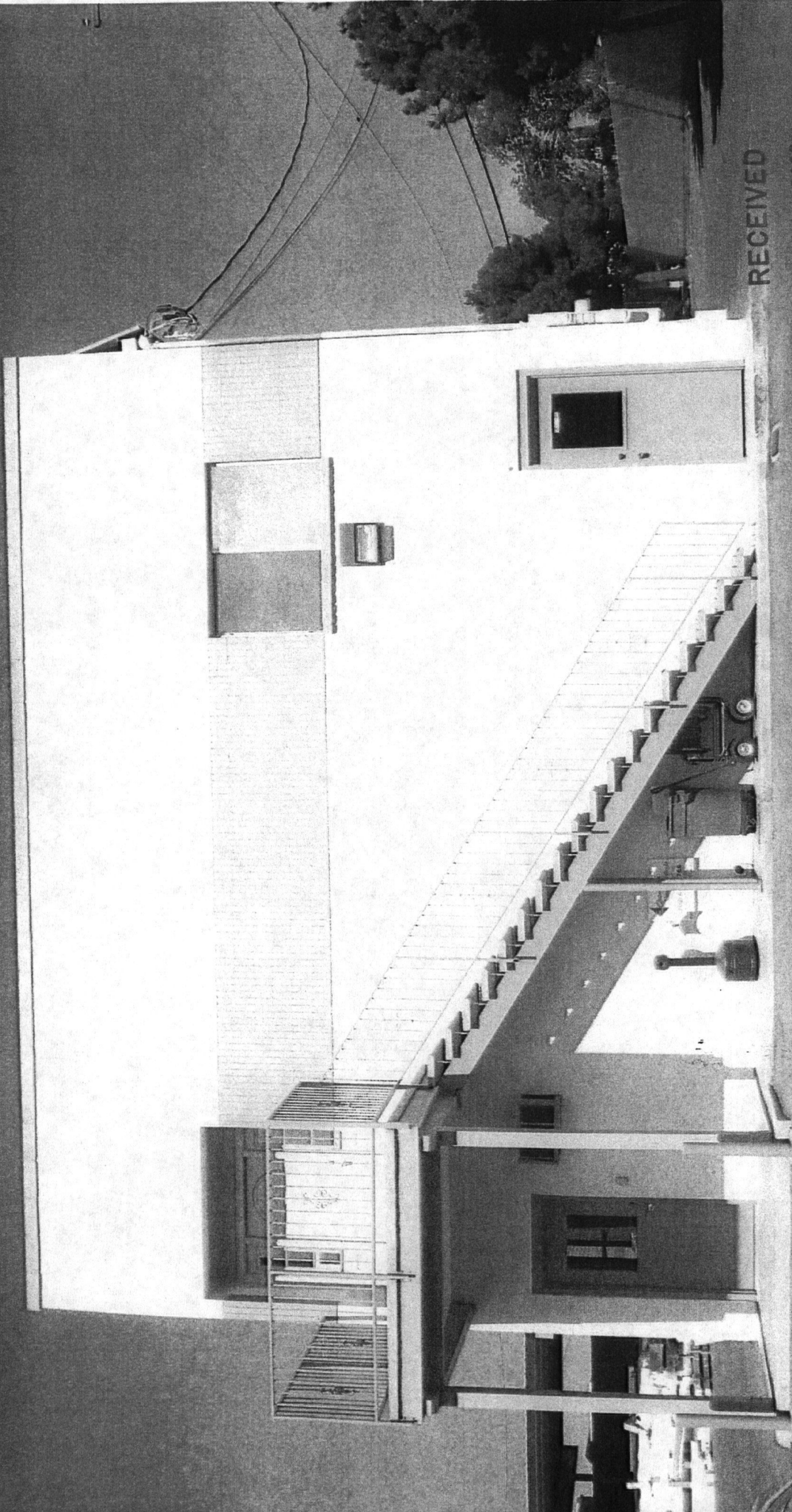
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SDR-15030
08/24/06 PC





