

# Action Letter

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# Separator Sheet

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# TEMPORARY SIGN PERMIT

## TSP-11753



**Description of Sign(s):** Grand opening banners placed on the front and side of professional office building for Professional Business Success Centers. Signs will be displayed Feb. 8th, 2006 through March 8th, 2006.

**Applicant:** Z J & R Properties L L C  
For questions contact applicant: DeBorah Scott -  
400-7722 **3900 W. CHARLSTON**  
% s zager  
P O Box 1500-436  
Corona Del Mar, CA 92625  
(702)498-4473 x

Type of Signs:	
<input type="checkbox"/>	Pennants
<input type="checkbox"/>	Balloons
<input type="checkbox"/>	Streamers
<input type="checkbox"/>	Searchlights
<input type="checkbox"/>	Portable
<input checked="" type="checkbox"/>	Other

**Parcel(s):** 139-31-801-018

**Ward(s):** Ward 1 (Tarkanian)

**THIS PERMIT IS APPROVED PURSUANT TO TITLE 19.14.090A OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) THE TEMPORARY SIGN PERMIT SHALL BE VALID FOR **29 DAYS FROM FEBRUARY -8, 2006 TO MARCH 8, 2006.**
- 2) ALL TEMPORARY SIGNS SHALL BE SET BACK FROM ANY STREET INTERSECTION OR DRIVEWAY OR OTHERWISE LOCATED IN ORDER TO NOT CREATE A SIGHT RESTRICTION.
- 3) ALL TEMPORARY SIGNAGE SHALL BE SO LOCATED AS TO NOT CREATE A NUISANCE TO NEARBY PROPERTIES AS A RESULT OF FACTORS SUCH AS EXCESSIVE ILLUMINATION, GLARE, OR NOISE.
- 4) ALL TEMPORARY SIGNAGE SHALL CONFORM TO THE SUBMITTED SITE PLAN.
- 5) THE APPLICANT SHALL DISPLAY A COPY OF THIS TEMPORARY SIGN PERMIT DURING NORMAL BUSINESS HOURS.
- 6) ALL TEMPORARY IMPROVEMENTS MADE TO THIS SITE AND THE ABUTTING STREETS SHALL BE REMOVED UPON EXPIRATION OF THE PERMIT.
- 7) ALL APPLICABLE CITY CODE REQUIREMENTS SHALL BE SATISFIED.
- 8) THE APPLICANT SHALL BE RESPONSIBLE FOR LEAVING THE SITE FREE OF DEBRIS, LITTER, OR ANY OTHER EVIDENCE OF THE SIGNAGE UPON EXPIRATION OF THE PERMIT.
- 9) NO SIGNS SHALL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.

**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: Temporary Sign Permit  
 Project Address (Location) 3900 W. Charleston Blvd #170 LV NV 89102  
 Project Name Professional Business Success CTR Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 13931801018 Ward # \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 3.06 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER ZJ+R Properties LLC Contact Paul Sanchez  
 Address PO Box 1500-436 Phone: 702 408-1019 Fax: \_\_\_\_\_  
 City Corona del Mar, CA 92625 State CA Zip 92625

APPLICANT PBSC Contact DeBoerA Spott  
 Address 3900 W. Charleston Blvd #171 Phone: 400-7722 Fax: 877-6818  
 City LV State NV Zip 89102

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ 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 SUSAN ZAGER

Subscribed and sworn before me

This 24 day of January, 2006.

Karen Rodriguez

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

Case #	<u>11753-TSP</u>
Meeting Date:	_____
Total Fee:	<u>100.00</u>
Date Received:*	<u>2/8/06</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.

RECEIVED  
FEB 07 2006

# Justification Letter

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# Separator Sheet

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FROM THE DESK OF  
DE 'BORAH STOTT  
PROFESSIONAL BUSINESS SUCCESS CENTERS  
3900 W. CHARLESTON BLVD. STE-170  
LAS VEGAS, NV 89103  
(702) 400-7722 direct / (702) 877-6818 FAX

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February 3, 2006

Re: Temporary sign permit:  
Planning & Development dept.

