

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Christmas lot
 Project Address (Location) Durango, Farm
 Project Name Frost's Christmas Trees Proposed Use 0
 Assessor's Parcel #(s) 125-17-601-D10 Ward # 6
 General Plan: existing TC proposed - Zoning: existing TC proposed -
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.45 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Dr. Rajanasonbhorn Contact Jackie-798-6030
 Address 9000 Emerald Hills Way Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89117

APPLICANT Linda Maplethorpe Contact L. 702/645-3586
 Address 8310 Fisher ave Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89149

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature* See lease

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # TCF-10307

Meeting Date: _____

Total Fee: 100.06

Date Received:* 11/14/05

Received By: [Signature]

* 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.

Justification Letter



Separator Sheet

frostyxmastrees@earthlink.net Mail Account

To: JUSTIFICATION LETTER(CITY OF LAS VEGAS)
Cc: PARCEL 12517601010
Subject: SELLING CHRISTMAS TREES

NOV.2005, PLEASE CONSIDER THIS JUSTIFICATION LETTER FOR SELLING CHRISTMAS TREES
DECEMBER 1-23-2005. HOURS 9:00AM-10:00PM 7 DAYS A WEEK. SINCERELY, LINDA MAPLETHORPE

Comments



Separator Sheet



TEMPORARY COMMERCIAL PERMIT

CHRISTMAS TREE LOT

TCP-10307



Valid December 01, 2005 To December 23, 2005

Description of Event: Christmas Tree sales lot at SWC of Farm Road and Durango Drive. Site will include one 40' x 60' tent and an RV parked on site. The area will be enclosed by a chain link fence.

Applicant: Western Outdoors
Jackie
3060 Business Lane
Las Vegas, NV 89103
(702)798-6030 x

Parcel(s): 125-17-601-010

Ward(s): Ward 6 (Ross)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. BUSINESS HOURS SHALL NOT EXTEND PAST 10:00 am.**
- 2. THIS PERMIT IS NOT A BUSINESS LICENSE.**
- 3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.**
- 4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.**
- 5. The use shall conform to the submitted plot plan.**
- 6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.**
- 7. No building or structure of any type shall be erected closer than 25 feet from any property line.**
- 8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.**
- 9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.**
- 10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.**
- 11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.**
- 12. All applicable City code requirements shall be satisfied.**
- 13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.**

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



westernsignandflag.com

3060 Business Lane
Las Vegas, Nevada 89103

TEL: 702-798-6030
FAX: 702-798-8314

LANDOWNER AGREEMENT

Western Sign & Flag, as leaseholder, hereby grants Frosty's Christmas Trees, permission to sell Christmas Trees on APN 125-17-601-010 located at SWC Durango/Farm from November 26, 2005-December 25, 2005.

The following conditions shall apply:

To guarantee the location stated above, this lease agreement must be signed and returned within 72 Hrs of issuance and is considered effective November 26, 2005 regardless of when the lease is signed.

A fee of \$3500.00 shall be paid in order to maintain this location. Payment of \$3500.00 is due Immediately.

Either party may cancel this lease with a thirty day written notice. Should either party terminate the lease, the unused portion of the lease payment, prorated on a daily basis shall be refunded.

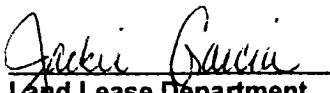
Should the property be sold, a thirty-day cancellation from the landowner may not be feasible. In such cases, Western Sign and Flag will provide Frosty's Christmas Trees with as much notice as possible.

The tenant, not the landowner shall be held responsible for any and all damages caused by the tenant. When finished the tenant shall be responsible to remove all tenants items and return the property to its original condition.

Should the landowner need to clean up from the tenant's stay, the tenant will be responsible for clean up cost.

Alteration or revisions of this agreement will be considered effective only when initialed by both the leaseholder and Frost's Christmas Trees.

