

# Comments

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BMW Dealer **Desert BMW of Las Vegas**



September 14, 2005

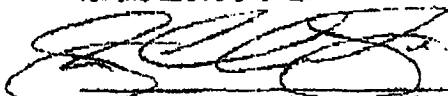
VIA FACSIMILE (702) 474-0352

Attn: Steve Scott  
District Attorneys Office  
Las Vegas, NV

This letter authorizes the applicant and any and all related parties to use the properties located on the corners of Sahara/Rainbow at 6900 W. Sahara Blvd., Las Vegas, NV and Sahara/Decatur at 2333 South Decatur Blvd. Las Vegas, NV for the use of the following dates:

- Halloween Festival - October 1, 2005 - October 31, 2005
- Christmas Trees - November 19, 2005 - December 25, 2005
- Valentines - February 1, 2006 - February 20, 2006

I, James Chaisson, Jr., am an authorized agent to sign on behalf of JRJ Investments, Inc. for the above events.

  
 \_\_\_\_\_  
 James Chaisson, Jr. General Manager

↓  
**OWNER OF THIS PROPERTY**

cc: Gary Barata via fax (702) 242-8877

Company  
Desert BMW of Las Vegas  
 Office Address  
2333 South Decatur Boulevard  
Las Vegas, NV 89102  
 Telephone  
702-471-1010  
 Fax  
702-870-6711  
 Website  
www.desertbmwoflasvegas.com

# Comments

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**TEMPORARY COMMERCIAL PERMIT**  
**CHRISTMAS TREE LOT**  
**TCP-10434**



Valid November 26, 2005 To December 25, 2005

**Description of Event:** Christmas Tree lot with temp. signage (8 signs - 3'x 40') *6900 W. SAHARA AVE,*

**Applicant:** Mgm Promotions  
 Ray Baratta 283-2448  
 8414 Farm Rd #180/BX326  
 Las Vegas, NV 89113  
 (702)326-4279 x

**Parcel(s):** 163-03-806-010  
**Ward(s):** Ward 1 (Tarkanian)

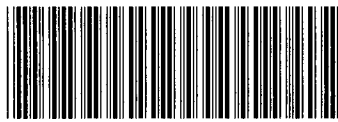
**THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:**

1. BUSINESS HOURS SHALL NOT EXTEND PAST 9:00 pm.
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**

# Application

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APPLICATION

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# PLANNING & DEVELOPMENT DEPARTMENT

*LOT*

## APPLICATION / PETITION FORM

Application/Petition For: CHRISTMAS TREE LOT

Project Address (Location) 6900 W SAHARA CNR RAINBOW

Project Name \_\_\_\_\_ Proposed Use CHRISTMAS TREE LOTS

Assessor's Parcel #(s) 163-03-806-010 Ward # \_\_\_\_\_

General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres 7.85 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information \_\_\_\_\_

PROPERTY OWNER <u>JRJ INVESTMENTS</u>	Contact <u>JIM CHANSON</u>
Address <u>6900 W SAHARA AVE</u>	Phone: <u>877-1010</u> Fax: <u>877-6771</u>
City <u>LAS VEGAS NV</u>	State <u>NV</u> Zip <u>89117</u>

APPLICANT <u>MBM PROMOTIONS</u>	Contact <u>RAJ BARATHA</u>
Address <u>8414 W FARM RD 180-326</u>	Phone: <u>283-2748</u> Fax: <u>396-4778</u>
City <u>LAS VEGAS</u>	State <u>NV</u> Zip <u>89131</u>

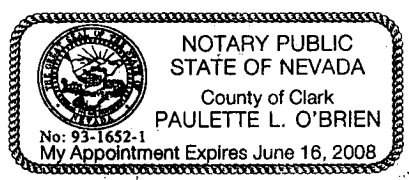
REPRESENTATIVE _____	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____

Property Owner Signature\* [Signature]

Print Name Jim Chanson Jr

Subscribed and sworn before me  
This 13 day of September, 2005  
Paulette L. O'Brien

