

Comments



Separator Sheet



TEMPORARY COMMERCIAL PERMIT

CHRISTMAS TREE LOT

TCP-10580

Valid November 24, 2005 To December 23, 2005



Description of Event: Temp. x-mas sales lot located at 7075 W. Craig Rd.. Event will have 2 40' x 60' tents on-site and an R-V vehicle. Event to run from 9:00am until midnight from November 24th thru December 23rd, 2005

Applicant: Energy Entertainment
John Rubbico 301-5020
1027 S. Rainbow Blvd.
Las Vegas, NV 89145
(702)301-5020 x

Parcel(s): 138-03-701-003

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 11:59 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. 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

**GREAT AMERICAN CAPITAL**

8350 West Sahara Avenue, Suite 210, Las Vegas, NV 89119

P: (702) 253-5751 F: (702) 255-4088

November 28, 2005

Mr. Ben Maguire
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

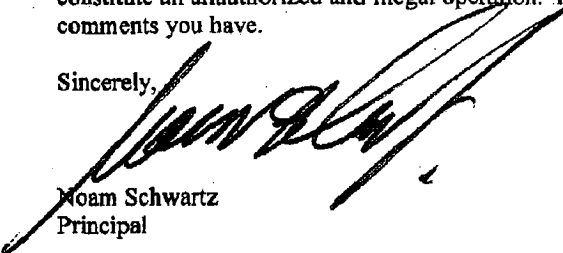
Dear Mr. Maguire:

Pursuant to our conversation on Monday, November 21, 2005, I am sending you a letter in writing stipulating the terms we require to allow Ali of Craig 95, LLC to use Great American Capital's Craig Marketplace site for ingress and egress to sell Christmas trees from his property for the period starting on Thanksgiving Day, November 24, 2005 and ending Friday, December 23, 2005. I have no objections to him using our site entrance for that timeframe as long as he meets the following requirements.

- Tree sales operation must use only the approved entrance as outlined on the attached map which is located from the Craig Road ingress and egress point to his lot.
- Area of our driveway from the street to the gate onto Ali of Craig 95, LLC's property must be cleaned daily of all debris (which may include mud, dirt, rocks, dust, litter, etc.). This area is to be kept spic and span.
- The Christmas tree sales operator must provide Craig Marketplace with a liability insurance binder in an amount no less than Two Million dollars (\$2,000,000.00) naming Craig Marketplace, LLC as "Additional Insureds".
- Ali of Craig 95, LLC and Tree Sales Operator shall provide Craig Marketplace, LLC with a security deposit of Five Thousand Dollars to ensure clean up and repairs of the driveway at termination of Christmas Tree Operation. Provided driveway is left in clean condition and in same condition as of November 22, 2005, this deposit shall be returned. In the event Craig Marketplace, LLC is required to clean or repair driveway during or after such use by Christmas Tree Operator, cost will be deducted from the security deposit.

The above requirements are non negotiable and any use prior to the satisfaction of the above terms shall constitute an unauthorized and illegal operation. Please feel free to contact me with any questions or comments you have.

Sincerely,



Noam Schwartz
Principal

NS/nlk
Attachment(s)

**GREAT AMERICAN CAPITAL**

8350 WEST SAHARA AVENUE, SUITE 210
LAS VEGAS NEVADA 89117
(702) 253-5751 TELEPHONE
(702) 255-4088 FACSIMILE

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Ben Maguire	Nancy Keeler for Noam Schwartz
COMPANY:	DATE:
City of Las Vegas	11-22-05
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
(702) 474-0352	2
PHONE NUMBER:	SENDER'S E-MAIL ADDRESS
229-6904	nancy@greatac.com
RE:	RECEIVER'S E-MAIL ADDRESS
Craig Marketplace Permission Letter	

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Ben:

Attached, please find the letter you requested from Noam Schwartz to confirm that he does not object to the use of the Craig Marketplace back entrance by Ali of Craig 95, LLC for ingress and egress during this holiday season to sell his Christmas trees. Please let me know if you need anything else.