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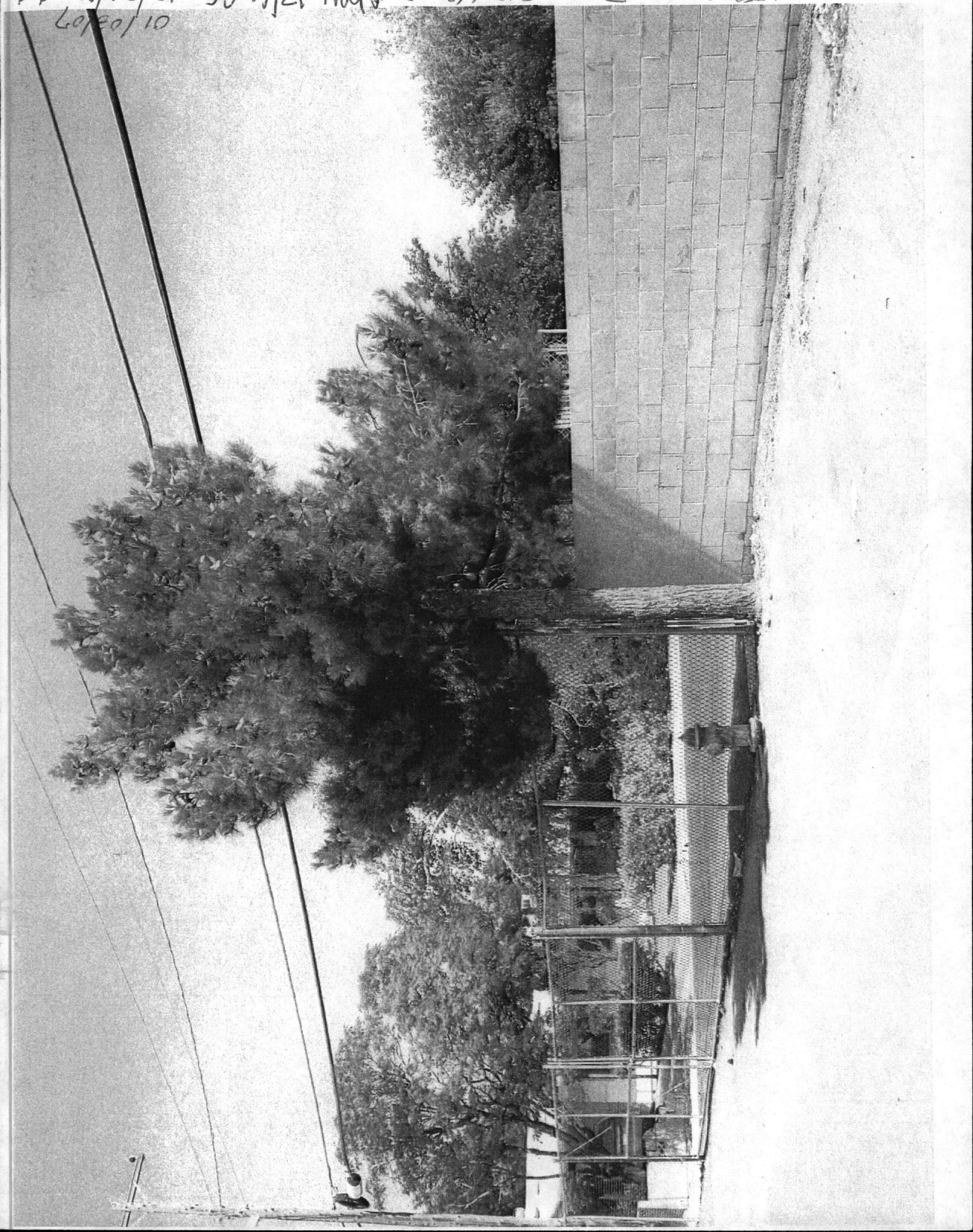
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