Western Sign & Flag


Land Lease Department
3060 Business Lane
Las Vegas, Nevada 89103
(702) 798-6030
Date: _____

Date: 10/19/05

Frosty's Christmas Trees


Linda Maple Thorpe
8310 Fisher Avenue
Las Vegas, NV 89129
(702) 645-3586
Date: _____



TEMPORARY COMMERCIAL PERMIT

CHRISTMAS TREE LOT

TCP-5366

Valid December 01, 2004 To December 25, 2004



Description of Event: Frosty's Christmas Tree sales lot at SEC of Rancho Drive and Craig Road. Site will include one 80' x 40' canopy, one 60'x40 tent, and an RV parked on site. The area will be enclosed by a chain link fence.

Applicant: Western Outdoors
Jackie
3060 Business Lane
Las Vegas, NV 89103
(702)798-6030 x

Parcel(s): 138-02-702-001

Ward(s): Ward 6 (Ross)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. BUSINESS HOURS SHALL NOT EXTEND PAST 10:00 am.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. Department.
13. All applicable City code requirements shall be satisfied.

The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Hansen Sheet



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Report Date 11/14/2005 03:19 PM

Submitted By

Page 1

A/P # 5366 Type TCP Issued Date 10/04/2004 Issued By 982692

Parcel 13802702001

Location

Owner ROBINSON MARY KAY LIVING TR ETAL

Phone

Address 1407 WESTWOOD DR
LAS VEGAS NV 89102-2442

Country

☐ Foreign

Applicant's Full Name MAPLETHORPE LINDA K

Day Phone (702)645-3586 x

Fax

Address 8310 FISHER AVE

LAS VEGAS NV

89149-4609

Pager

Fees

APPLICATION FEE

65.00

Total Paid

65.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage

0.00

Actual Value 0.00

Comments

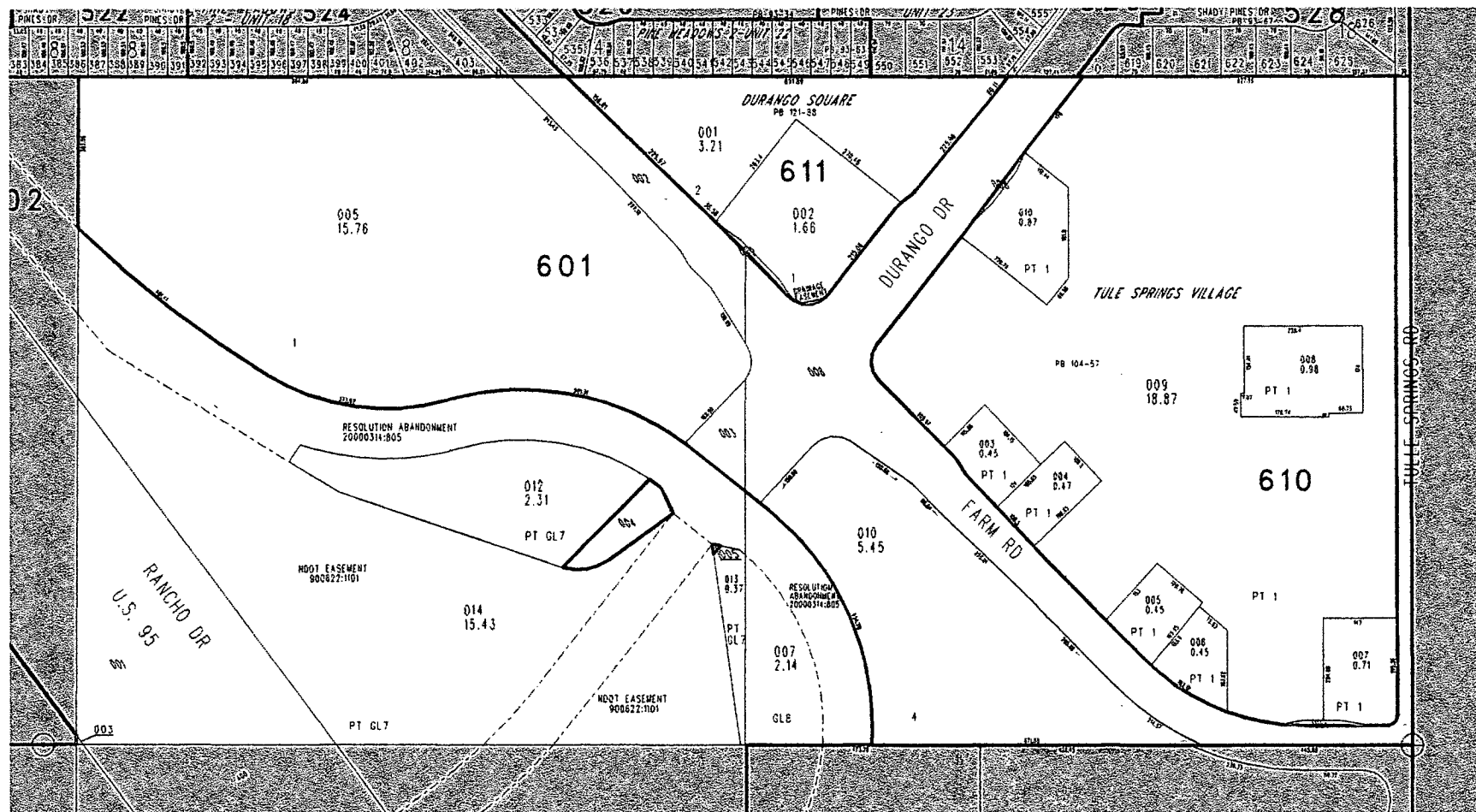
Frosty's Christmas Tree sales lot at SEC of Rancho Drive and Craig Road. Site will include one 80' x 40' canopy, one 60'x40 tent, and an RV parked on site. The area will be enclosed by a chain link fence.