To Whom It May Concern:

Our office is requesting a temporary sign permit to hang our grand opening banners. These banners are placed on the building as appropriately depicted on the submitted drawing. The side banner is 12'x 4' facing Charleston, the banner on the front of the building which faces west is 9'x 4' with a yellow background and colored lettering. The banners to be hung approximately eleven feet above the ground. Each will have balloons tied to the upper corners, this will not obstruct traffic or any other signs.

We are requesting a permit to have these banners hang for one month from February 8<sup>th</sup> – March 8<sup>th</sup>, 2006. This is temporary while we are having the permanent signs made.

Thank you for your time and consideration in resolving this matter, should you have any further questions please don't hesitate to contact my office.

HAVE A GREAT DAY

Respectfully submitted,



De'Borah Stott  
Branch Manager

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FEB 07 2006

# Plans (PMT)

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Separator Sheet

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12'5"  
PROFESSIONAL BUSINESS

SUCCESS CENTERS

EXECUTIVE SUITES 400-7722

YOUR SUCCESS IS OUR BUSINESS !!!

GRAND OPENING

BLUE

GRN

BLK/  
RED

BLUE

9'5"

Front sign 9' X 4' faces parking lot - west

Side sign 12' X 4' faces Charleston - south

APPROVED  
Temp Sign Only  
BY Robert Summerville 2/3/06  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