Notary Public in and for said County and State

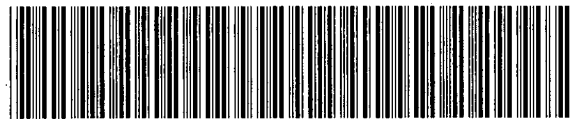


### FOR DEPARTMENT USE ONLY

Case #	<u>TOP 10434</u>
Meeting Date:	
Signs Required:	
Map #	
Total Fee:	<u>100.00</u>
Receipt #	
Date Accepted:	<u>11/22/05</u>
Accepted By:	<u>Melissa Patel</u>

# Justification Letter

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JUSTIFICATION LETTER

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**MGM PROMOTIONS, INC**

November , 2005

### Justification Letter

MGM Promotions, Inc. proposes permissible use of the property at 6900 W Sahara Ave. for the purpose of Christmas Tree and related item sales. We wish to remain in operation from approx. November 25, 2005 thru December 25, 2005. Our hours of operation will be from 10:00am to 9:00pm. We wish to erect 1280 ft of perimeter fencing (6' high), inside which will house an 85' by 180' tent. Parking restrictions will not be a factor as the lot is vacant and the total square footage of our setup does not exceed 15% of the total available parking for the parcel. We also wish to place 5 each 3' by 36' vinyl banner signs directly secured to the perimeter fence. Further, we wish to secure directly to three sides of the tent (the SE, NNE and SSW sides) 1 each 3' by 36' vinyl banner signs. Finally, we wish to attach "holiday stringer" lights along the existing poles on property from the NNE Rainbow Blvd. Entrance following around to just before the SSW entrance on W Sahara Ave.

Thank you,

Inez C Iascone

8414 W FARM RD SUITE

180-326

LAS VEGAS, NV 89131

Phone: 702-604-5393

Fax: 702-396-4778

# APN Map

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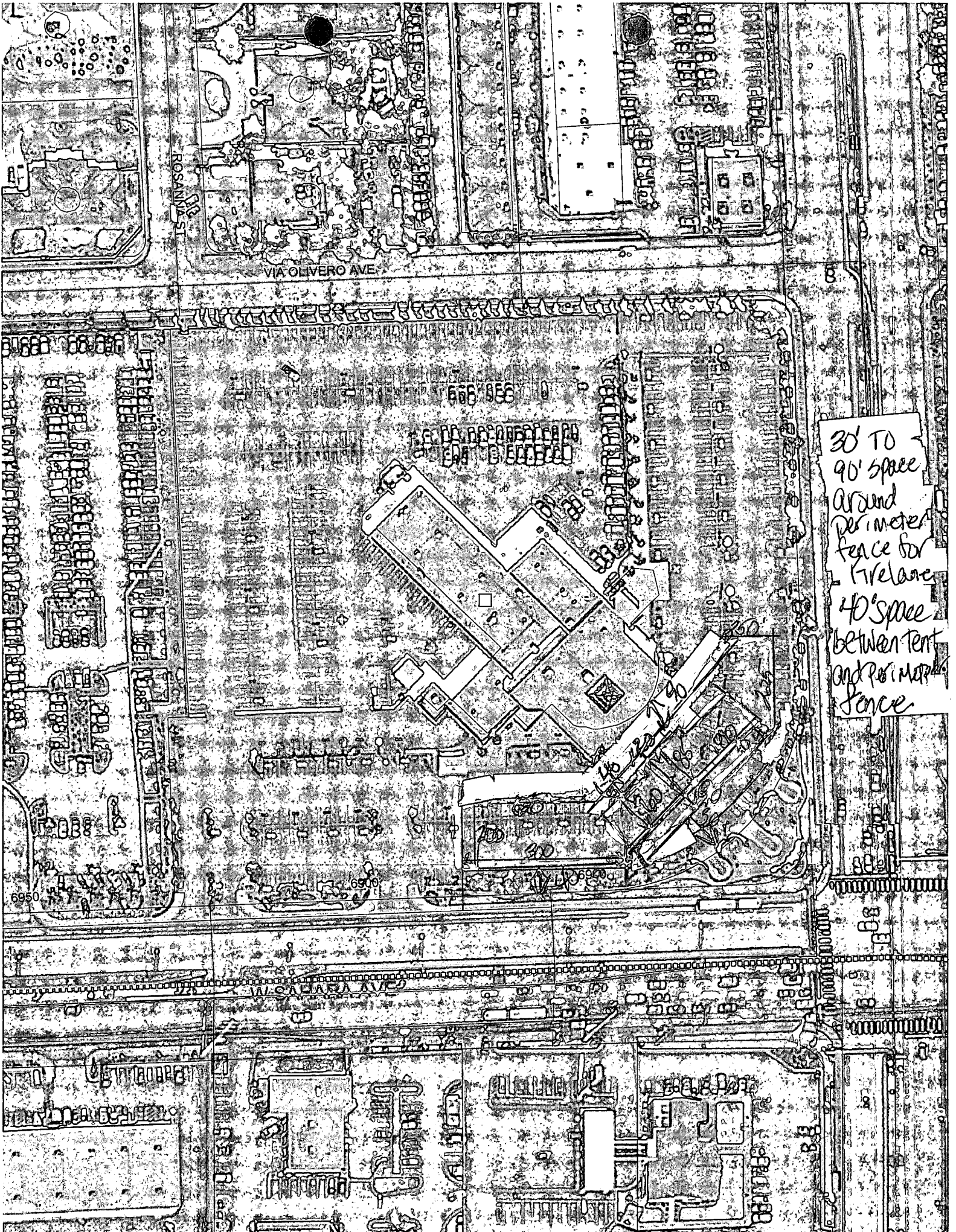
# Plans (PMT)