Sincerely,

Nancy Keeler for Noam Schwartz

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: tree lot TCP
 Project Address (Location) 7075 W. Craig Rd.
 Project Name Winter Wonderland Proposed Use _____
 Assessor's Parcel #(s) 13803701003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 3.53 Lots/Units _____ Density _____
 Additional Information Sale of trees and related items

PROPERTY OWNER Gray 95 LLC Contact Ali
 Address _____ Phone: 251-0218 Fax: _____
 City LV State NV Zip _____

APPLICANT Energy Entertainment LLC Contact John
 Address 1027 Rainbow Blvd Phone: 301-5070 Fax: 362-9390
 City LV State NV Zip 89145

REPRESENTATIVE Steve Energy Ent. Contact John
 Address 1027 Rainbow Blvd Phone: 301-5070 Fax: 362-9390
 City LV State NV Zip 89145

Property Owner Signature* Ali Karsch

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

Print Name Ali Karsch

Subscribed and sworn before me

This 4th day of NOVEMBER, 2005.
Linda Hartman-Maynard

Notary Public in and for said County and State

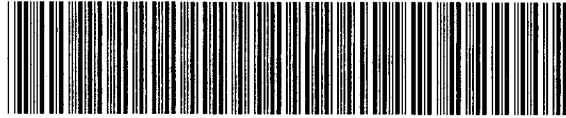


FOR DEPARTMENT USE ONLY

Case #	<u>TCP-10580</u>
Meeting Date:	_____
Total Fee:	<u>100.00</u>
Date Received:*	<u>11/30/05</u>
Received By:	<u>[Signature]</u>

* 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

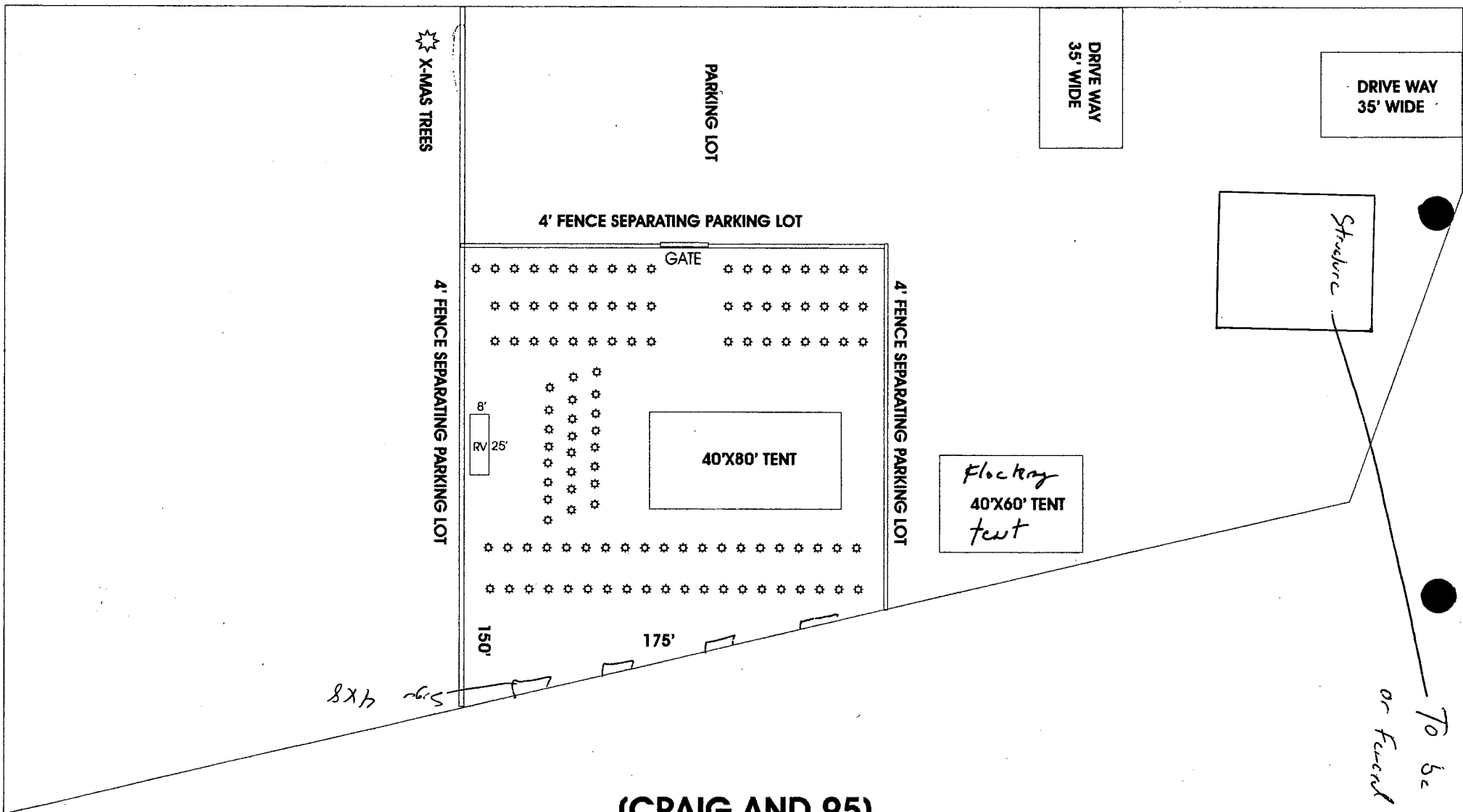
Holiday sales will sell Christmas trees and related items form Nov. 24th thru Dec. 23rd 2005. We will operate from 9:00 am till 10:00 pm daily. Setup will be starting on Nov. 14 until opening day. Break down and clean up will be complete before January 1 2006. We will have at least 2 tents on location 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.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long, sweeping horizontal stroke at the end.

