

Comments



Separator Sheet



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



Separator Sheet

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: NEUSAR, 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: _____

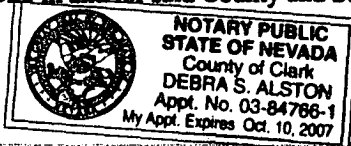
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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: _____

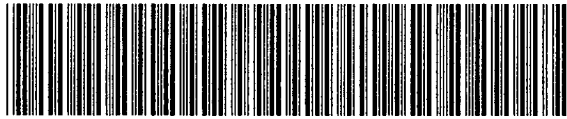
Total Fee: 100.00

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

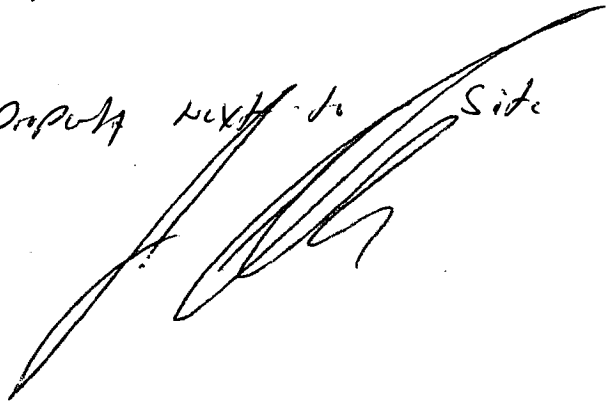
Separator Sheet

JUSTIFICATION LETTER

Holiday sales will sell Christmas trees and related items from Nov. 24th thru Dec. 23rd 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

Shine on Residential 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.

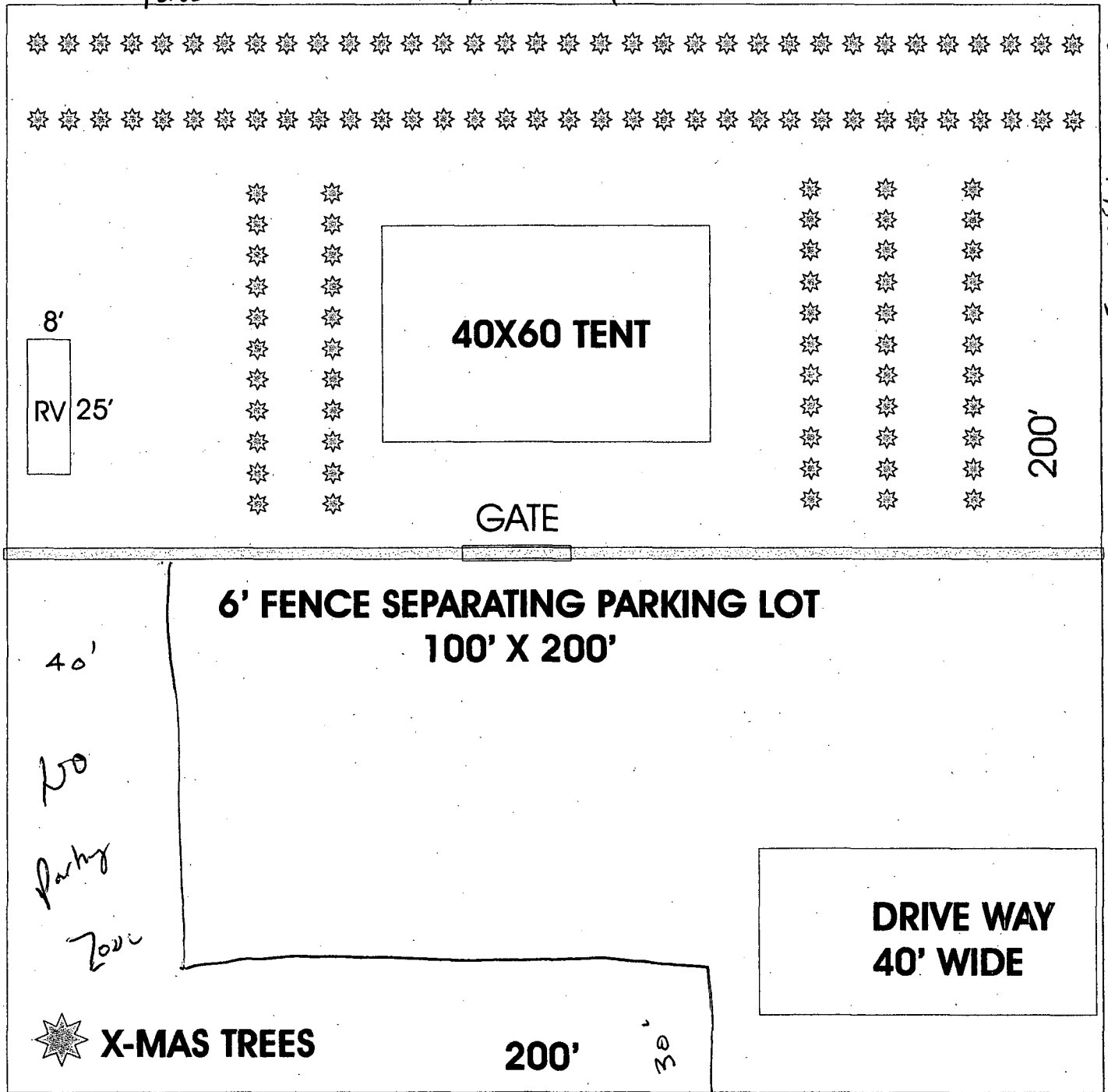
Plans (PMT)