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30' TO  
90' space  
around  
perimeter  
fence for  
fire lane  
40' space  
between tent  
and perimeter  
fence.

ROSAM ST

VIA OLIVERO AVE

W. SARAJA AV

6950

6900

6850

6800

6750

6700

6650

6600

6550

6500

6450

6400

6350

6300

6250

6200

6150

6100

6050

6000

5950

5900

5850

5800

5750

5700

5650

5600

5550

5500

5450

5400

5350

5300

5250

5200

5150

5100

5050

5000

4950

4900

4850

4800

4750

4700

4650

4600

4550

4500

4450

4400

4350

4300

4250

4200

4150

4100

4050

4000

3950

3900

3850

3800

3750

3700

3650

3600

3550

3500

3450

3400

3350

3300

3250

3200

3150

3100

3050

3000

2950

2900

2850

2800

2750

2700

2650

2600

2550

2500

2450

2400

2350

2300

2250

2200

2150

2100

2050

2000

1950

1900

1850

1800

1750

1700

1650

1600

1550

1500

1450

1400

1350

1300

1250

1200

1150

1100

1050

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900

850

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750

700

650

600

550

500

450

400

350

300

250

200

150

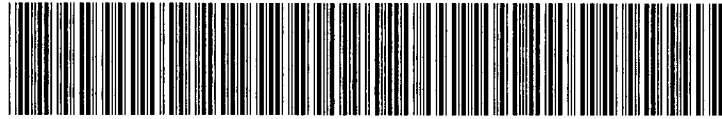
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# Plans (Approved Site Plan)