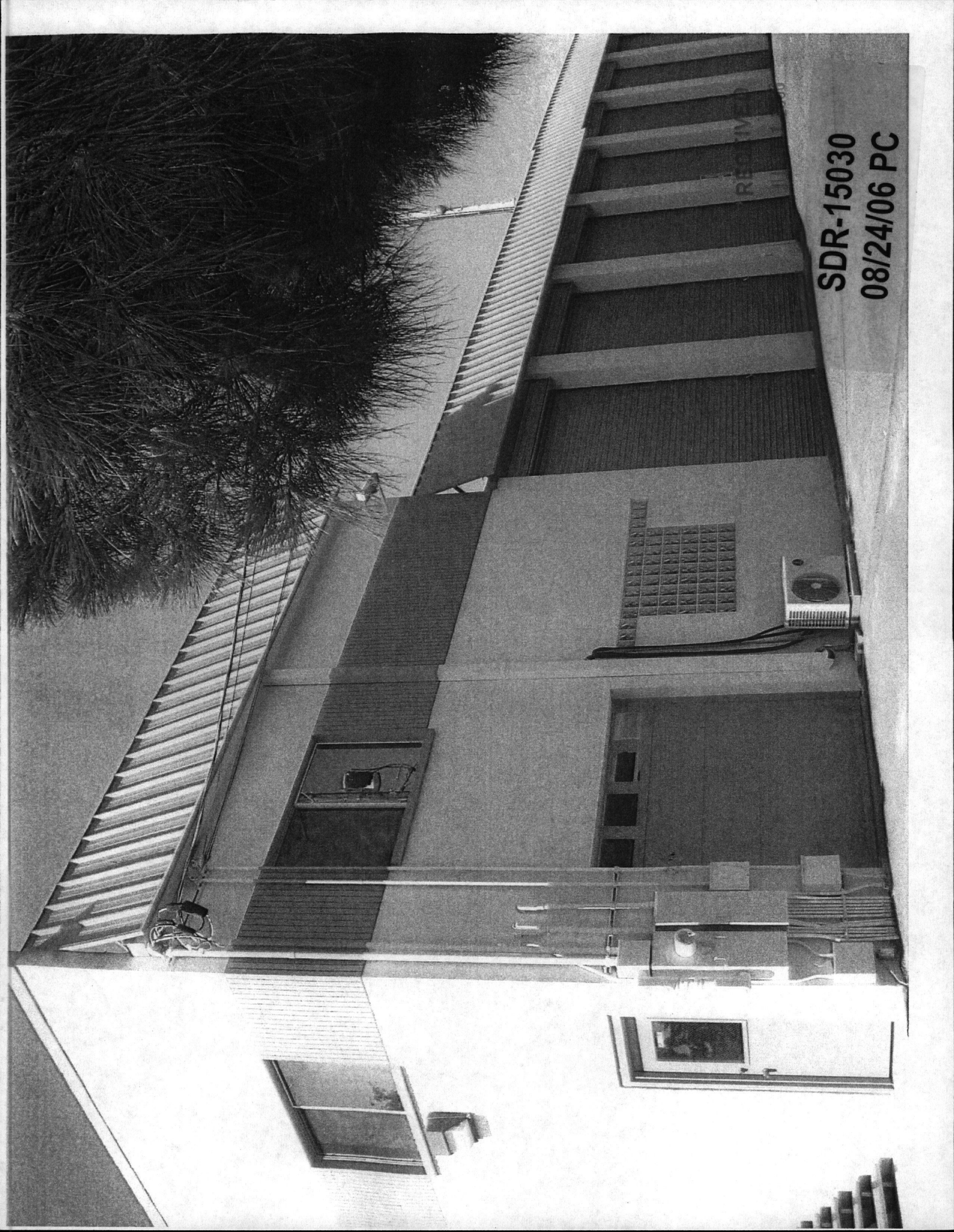
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SDR-15030
08/24/06 PC

