

# Application

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APPLICATION

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: TCP  
 Project Address (Location) 240 N. JONES  
 Project Name Christmas trees Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 138 25 40 4004 Ward # \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 14.53 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information Sale of Christmas trees

**PROPERTY OWNER** Fremont Plaza Contact Anna / Debra  
 Address 240 N. Jones Phone: 735-8268 Fax: 732-9197  
 City Las Vegas State NV Zip 89107

**APPLICANT** Holiday Sales / Energy Entertainment Inc. Contact John  
 Address 1027 Rainbow Blvd Phone: 301-5070 Fax: 362-9390  
 City Las Vegas State NV Zip 89145

**REPRESENTATIVE** \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City N/A State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner Signature\* [Signature]

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

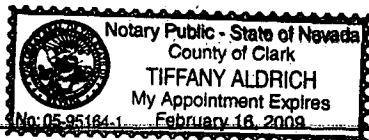
Print Name Cindy Stanley - the

Subscribed and sworn before me

This 30<sup>th</sup> day of November, 20 05.

[Signature]

Notary Public in and for said County and State



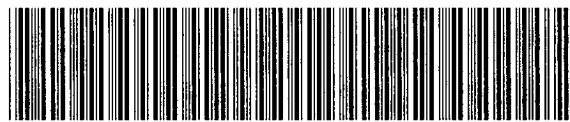
### FOR DEPARTMENT USE ONLY

Case #	<u>TCP 10619</u>
Meeting Date:	_____
Total Fee:	<u>\$ 100.00</u>
Date Received:*	<u>12/2/05</u>
Received By:	<u>Melissa Br...</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

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JUSTIFICATION LETTER

Separator Sheet

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# 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 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.

REMOVAL  
1/1/6

TSP

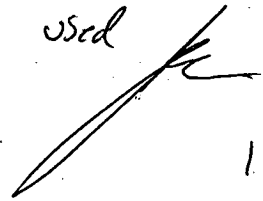


Changes will be:

Dec 2 - Dec 23<sup>rd</sup> operating dates

clean up by Jan 1<sup>st</sup> 06

No Signage will be used



12-2-05

# Comments

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**TEMPORARY COMMERCIAL PERMIT**  
**CHRISTMAS TREE LOT**  
**TCP-10619**



**Valid December 02, 2005 To December 31, 2005**

**Description of Event:** Christmas tree sales. No temporary signage. *240 N. JONES BLVD.*

**Applicant:** Holiday Sales/energy  
Entertainment  
John 301-5070  
1027 Rainbow Blvd  
Las Vegas, NV 89145  
(702)301-5070 x

**Parcel(s):** 138-25-404-004  
**Ward(s):** Ward 2 (Wolfson)

**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. 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**

# General Growth Properties Insurance Requirements

Certificate Holder:

**MEADOWS MALL**  
4300 Meadows Lane  
#10 LV NV 89107

**FREMONT PLAZA**  
240 North Jones Blvd.  
LV NV 89107

Additional Insureds:

**GGP Ivanhoe II, Inc.**  
**General Growth Properties, Inc.**  
**GGP Ivanhoe III, Inc.**  
**GGP Limited Partnership**

**Price Development Co., LTD.**  
**GGP Acquisition, L.L.C.**  
**GGPLP L.L.C.**  
**GGP Limited Partnership**  
**General Growth Properties, Inc.**

General Requirements: Licensee shall carry workers compensation insurance in the statutory amount and employer's liability. Licensee shall carry commercial general liability insurance which shall include contractual liability. All such insurance policies shall contain a provision that Licensor and Licensee shall be given a minimum of 10 days written notice by the insurance company prior to cancellation, termination or change in such insurance. Licensee shall deposit certificates showing such coverage with Licensor prior to the earlier of the commencement of any construction by Licensee anywhere in or around the Shopping Center or the commencement Date. All such insurance carriers shall be rated A-VII or better by Best's and shall be authorized to do business in the State of Nevada.