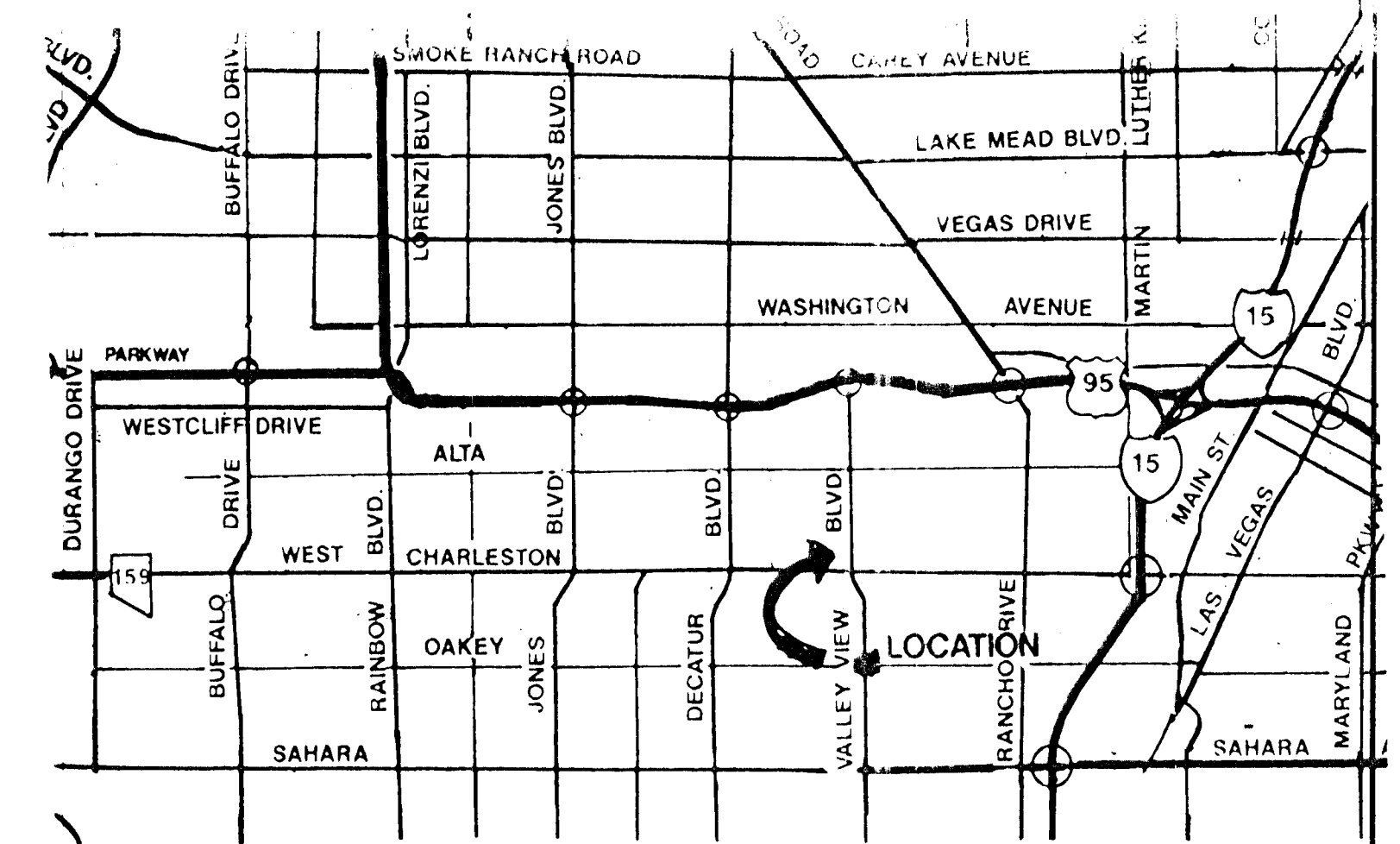
RECEIVED  
FEB 07 2006

NAME: FIRE REPAIRS FOR SHELL BUILDING AT VILLAGE CENTER  
 ADDRESS: 3900 WEST CHARLESTON, LAS VEGAS, NV  
 PROJECT DESCRIPTION: NEW SHELL BUILDING OVER THE EXISTING FOUNDATION, NEW ROOF, NEW STOREFRONT, NEW ELECTRICAL SERVICE, NEW PLUMBING STUB-OUTS TO LEASE SPACES.  
 CODE: ORIGINAL BUILDING CONSTR IN 1970's NEW SHELL PER 2003 IBC AS AMENDED CITY OF LAS VEGAS, NV  
 TOTAL SHELL AREA: 10,960 SF TOTAL  
 FIRE AREAS = BLDG. 1- 3,000 SF, BLDG. 3- 3,000SF, BLDG. 2- 2480 SF and BLDG. 4- 2480 SF.  
 EACH AREA SEPARATED BY 3-HR FIRE-RATED WALL.  
 TYPE OF OCCUPANCY: M- MERCANTILE