SDR - 1503D APB PC 08124/06 → Room 124 EC 12/20/06 CC

01/03/07

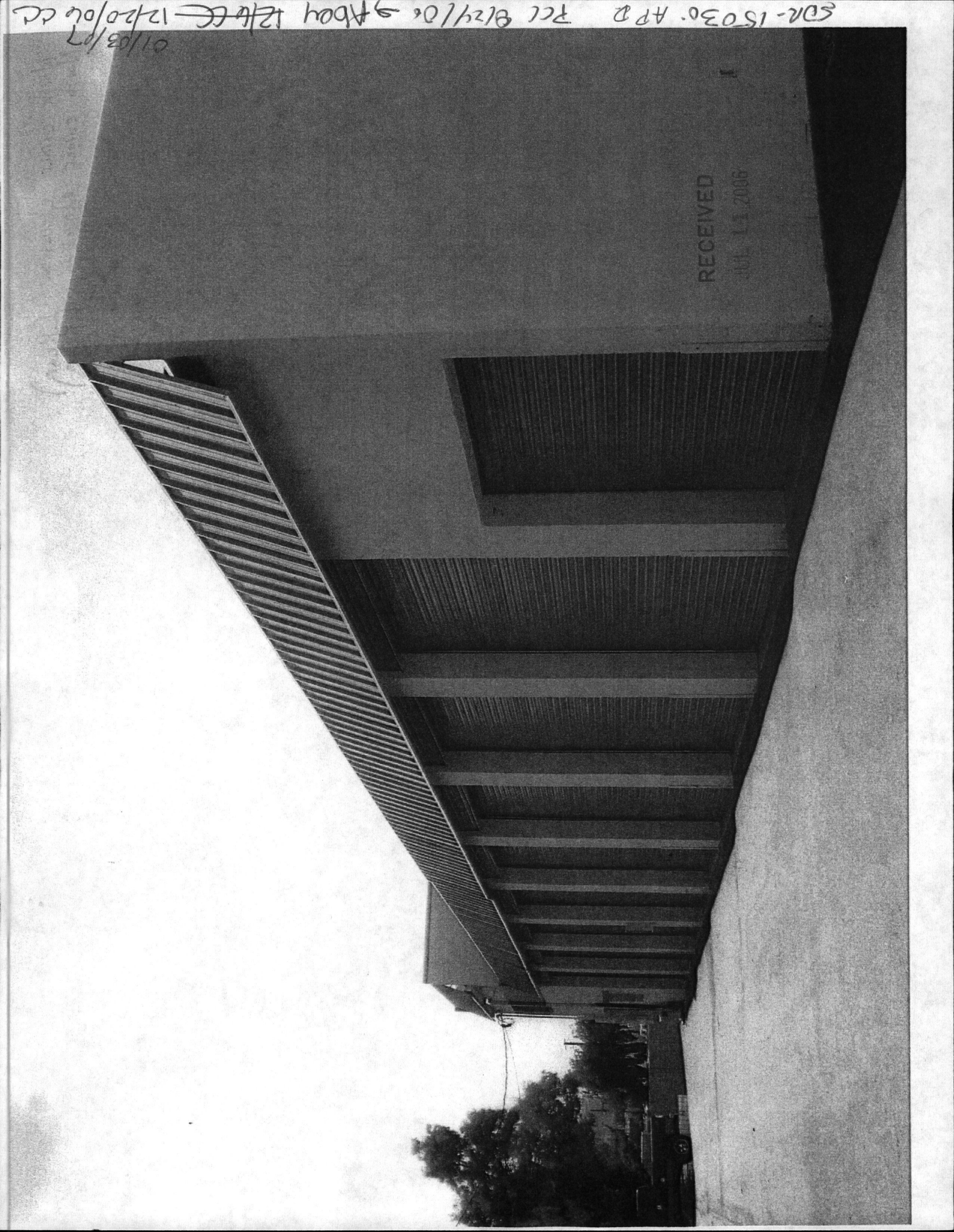


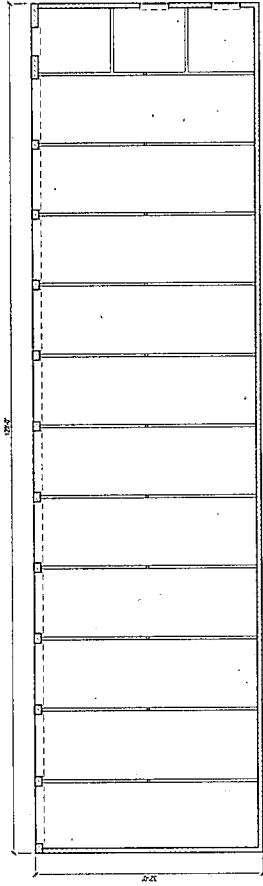


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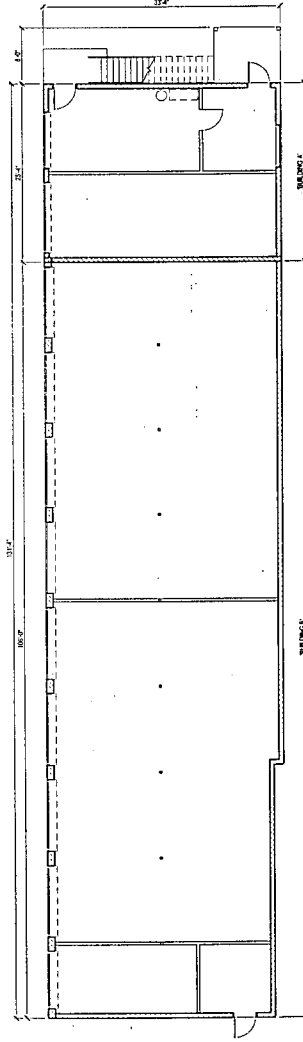
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01/03/07 12/20/06 CC

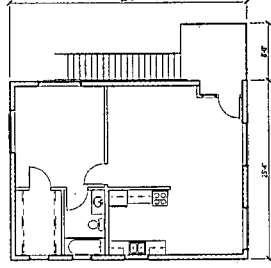




1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(BUILDING C)



2 GROUND FLOOR PLANS
SCALE: 1/8" = 1'-0"
(BUILDINGS A & B)



3 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"
(BUILDING A)

