

Justification Letter



Separator Sheet

Deerbrooke Farm
Steve A. Phillips

4890 Von Leidner Street
Las Vegas, Nevada 89149

Fax 396 - 4754
Home Phone 658 - 6187
Cell 496 - 5394

November 23, 2005

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101


Re: Justification Letter - 6651 W. Charleston

To whom it may concern:

Deerbrooke Farm has been selling Christmas trees since 1990. Since March 20, 2002, we have owned the property located at 6651 W. Charleston. We will use this property to sell Christmas trees and related products for the Christmas season. Our operating hours will be from Dec. 1st, through Dec. 20th, from 9 a.m. to 9p.m. During the time we are not conducting business, the property will remain vacant, well kept, and secured by a fence.

If you have any questions, please feel free to give us a call.

Sincerely,



Steve A. Phillips

Comments



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TEMPORARY COMMERCIAL PERMIT

CHRISTMAS TREE LOT

TCP-10455

Valid December 01, 2005 To December 20, 2005



6651 W. CHARLESTON BLVD

Description of Event: Christmas tree sales from Dec. 1 to Dec. 20. Must be in compliance with SD-0026-02.

Applicant: Phillips Steven A & Raynell
Steve Phillips 877-6651
4890 Von Leidner St
Las Vegas, NV 89149-4764
(702)877-6651 x

Parcel(s): 163-02-104-001
Ward(s): Ward 1 (Tarkanian)

Put required information (where?)

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



APPLICATION

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TCP
 Project Address (Location) 6651 W. CHARLESTON, LV. NV. 89146
 Project Name PREMIUM QUALITY CHRISTMAS TREES Proposed Use _____
 Assessor's Parcel #(s) 163 02 104 001 Ward # _____
 General Plan: existing SC proposed _____ Zoning: existing U proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .52 Lots/Units _____ Density _____
 Additional Information CHRISTMAS TREES SALES FROM DEC 1 TO DEC 20th 2005

PROPERTY OWNER STEVE PHILLIPS Contact _____
 Address 4890 VON LEIDNER ST. Phone: 877.6651 Fax: _____
 City LV. NV. State NV. Zip 89149

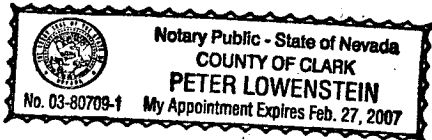
APPLICANT SAME AS ABOVE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

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

Property Owner Signature* Steve Phillips
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name STEVE PHILLIPS

Subscribed and sworn before me
 This 23rd day of NOVEMBER, 20 05
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