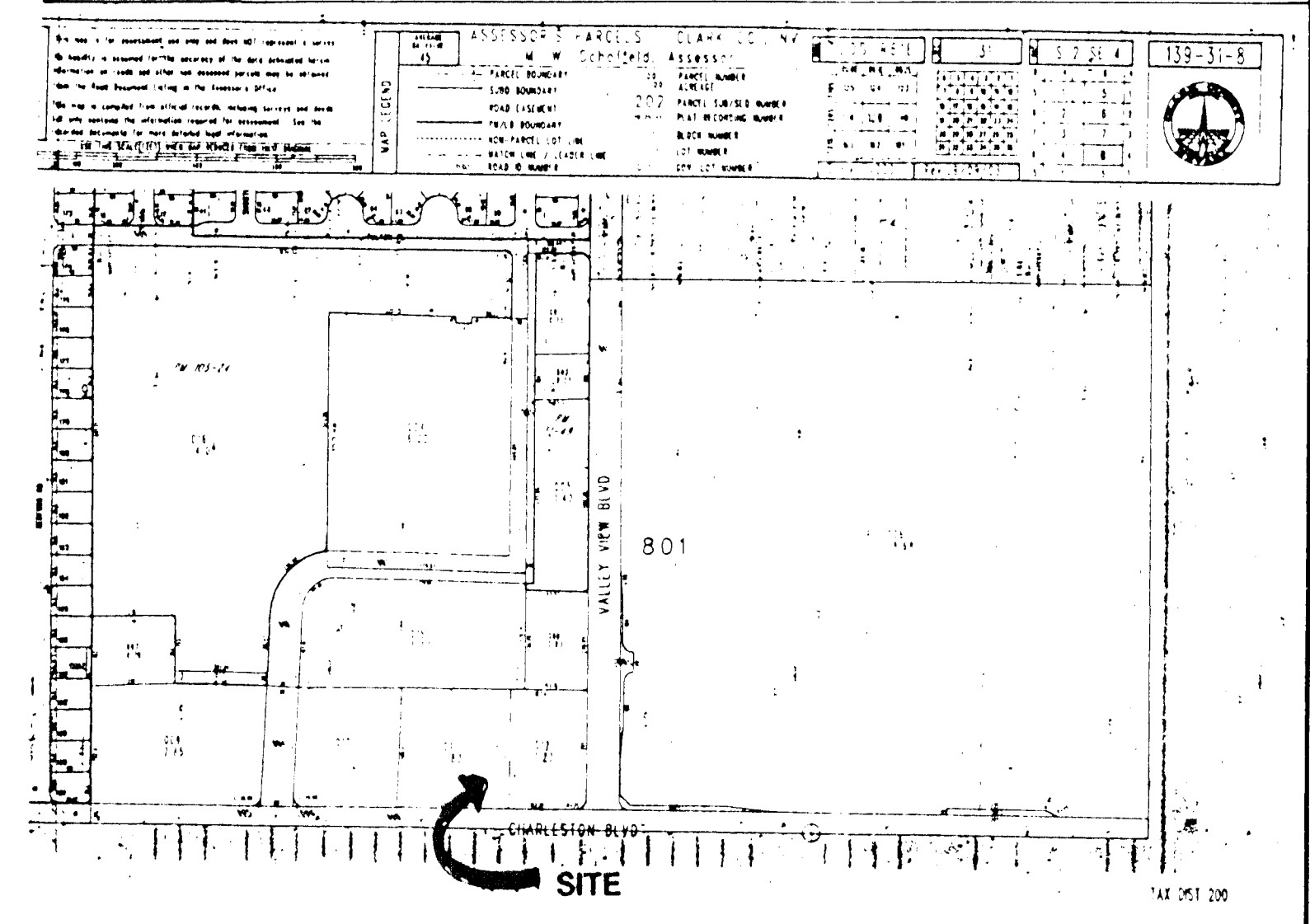
TYPE - V-B (NO FIRE SPRINKLER PROTECTION)  
 SPRINKLERS - NONE  
 NUMBER OF STORIES 1-SINGLE STORY  
 HEIGHT 8'-0" MAXIMUM PARAPET  
 DISTANCES TO PROPERTY LINES FROM FIRE AREAS:  
 Bldg. 1 NORTH - 0' TO FIRE WALL  
 SOUTH - 0' TO FIRE WALL  
 EAST - 0' TO FIRE WALL  
 WEST - 85' HALF DISTANCE TO WEST BLDG.  
 Bldg. 2 NORTH - 0' TO FIRE WALL  
 SOUTH - 60' TO STREET R.O.W.  
 EAST - 0' TO FIRE WALL  
 WEST - 85' HALF DISTANCE TO WEST BLDG.

HORIZONTAL PROJECTIONS  
 1. FIRE WALL TO CONTINUE THROUGH COMBUSTIBLE CANOPY.  
 2. WALL EACH SIDE OF FIRE WALL AT THE EXTERIOR TO BE A MINIMUM 1 HR. F.R. CONSTRUCTION.