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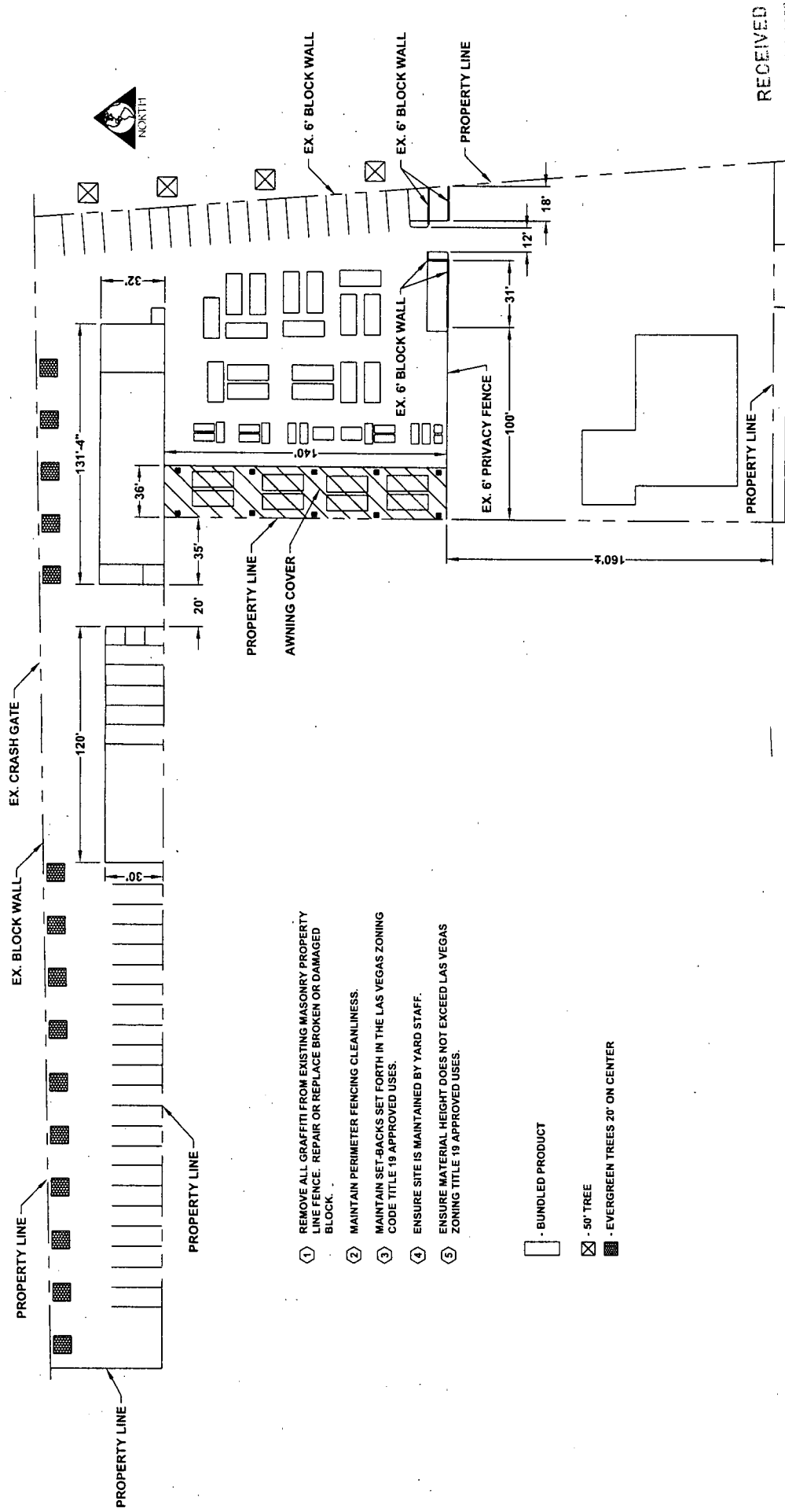
JUL 11 2006



FRONTLINE GROUP
MOSER architecture studio

SDR-15030

08/24/06 PC



SDR-15030
08/24/06 PC

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SITE INFORMATION

ZONING - Las Vegas
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 Proposed Zoning: R-CM
 APN: 162-08-201-005
 AREA (Approximate, to be verified)
 Gross Area 34.848 s.f.

Total Building Area	9,100 sq ft
F.A.R.	3.82

PARKING

Required
 1,100 gta
 Total Required

Provided
 HC Required
 HC Provided

SETBACKS

Front
 Side
 Corner

Required
 10'
 10'
 10'

Provided
 30' - Existing
 43' Min. - Existing
 10' - Existing

BUILDING

Max Height
 Max. Lot Coverage

Required
 N/A
 N/A

LANDSCAPING

Min. Zone Depth
 Min. Trees

Required
 8'
 1 per 20' - Existing

Provided
 Existing
 1 per 20' - Existing

Fire Turning Radius

Typical Parking Spaces

CMU Wall C-C

Conceptual Site Plan - Sheet Title

MAP-073 - Project Number

07-06-03 - Date

FRONTLINE group

MOSE architecture studio

Scale: 1" = 30'