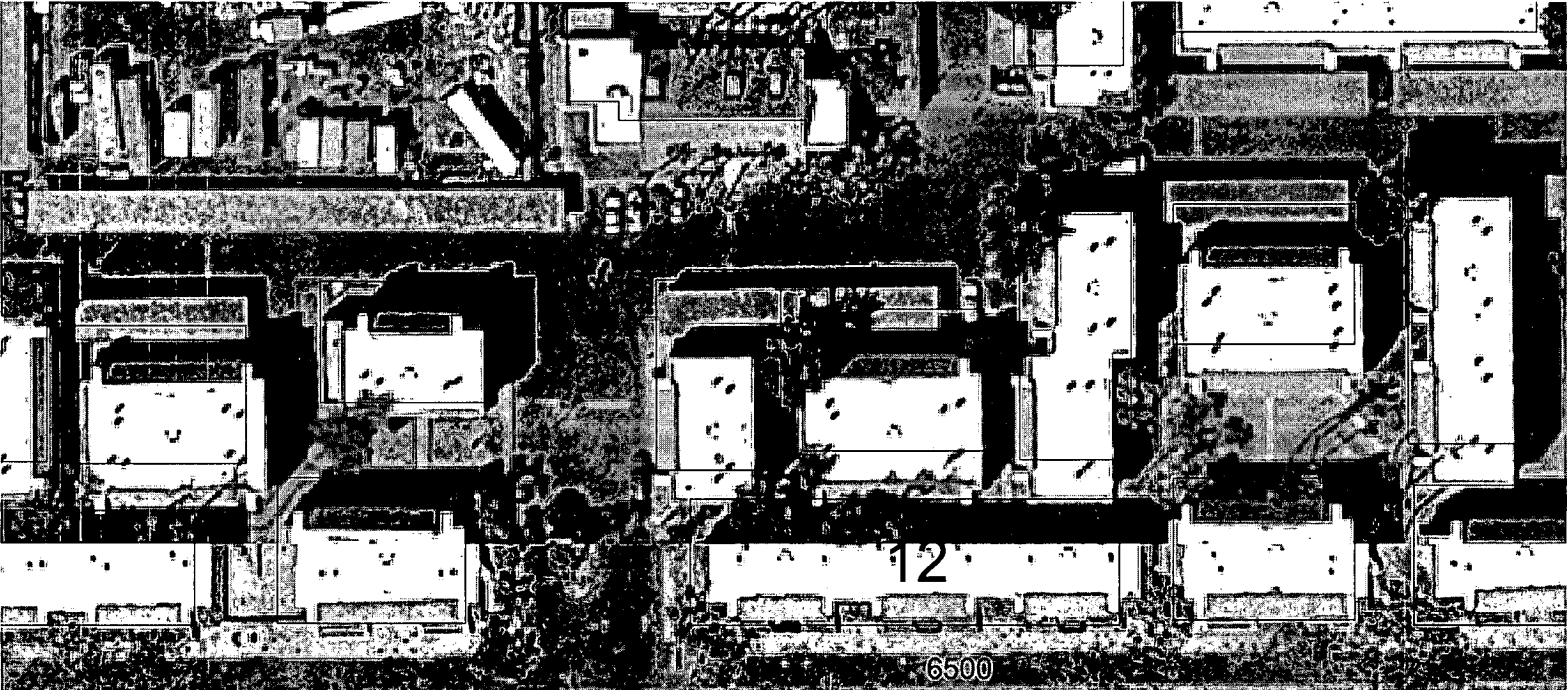
Case # TCP10455
 Meeting Date: _____
 Total Fee: 100.00
 Date Received:* 11/23/05
 Received By: Melissa Butsch

* 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.