PARKING PER 1988 ZONING ORDINANCE UNDER WHICH THE PROPERTY WAS CONSTRUCTED (THE FARTHEST BACK COPY THE ARCHITECT HAS).  
 3920 BUILDING 37,480 SF / 500 = 74 SPACES REQUIRED.  
 3900 BUILDING 10,960 SF  
 RETAIL AREA = 8520 SF / 500 = 17 SPACES REQUIRED.  
 SONIO'S RESTAURANT 1200 DINING/ 50 = 24 SPACES REQUIRED.  
 1080 KITCHEN, ETC/ 200 = 5 SPACES REQUIRED.  
 TOT. REQ'D = 140 SPACES REQUIRED  
 WITH HANDICAP SPACES REQUIRED PER A.D.A. THE TOTAL SHOWN = 135 SPACES ON-SITE.

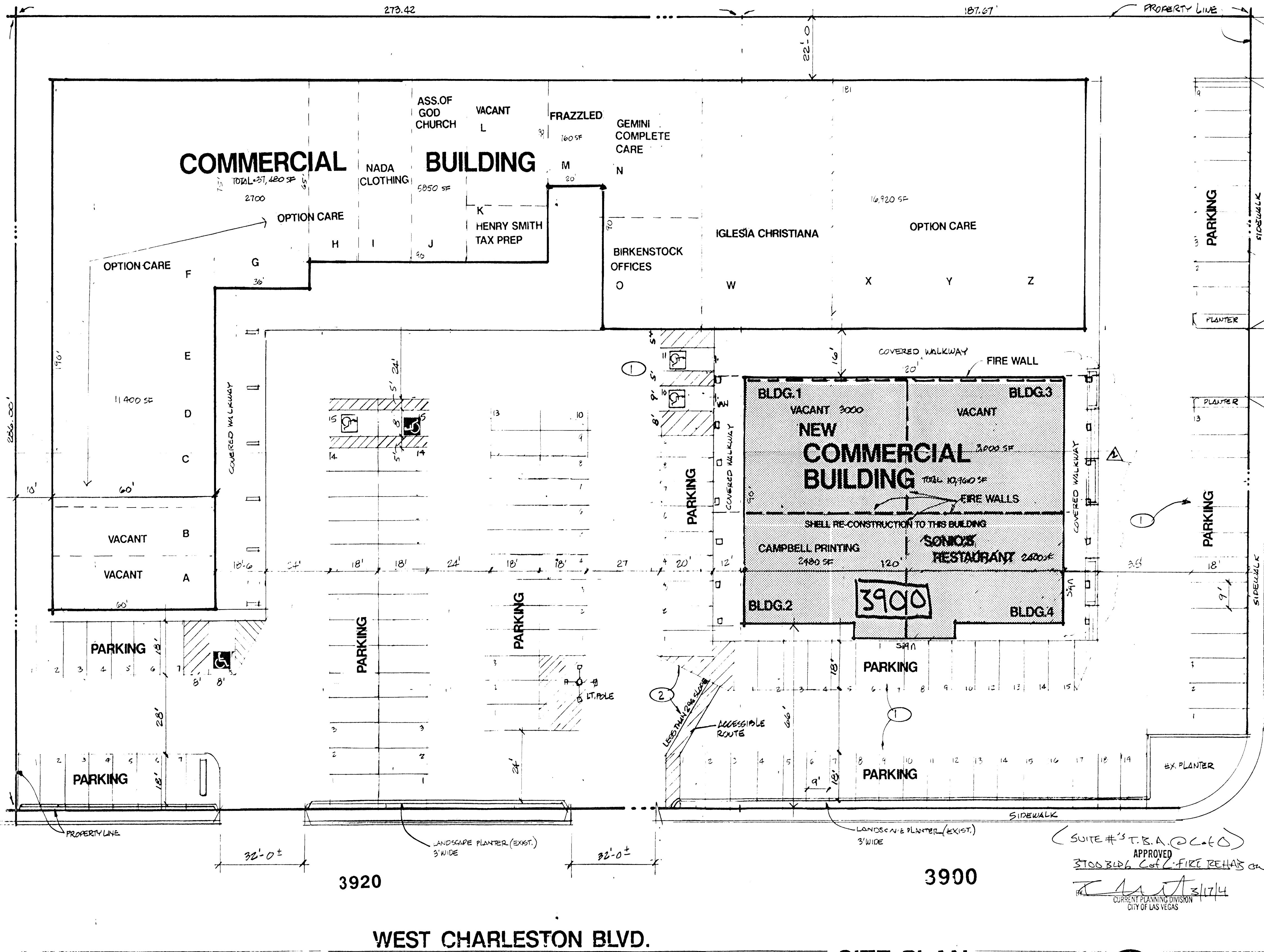


**VICINITY MAP**



**ASSESSOR'S MAP** APN=139-31-801-018  
 CITY OF LAS VEGAS, NEVADA

VALLEY VIEW BLVD.



3920

3900

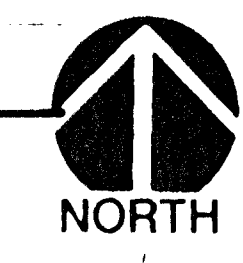
**WEST CHARLESTON BLVD.**

**SITE PLAN NOTES**

- ① NEW STRIPING PER CLV STDS.
- ② INSTALL NEW STRIPING FOR ACCESS ROUTE TO PUBLIC WAY.

**SITE PLAN**

1/8" = 20'-0"



**PROJECT TEAM**

OWNER:  
 ZJ & R PROPERTIES  
 P.O. BOX 1500-436  
 CORONA DEL MAR, CA 92625  
 SUSAN ZAGER  
 GENERAL CONTRACTOR  
 KALB INDUSTRIES OF NEVADA  
 5670 WYNN ROAD, LAS VEGAS, NV 89118  
 365-5252 FAX 365-5257  
 RICK HAGENDORN  
 ARCHITECT  
 TIM BLISH, ARCHITECT  
 2375 EAST TROPICANA AVE #4  
