

# Comments

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# Separator Sheet

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# TEMPORARY COMMERCIAL PERMIT

## CHRISTMAS TREE LOT

### TCP-10471



Valid November 24, 2005 To December 23, 2005

Description of Event: Temp. x-mas sales lot located at 2380 N. Buffalo Dr. Event will have a 40' x 60' tent on-site and an R-V vehicle. Event to run from 9:00am thru 9:00pm from November 24th thru December 23rd, 2005

Applicant: Nevsur Inc *John "Publics" / (Barrat?)* Parcel(s): 138-22-101-001  
*% b becker* *Holiday Sales* Ward(s): Ward 4 (Brown)  
50 S Jones Blvd  
Las Vegas, NV 89107-2615

### 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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Separator Sheet

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TCP Christmas trees  
 Project Address (Location) 2380 N Buffalo Drive, Las Vegas NV 89128  
 Project Name \_\_\_\_\_ Proposed Use Christmas tree sales  
 Assessor's Parcel #(s) 138-22-101-001 Ward # \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 1.8 ACRES Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information Sale of Christmas tree

PROPERTY OWNER NEVJAN, INC Contact Ernest A. Becker, JR.  
 Address 50 S Jones Blvd., Ste 100 Phone: 878-1903 Fax: 878-1052  
 City Las Vegas NV 89107 State NV Zip 89107

APPLICANT Ernest Esteban and John Rubrico Contact John  
Christmas tree sales  
 Address 10275 Rainbow Blvd Phone: 301-5020 Fax: 312-9390  
 City LV State NV Zip 89145

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner Signature

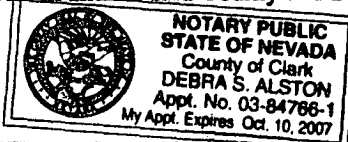
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Ernest A. Becker, Jr.

Subscribed and sworn before me

This 10th day of November, 20 05.

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # TCP-10471

Meeting Date: \_\_\_\_\_

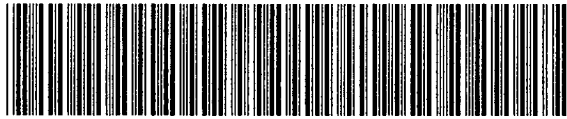
Total Fee: 100.00

Date Received: \* 11/28/05

Received By: \_\_\_\_\_

\* 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



JUSTIFICATION LETTER

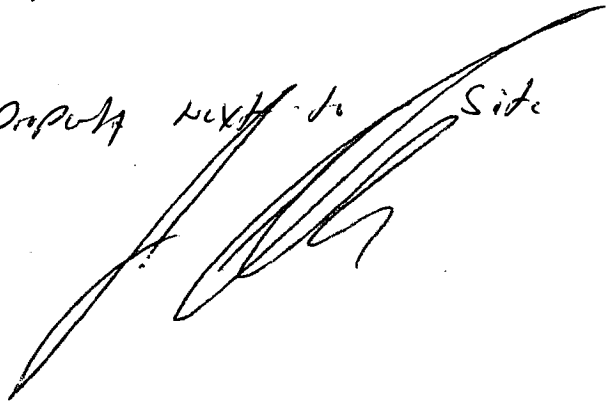
Separator Sheet

## JUSTIFICATION LETTER

Holiday sales will sell Christmas trees and related items from Nov. 24<sup>th</sup> thru Dec. 23<sup>rd</sup> 2005. We will operate from 9:00 am till 6:00 pm daily. Setup will be starting on Nov. 14 until opening day. Break down and clean up will be complete before January 1 2006. We will have at least 2 tents on location 1 40x60 and 1 20x 20 all professional tents provided by Nevada tent co. Security will have an rv on property and the lot will be watched for all days of operation. Parking lot and trees will be separated by fence so no cars will be able to enter where the customers are shopping for trees. Signage is all professionally made and is supplied by b-visual advertising co. 4x8 signs are what we typically use.