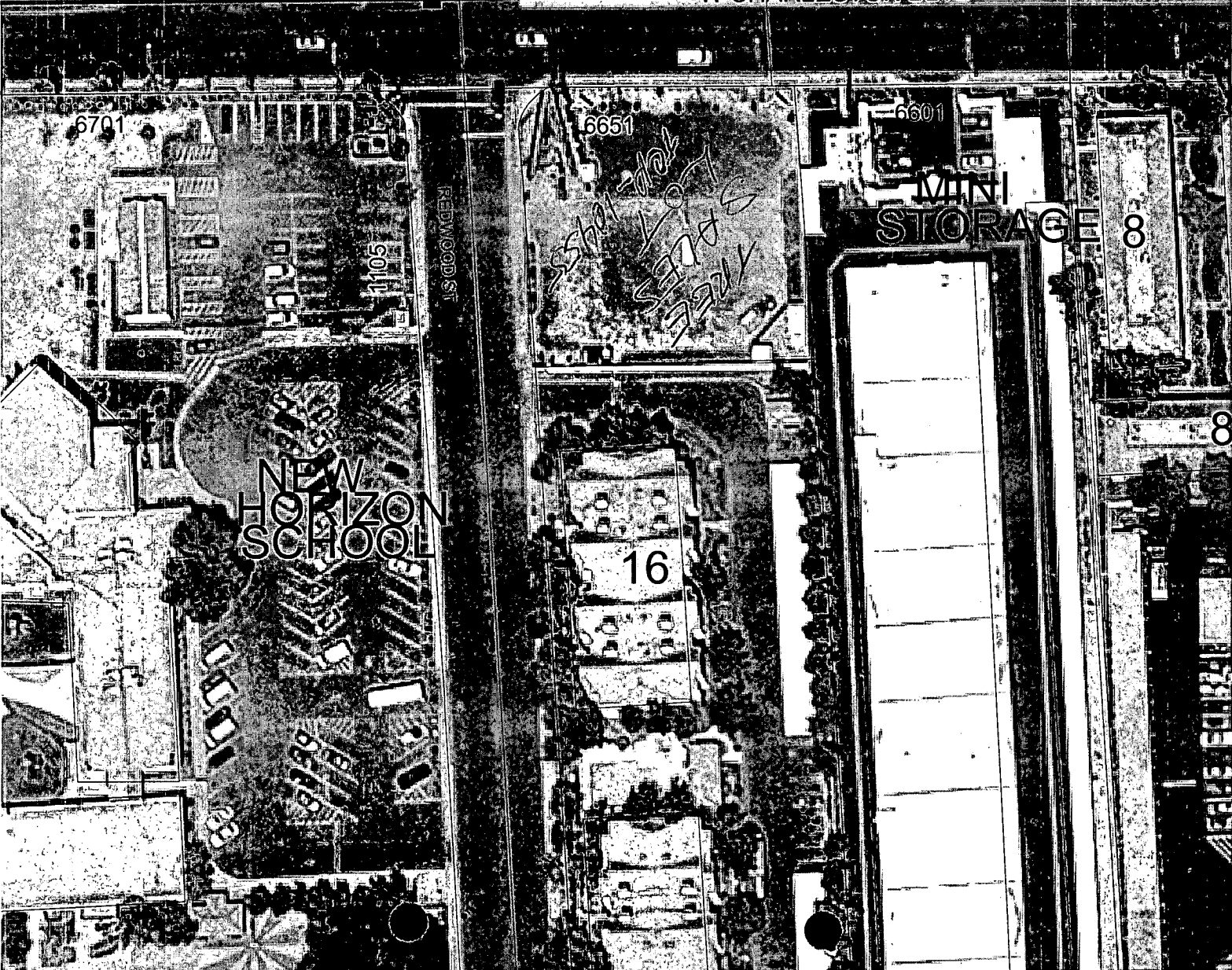
Plans (PMT)



Separator Sheet



W CHARLESTON BLVD



NEW HORIZON SCHOOL

MINI STORAGE 8

STREET LIGHTS

16

REDWOOD ST

6701

1105

6651

6601

8

W. Charleston Boulevard

PROJECT DATA

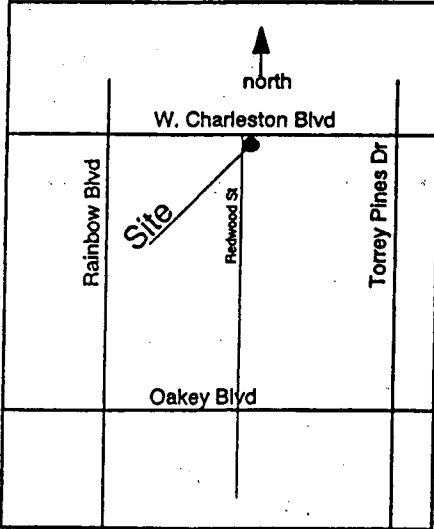
Project address:
6651 W. Charleston Blvd
Las Vegas, NV, 89146
Parcel # 163-02-104-001