Required Coverages: Commercial General Liability - \$2,000,000 two million Each Occurrence – two million General Aggregate – two million Personal & Adv Injury – two million Products-Comp/Op Agg - \$100,000 Fire - \$5,000 Medical Expense – Employers Liability \$1,000,000 one million per Accident/Disease and Policy Limit – Worker's Comp – Statutory

Cancellation Clause: 10 – Ten Days Notice

The following needs to be removed for the cancellation – Wording "Endeavor to. . . but failure to mail such notice shall impose no obligation or liability of any kind upon the Company, its agents, or representatives."

www.generalgrowth.com

fax 702-878-3138

702-878-3331

Las Vegas, NV 89107

Suite #10

# Plans (PMT)

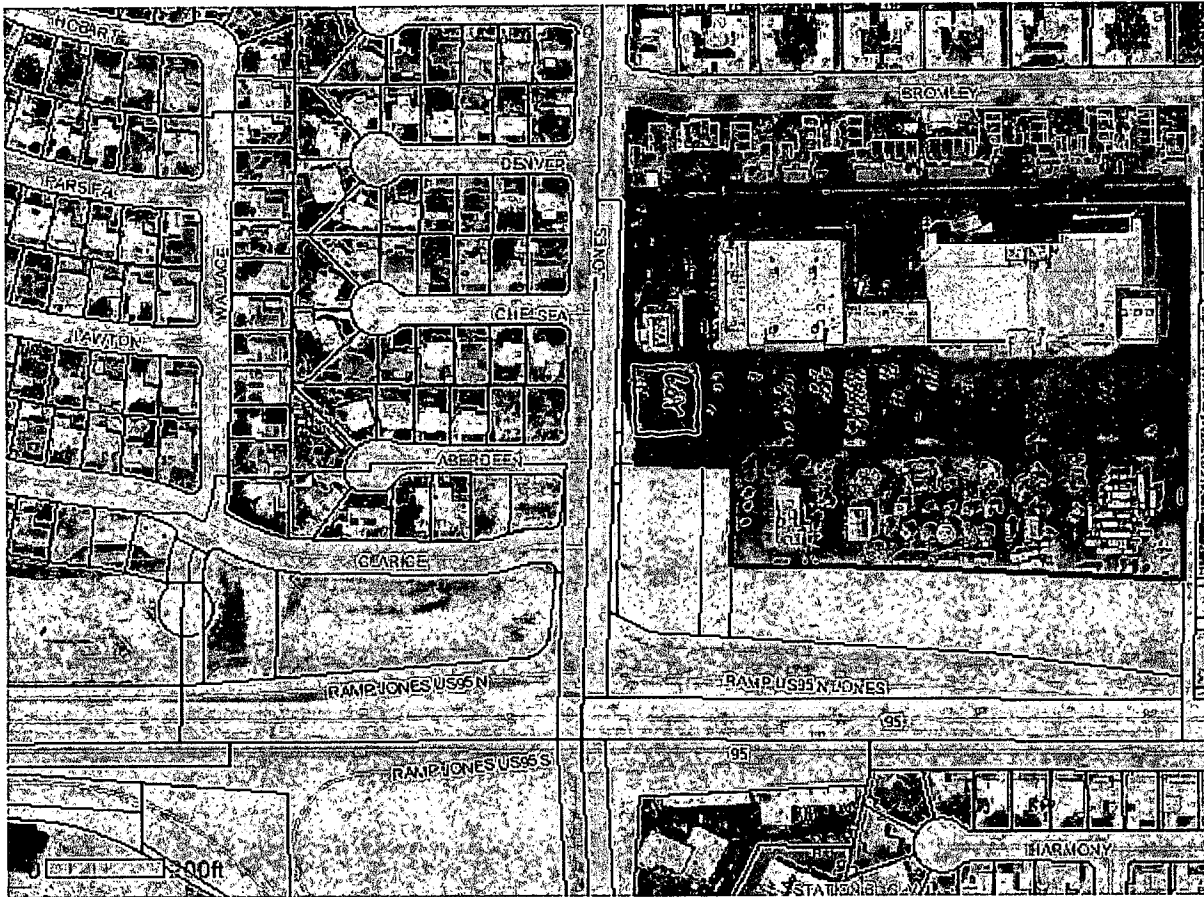
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Separator Sheet

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Map Click:  **Select Property**     **Zoom In**     **Zoom Out**     **Pan**     **Measure**



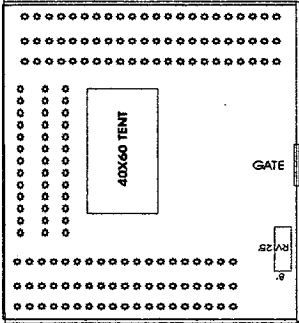
To display a Clark County Assessor's Parcel Page Map for the selected parcel:  
**13825404004** [Click Here](#)