Separator Sheet

Buffalo

Fence 26 Ft back From Road



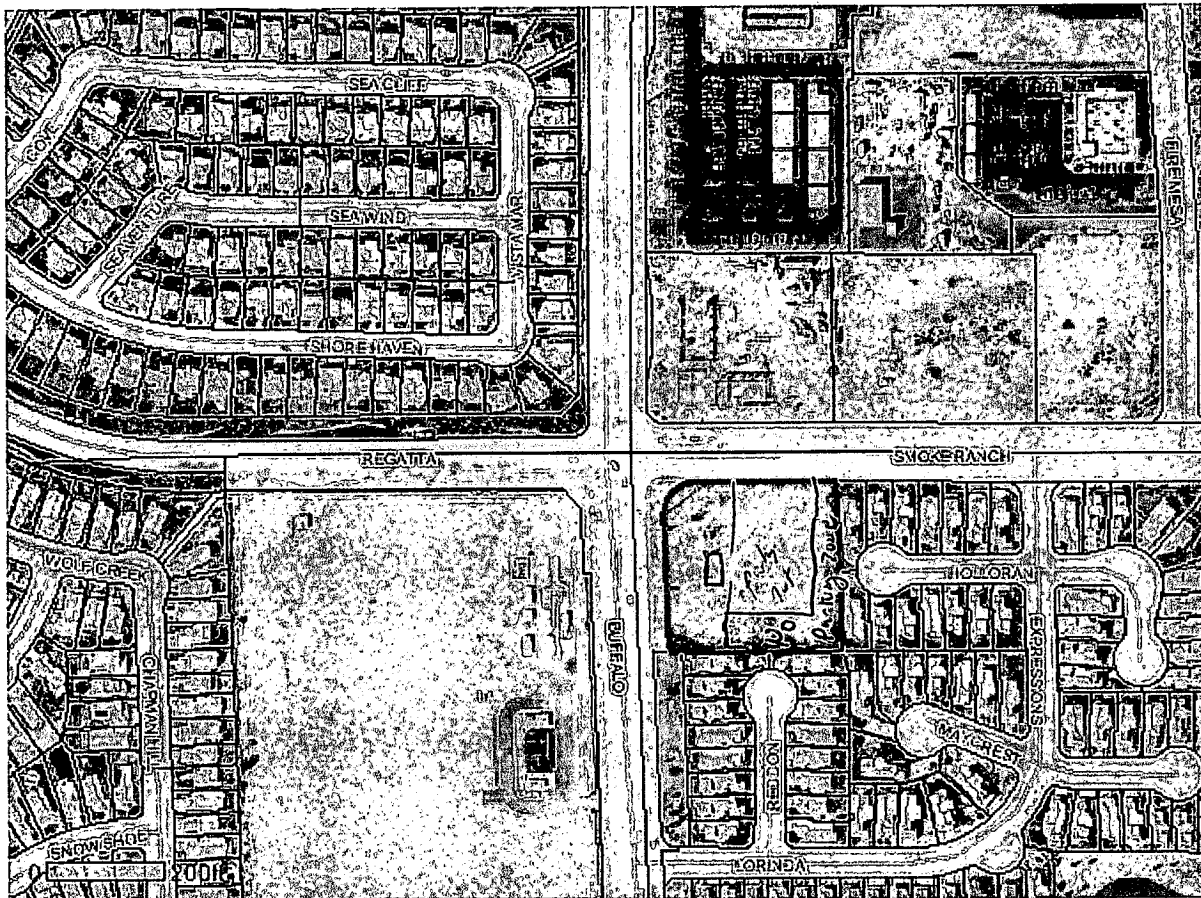
Fence 23 Ft back From Road
Smoke Ranch

4' FENCE SURROUNDING LOT SET BACK 22' FROM SIDEWALK

(BUFFALO AND SMOKE RANCH)

PARCEL# 13822101001

Map Click:	☒ Select Property	☐ Zoom In	☐ Zoom Out	☐ Pan	☐ Measure
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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)