all Lighting will comply with code and will not

Show on Residual property next to Site

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

# Plans (PMT)

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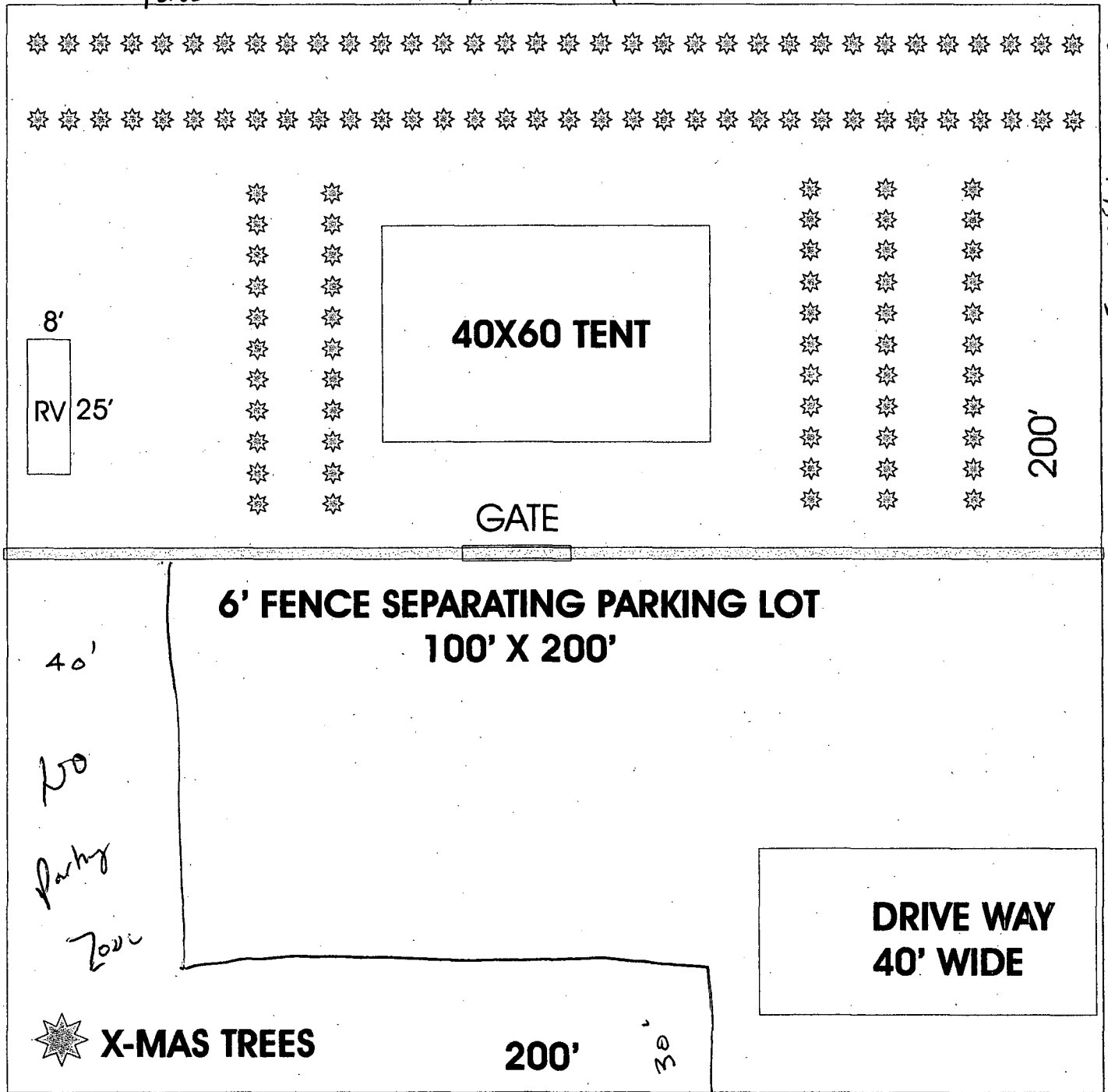