To mail a link of selected parcel# **13825404004**, [Click Here](#) or, Copy / Paste the following hyperlink:  
<http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=13825404004>

TCP-10619  
2005

DRIVE WAY

6' FENCE SEPARATING PARKING LOT  
140' LONG



6' FENCE SEPARATING PARKING LOT  
140' LONG

DRIVE WAY

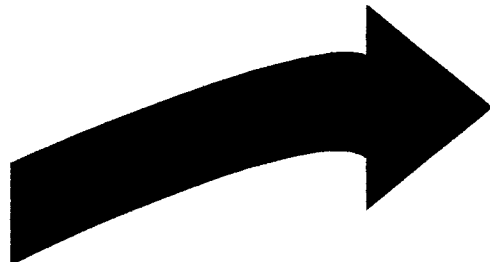
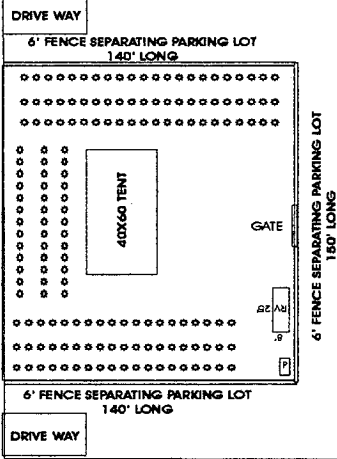
**6' FENCE SURROUNDING LOT  
(JONES AND 95)  
PARCEL# 13825404004**

 **X-MAS TREES**

**6' FENCE SURROUNDING LOT  
(JONES AND 95)  
PARCEL# 13825404004**

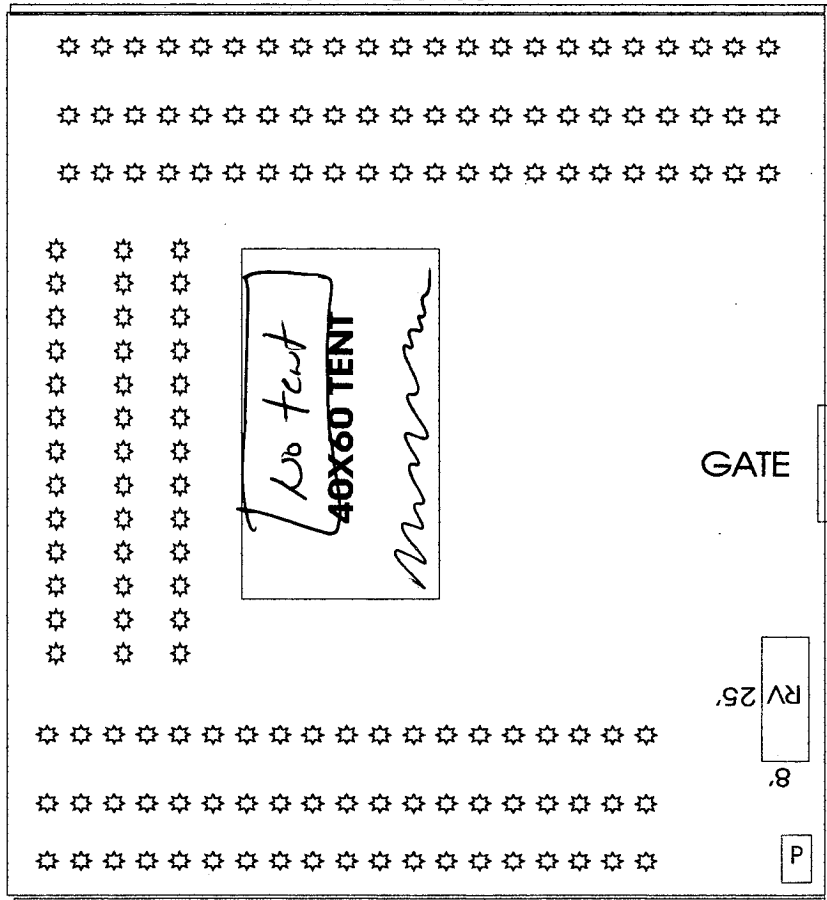
 **X-MAS TREES**

**P GENERATOR**



**DRIVE WAY**

**6' FENCE SEPARATING PARKING LOT  
140' LONG**



**6' FENCE SEPARATING PARKING LOT  
140' LONG**

**DRIVE WAY**

**6' FENCE SEPARATING PARKING LOT  
150' LONG**