NORTH

Location Map

Vicinity Map

Project Area

Project Area

Champion Vinyl Products

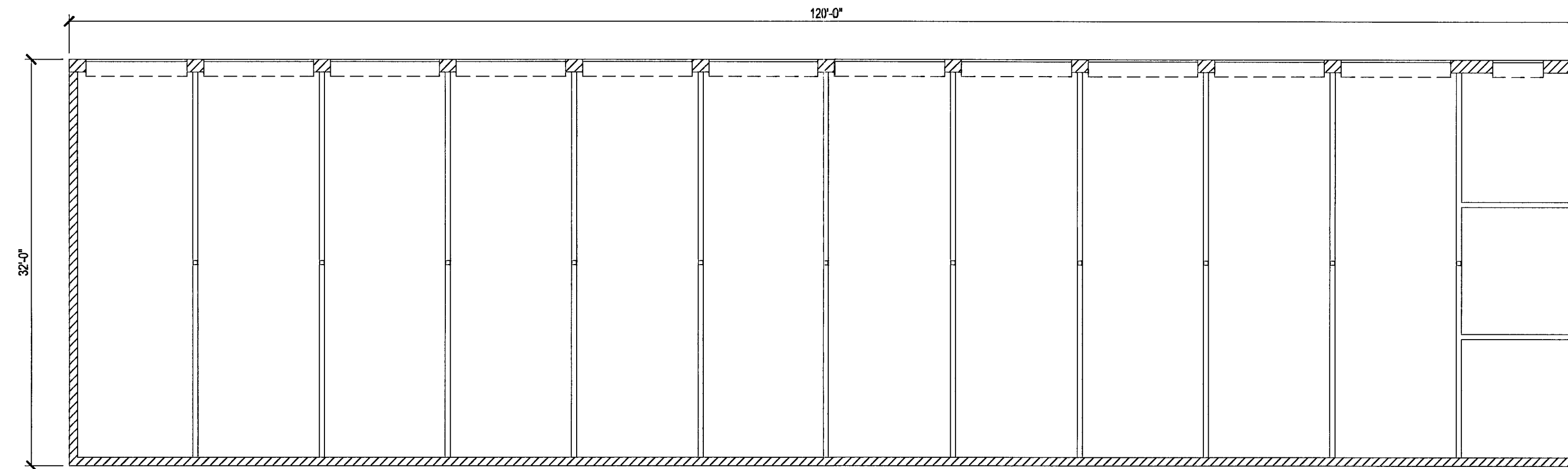
Las Vegas, NV

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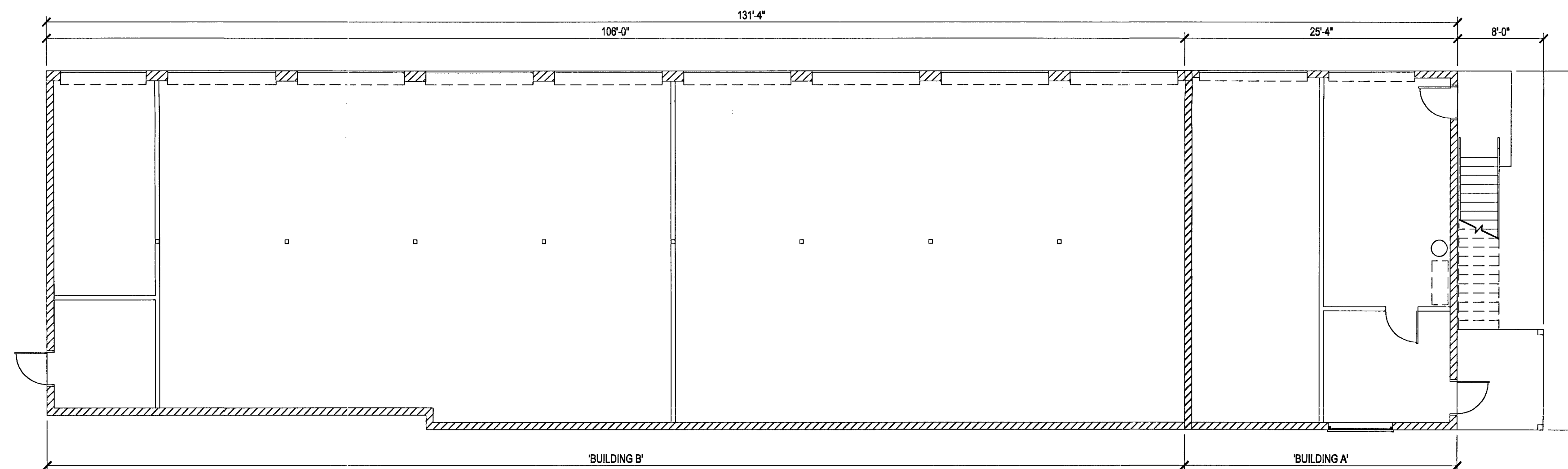
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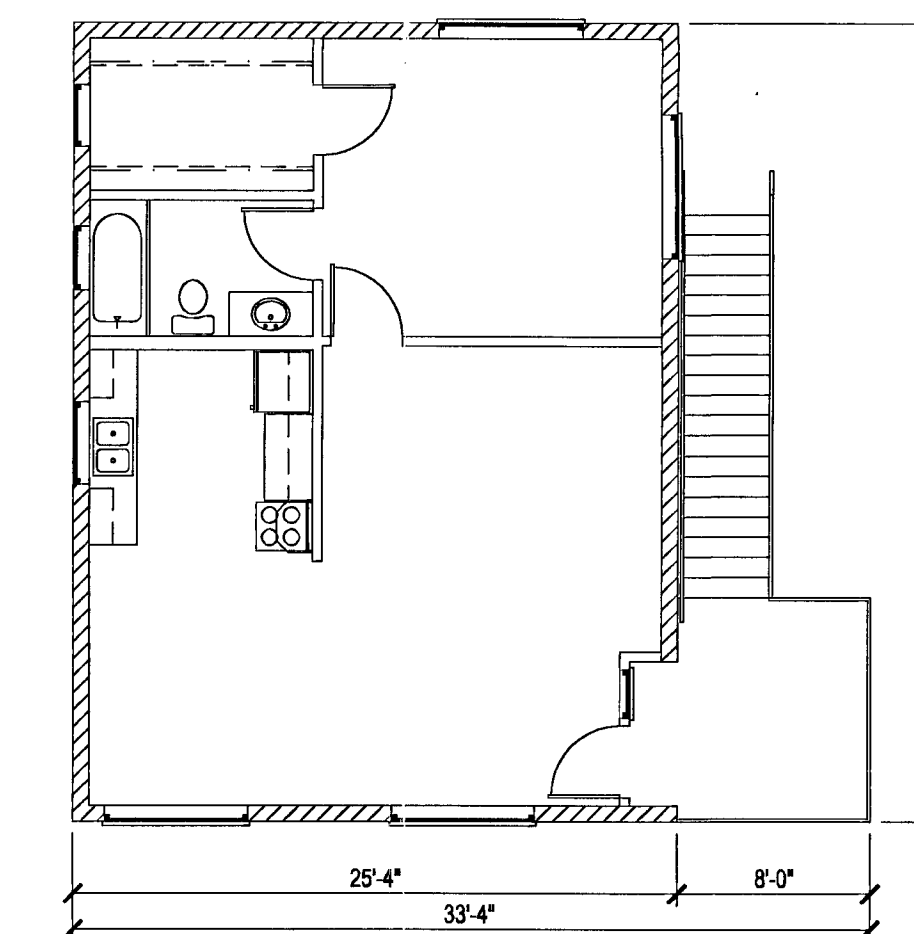
08/24/06 PC



1 **GROUND FLOOR PLAN**
SCALE: 1/8"=1'-0" (BUILDING C)



2 **GROUND FLOOR PLANS**
SCALE: 1/8"=1'-0" (BUILDINGS A & B)

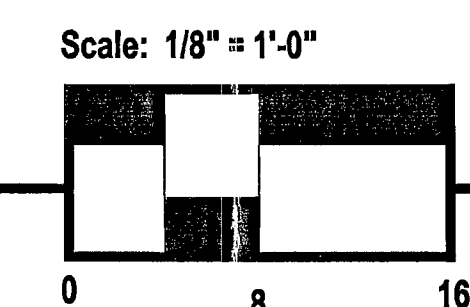


3 **2nd FLOOR PLAN**
SCALE: 1/8"=1'-0" (BUILDING A)

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Conceptual Floor Plans : Sheet Title
MA06-0073 : Project Number
07-06-06 : Date

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SDA-15030 F Pl 08/24/06 -> Alex H. CC 12/20/06 cc Alex H. CC