Separator Sheet

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Buffalo

Fence 26 Ft back From Road



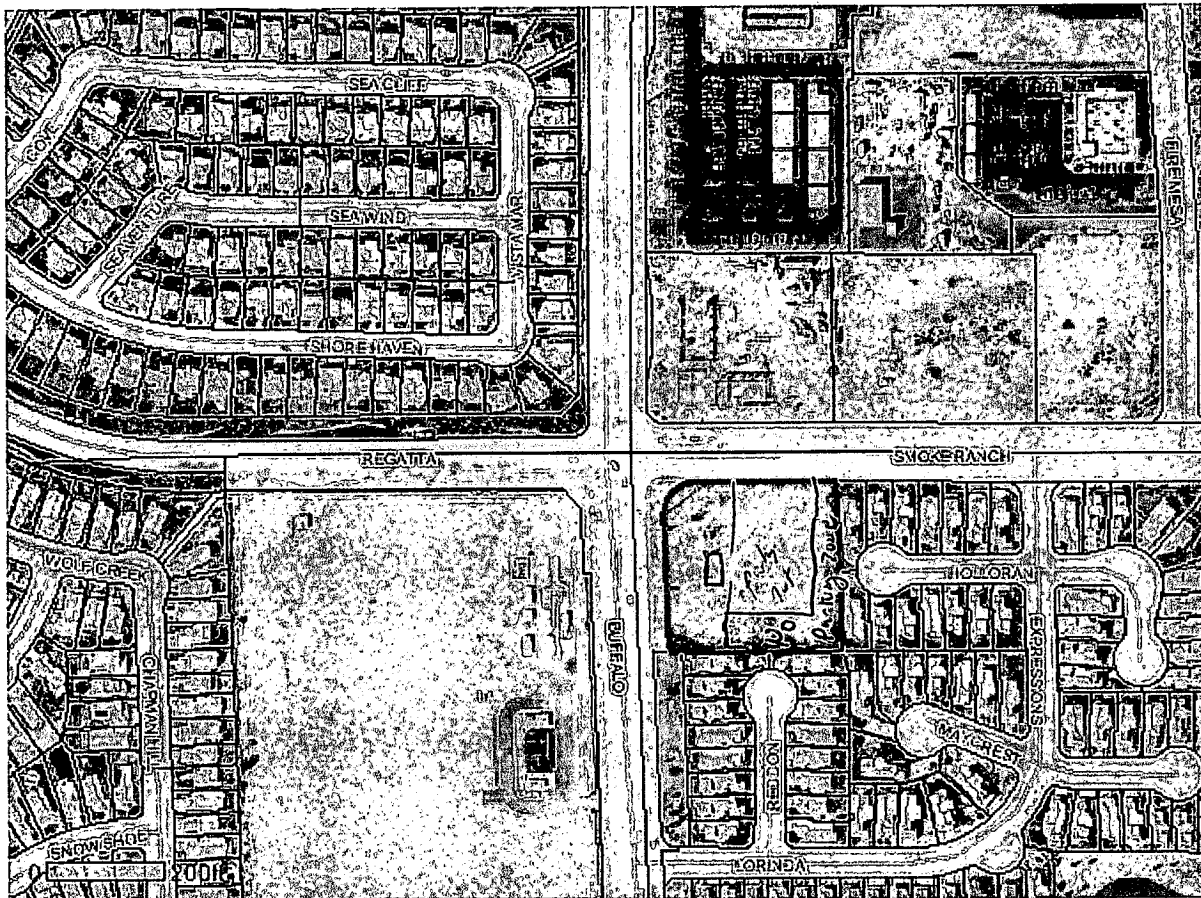
Fence 23 Ft back From Road  
Smoke Ranch

4' FENCE SURROUNDING LOT SET BACK 22' FROM SIDEWALK

(BUFFALO AND SMOKE RANCH)

PARCEL# 13822101001

|            |                                                         |                                      |                                       |                                  |                                      |
|------------|---------------------------------------------------------|--------------------------------------|---------------------------------------|----------------------------------|--------------------------------------|
| Map Click: | <input checked="" type="radio"/> <b>Select Property</b> | <input type="radio"/> <b>Zoom In</b> | <input type="radio"/> <b>Zoom Out</b> | <input type="radio"/> <b>Pan</b> | <input type="radio"/> <b>Measure</b> |
|------------|---------------------------------------------------------|--------------------------------------|---------------------------------------|----------------------------------|--------------------------------------|



To display a Clark County Assessor's Parcel **Page** Map for the selected parcel:  
**13822101001** [Click Here](#)

To **mail a link** of selected parcel# **13822101001**, [Click Here](#) or, Copy / Paste  
the following hyperlink:  
[http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?  
getParcel=13822101001](http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=13822101001)