Plans (PMT)

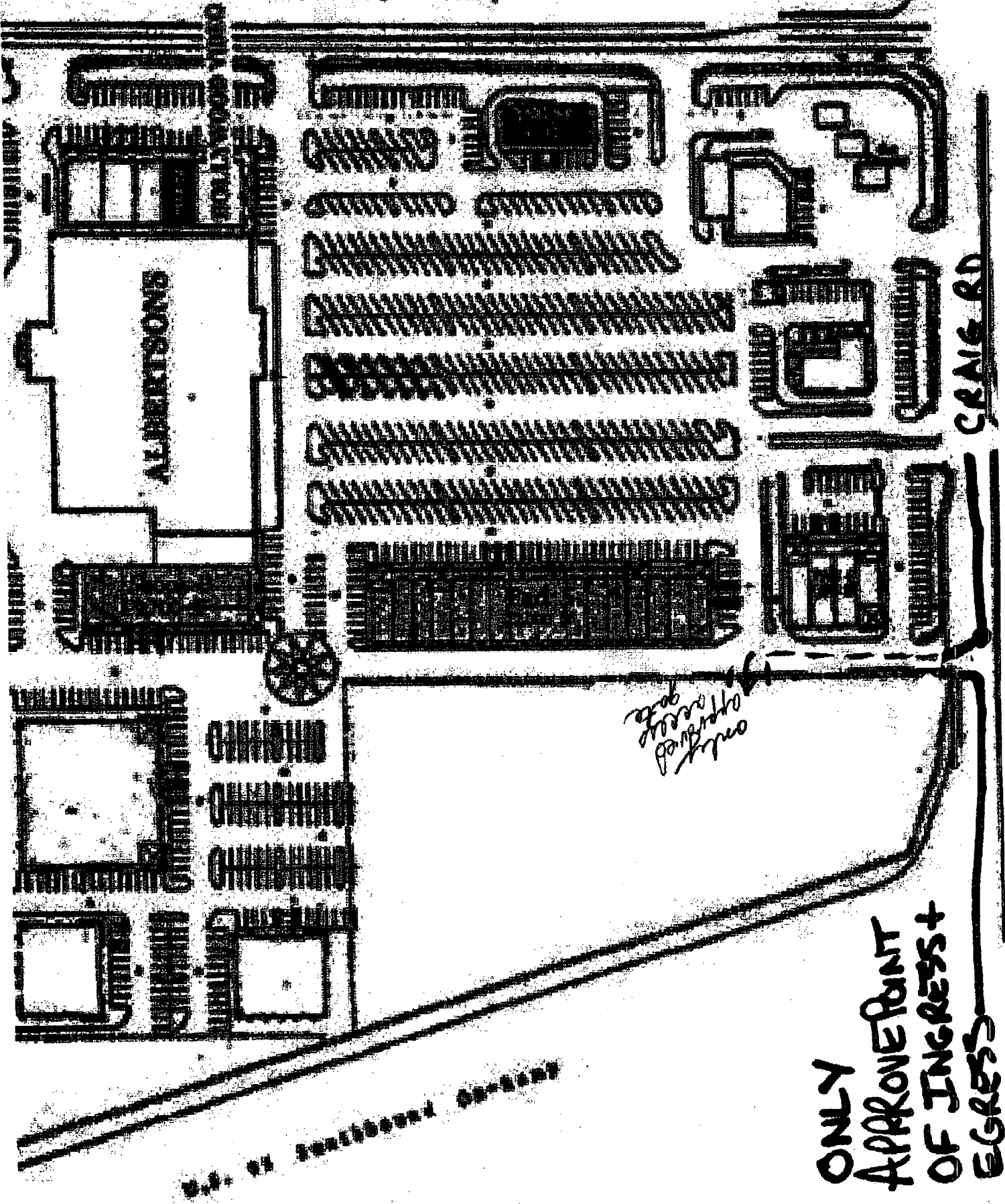


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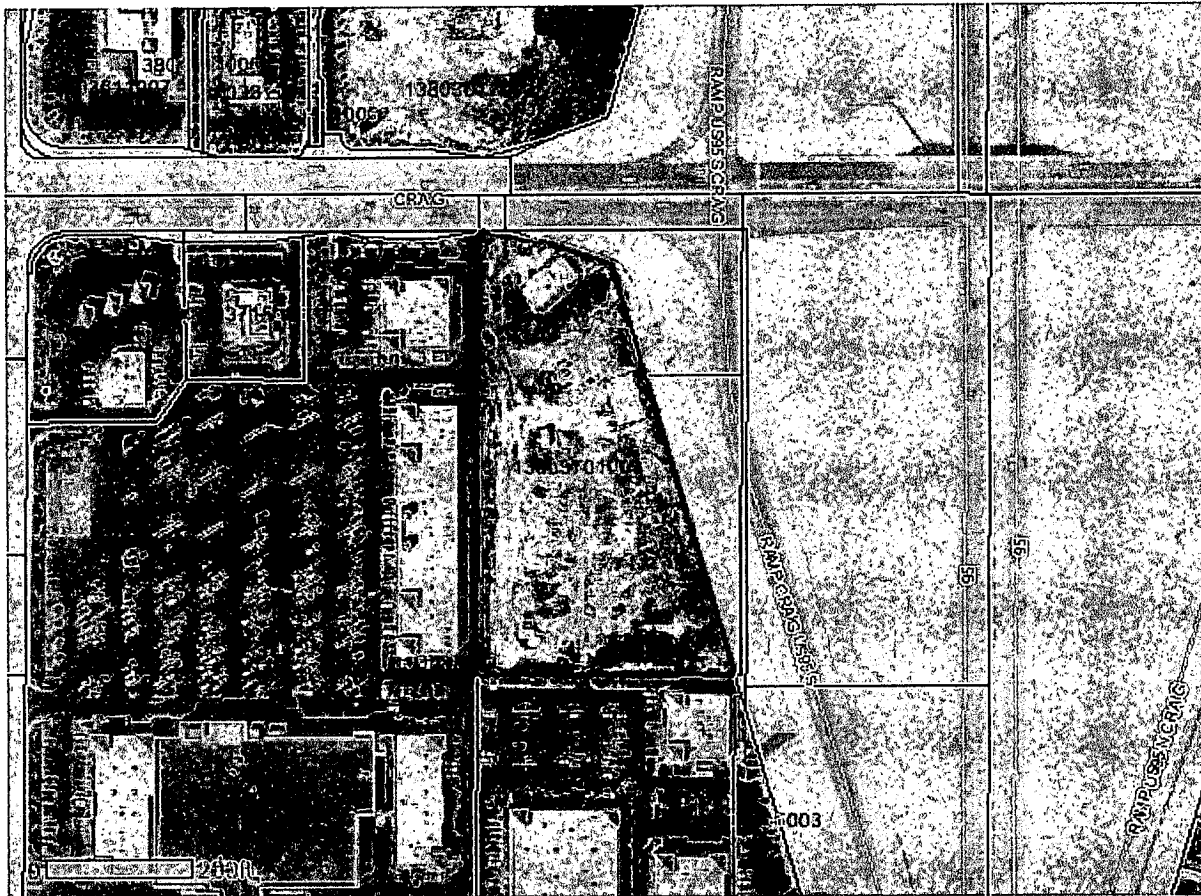
(CRAIG AND 95)
PARCEL# 13803701003

TABERNASH WAY



ONLY
APPROVED
ACCESS
GATE

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:
13803701003 [Click Here](#)

To mail a link of selected parcel# **13803701003**, [Click Here](#) or, Copy / Paste
the following hyperlink:
[http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?
getParcel=13803701003](http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=13803701003)