Owner:
Steve Phillips
4890 Von Leidner St
Las Vegas, NV 89149
496-5394

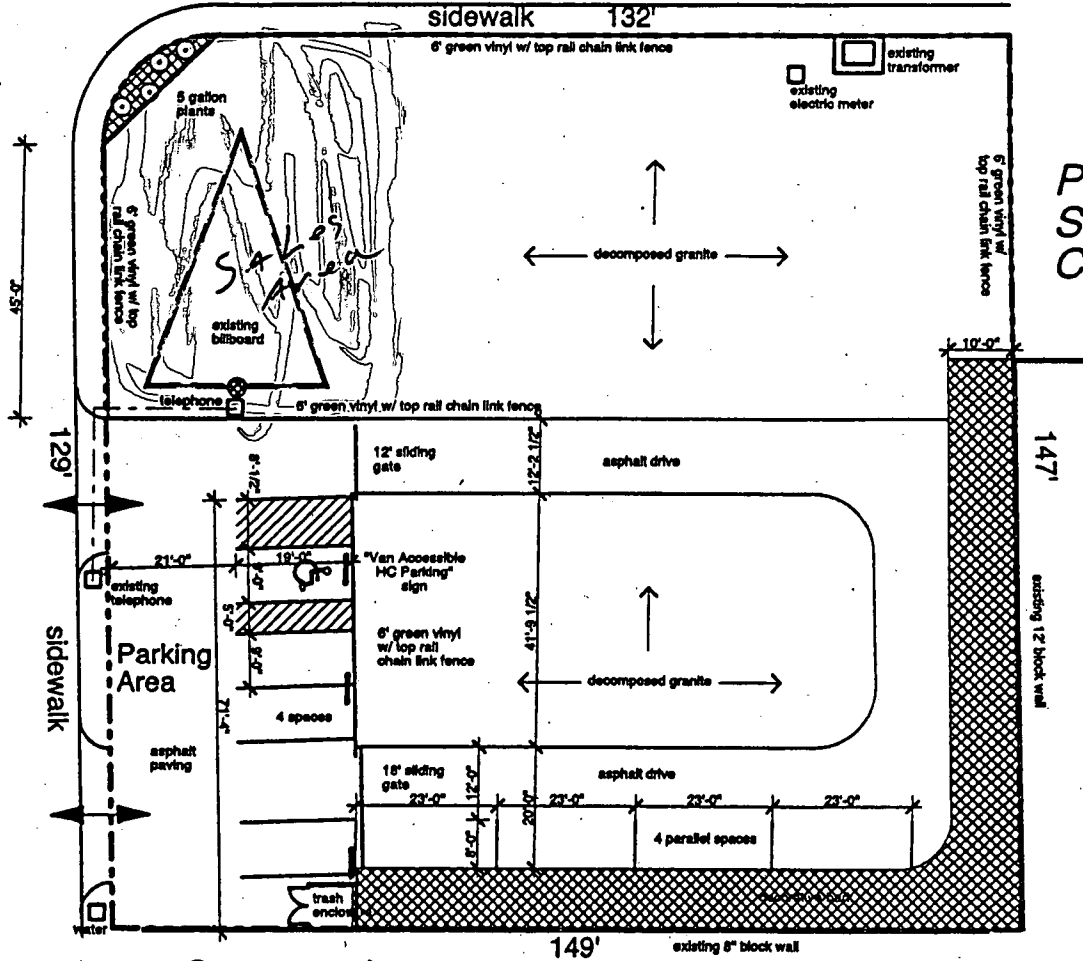
acreage 0.52 acres
bldg sq ft none
Floor Area Ratio n/a
Density n/a

Total parking provided 8
H.C. spaces 1

VICINITY MAP



Redwood Street



Public Storage Company

Crossroads Apartments

Site Plan

Scale: 1/8" = 1'-0"

Handwritten note: 3/27/02

Deerbrooke Farm
Christmas Trees, Flowers, Pumpkins, &
Fireworks Sales Lot
6651 W. Charleston, Las Vegas, NV

REV. NO	DESCRIPTION	DATE	BY
		May 15, 2002	

Handwritten notes: 10455 TAP