 LAS VEGAS, NEVADA 89119  
 739-9987 FAX 739-6522  
 TIM BLISH  
 STRUCTURAL ENGINEER  
 HUNT ENGINEERING  
 2595 S CIMARRON STE 100  
 LAS VEGAS, NV  
 942-4300 FAX 942-4301  
 BILL DE LA GARZA  
 PLUMBING  
 LAKEWOOD PLUMBING  
 MECHANICAL  
 TROPIC AIR  
 ELECTRICAL ENGINEERING  
 H24, INC  
 5229 JAROM STREET  
 LAS VEGAS, NEVADA 89120  
 451-0146, FAX 451-2650  
 DON HUTCHISON, PETER HYLIA

**DRAWING INDEX**

SHEET	DESCRIPTION
T.1	COVER SHEET
A.1	BLDG PLAN
A.1a	CONSTRUCTION NOTES
A.2	ELEVATIONS
A.3	SECTION
A.4	ROOF PLAN
D.1	DETAILS
SGN.1	STRUCTURAL NOTES
S.1	FOUNDATION PLAN
S.2	ROOF FRAMING PLAN
S.3	DETAILS
S.4	DETAILS
M.1	MECHANICAL ROOF PLAN
P.1	PLUMBING PLAN
E.1	SITE PLAN, NOTES, & SYM.
E.2	SINGLE-LINE & CALCULATIONS
E.3	POWER & LIGHTING PLAN & SCHEDULE

RECEIVED  
 MAR 12 2004  
 CITY OF LAS VEGAS PERMIT

THESE PLANS WERE CHECKED UNDER THE 2003 IBC/IRC, 2000 UPC AND UMC AND THE 2002 NEC

APPROVED  
 3/11/14  
 CURRENT PLANNING DIVISION  
 CITY OF LAS VEGAS

C-58-04

APPROVED  
 Site Plan (Drawings Sign) Only  
 BY: [Signature]  
 3/11/14  
 REGISTERED ARCHITECT  
 STATE OF NEVADA

- SITE PLAN -

RECEIVED  
 FEB 9 7 2006