APN Map



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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.		AVERAGE DA VALUE 35		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E		S 2 NE 4		125-17-6	
	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.		MAP LEGEND		PARCEL NUMBER 001 ACRES 1.00 PARCEL SUB/SEQ NUMBER 202 PLAT RECORDING NUMBER PB 23-45 BLOCK NUMBER 5 LOT NUMBER 5 GOV. LOT NUMBER GL5		119S 119S 128 125 124 120S 137 138 139		4 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		5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 9 5 9 5	
	USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL		PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PW/LD BOUNDARY NON-PARCEL LOT LINE WATCH LINE / LEADER LINE ROAD ID NUMBER		001 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200		Scale: 1"=200'		Rev: 02/15/05			



Plans (PMT)



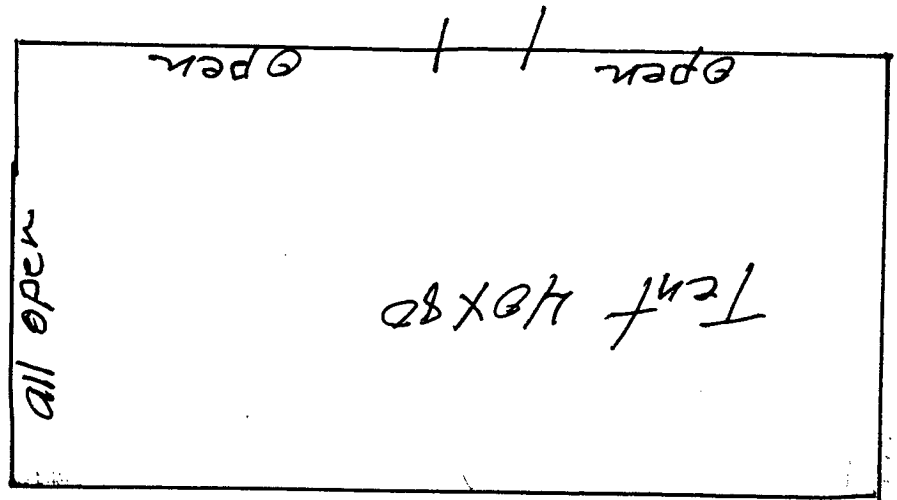
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Durango

Farm Rd.

entrance

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TCP-10307
12/1-23/05