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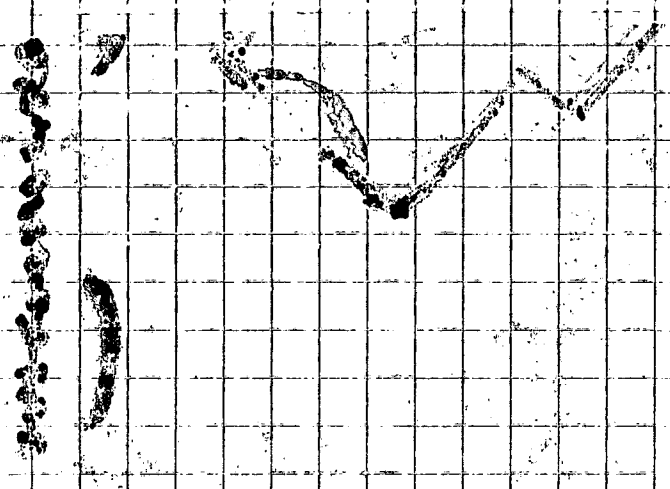
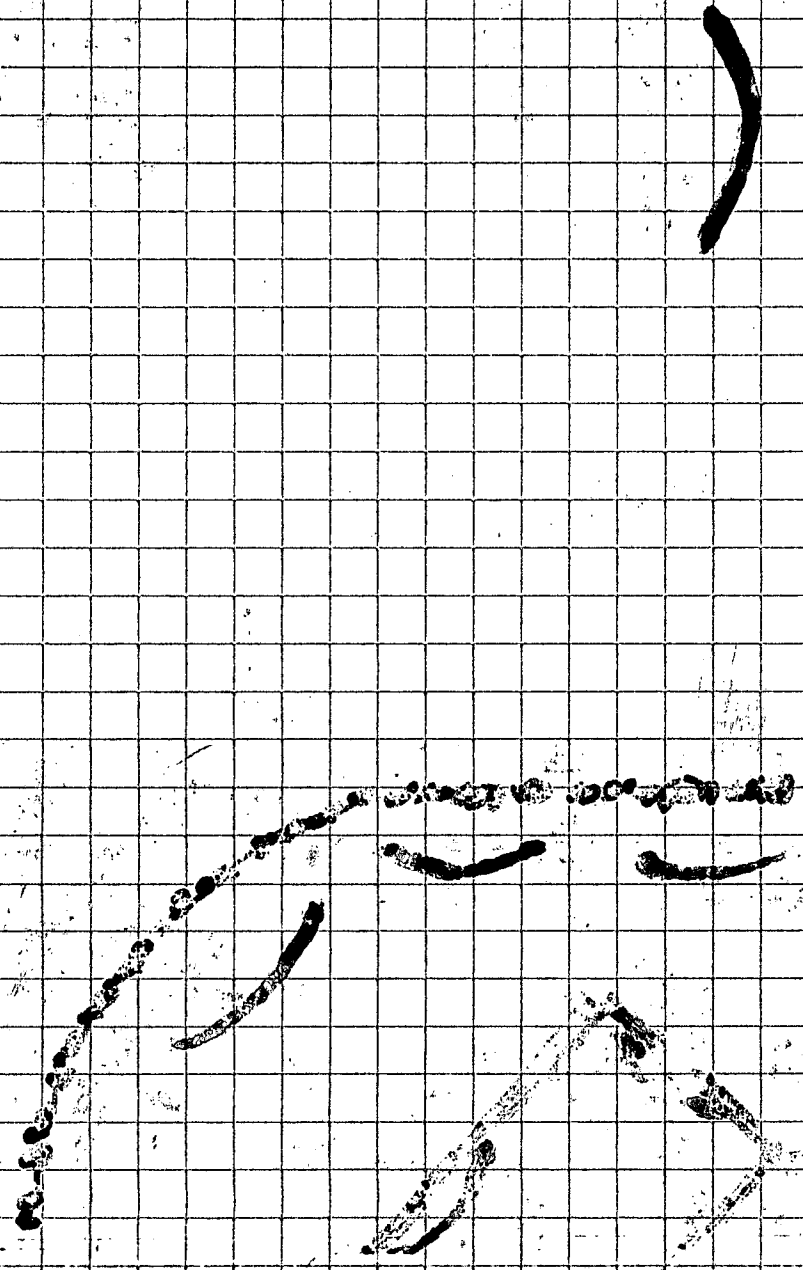


PLANS - APPROVED SITE PLAN

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6900 W. SHARPA  
APR 16 303806010  
#1

6900 W. SAHARA  
signage

3'x40'

BEST PRICES

1

3'x40'

HAPPY HOLIDAYS

2

3'x40'

TREES

3

3'x40'

HAPPY HOLIDAYS

4

3'x40'

BEST PRICES

5

3'x40'

WIDE VARIETY

6

3'x40'

LOW PRICES

7

3'x40'

WIDE VARIETY

8

SCALE  
1' PER SQUARE

6900 W. SHAWNA

Signature

#2