

# Action Letter

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# Separator Sheet

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# TEMPORARY COMMERCIAL PERMIT

## VALENTINES DAY FLOWERS

TCP-11775

Valid February 10, 2006 To February 14, 2006



**Description of Event:** Sales of Valentine's Day related items on the corner of Sahara and Valley View from Feb. 10-14 during the hours of 9am to 10pm. All items from the sales must be removed by Feb. 16. The tent must be set back a minimum of 20' from both streets.

**Applicant:** Dyna Tech  
Joe Broadbent 641-5249  
2095 Palm St. Suite J  
Las Vegas, NV 89104  
(702)641-5249 x

**Parcel(s):** 162-07-512-010  
**Ward(s):** Ward 1 (Tarkanian)

### **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 10:00 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

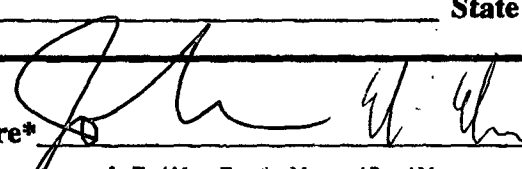
## APPLICATION / PETITION FORM

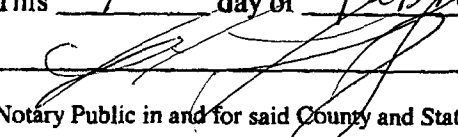
Application/Petition For: TEMPORARY COMMERCIAL PERMIT  
 Project Address (Location): 3701 W. SAHARA AVE (J. & B. GAS)  
 Project Name: DYNA TECH Proposed Use: VALENTINE GIFTS SALES  
 Assessor's Parcel #(s): 162-07-512-010 Ward #: \_\_\_\_\_  
 General Plan: existing  proposed \_\_\_\_\_ Zoning: existing C-1 proposed N/A  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio N/A  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information: FEB 10<sup>TH</sup> THRU 14<sup>TH</sup> 2006 VALENTINE GIFTS & FLOWERS

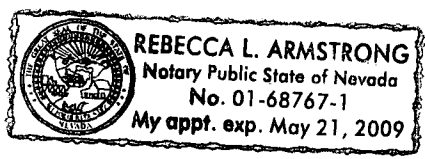
PROPERTY OWNER _____	Contact _____
Address <u>3701 W. SAHARA</u>	Phone: _____ Fax: _____
City <u>LAS VEGAS,</u>	State <u>NV</u> Zip _____

APPLICANT <u>DYNA TECH</u>	Contact <u>JOE BROADBENT</u>
Address <u>2095 PALM ST. SUITE J.</u>	Phone: <u>641-5249</u> Fax: <u>641-5246</u>
City <u>LAS VEGAS,</u>	State <u>NV.</u> Zip <u>89104</u>

REPRESENTATIVE <u>JOSEPH BROADBENT</u>	Contact <u>JOE</u>
Address <u>3080 HERARD DR.</u>	Phone: <u>641-0640</u> Fax: _____
City <u>LAS VEGAS,</u>	State <u>NV.</u> Zip <u>89121</u>

Property Owner Signature\*   
 \*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name JOHN A. BROWN - ELI ELEZRA

Subscribed and sworn before me  
 This 9<sup>th</sup> day of February, 2006.  
  
 Notary Public in and for said County and State



<b>FOR DEPARTMENT USE ONLY</b>	
Case #	<u>TOP 11775</u>
Meeting Date:	_____
Total Fee:	<u>100.00</u>
Date Received:*	<u>2.9.06</u>
Received By:	<u>M Butsch</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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# Separator Sheet

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**DYNA-TECH**  
2075 Palm St. Suite J  
Las Vegas, Nevada 89104  
Tel: (702) 641-5249 Fax: (702) 641-5246

**TO: WHOM IT MAY CONCERN**

**SUBJECT: LETTER OF JUSTIFICATION**

**We propose to make a temporary outdoor tent sales event selling unique valentine gifts and flowers for the period of 10 thru 14 February 2006, in an effort to provide local residents or visitors, a variety of beautiful quality valentine gifts and flower arrangements in an attractive convenient location, while supporting and meeting local policies and regulations as required**

9am to 10pm No signs

**Respectfully Submitted**



**Joseph J. Broadbent**

**(Owner)**



Deed

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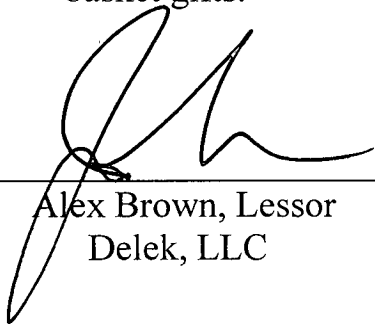
Separator Sheet


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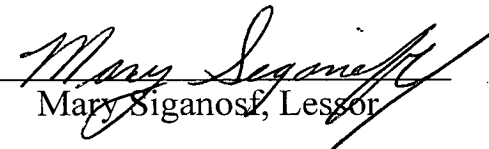
# Lease Agreement

Delek, LLC, hereinafter referred to as "Lessor", and Mary Siganosf, hereinafter referred to as "Lessee", do hereby enter into a Lease Agreement for space located at 3701 West Sahara, Las Vegas, Nevada under the following terms and conditions:

- 1.) Lessor does hereby grant to Lessee 100 square feet of exterior space at the referenced location for sales of flowers on the dates contained herein.
- 2.) This lease shall be for a period of five (5) days beginning at 6:00 a.m. on February 10, 2006 and ending at 10:00 p.m. on February 14, 2006.
- 3.) Lessee shall pay to Lessor the sum of Five Hundred Dollars (\$500.00) as rent for the lease term defined herein.
- 4.) Lessee shall not have use of any utilities within the lease area with the exception of toilet facilities inside the store located at the same address and one.
- 5.) Lessee shall have all proper licenses and permits before opening for business.
- 6.) Lessee does hereby agree to leave the leased area in clean condition free of debris. Lessee does hereby acknowledge and agree that all trash must be removed from the property and not placed in Lessor's trash receptacle.
- 7.) Use of the leased area is hereby restricted to retail sales of flowers and basket gifts.

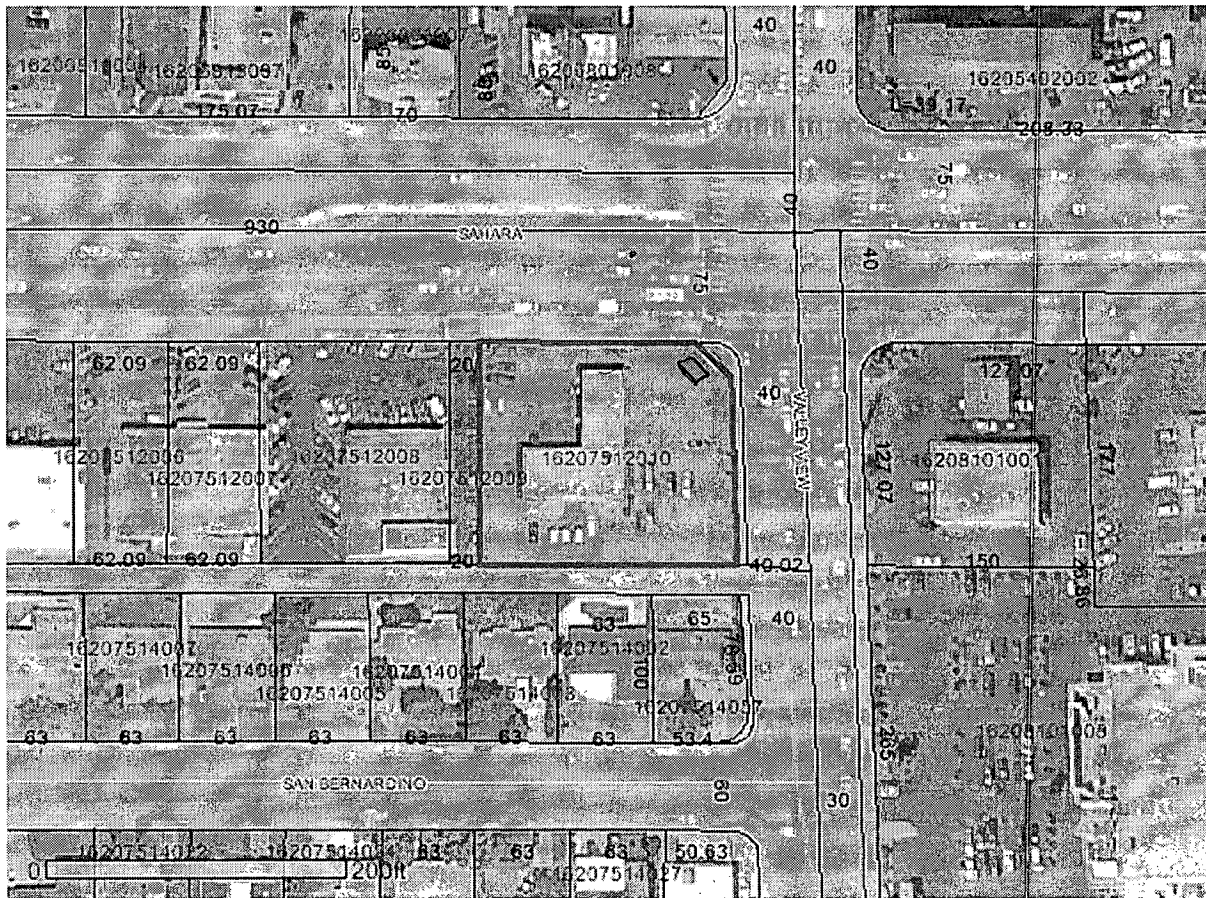
  
\_\_\_\_\_  
Alex Brown, Lessor  
Delek, LLC

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mary Siganosf, Lessor

  
\_\_\_\_\_  
Date

Map Click:  Select Property  Zoom In  Zoom Out  Pan  Measure



To display a Clark County Assessor's Parcel Page Map for the selected parcel:  
**16207512010** [Click Here](#)

To mail a link of selected parcel# **16207512010**, [Click Here](#) or, Copy / Paste the following  
 hyperlink:  
<http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=16207512010>

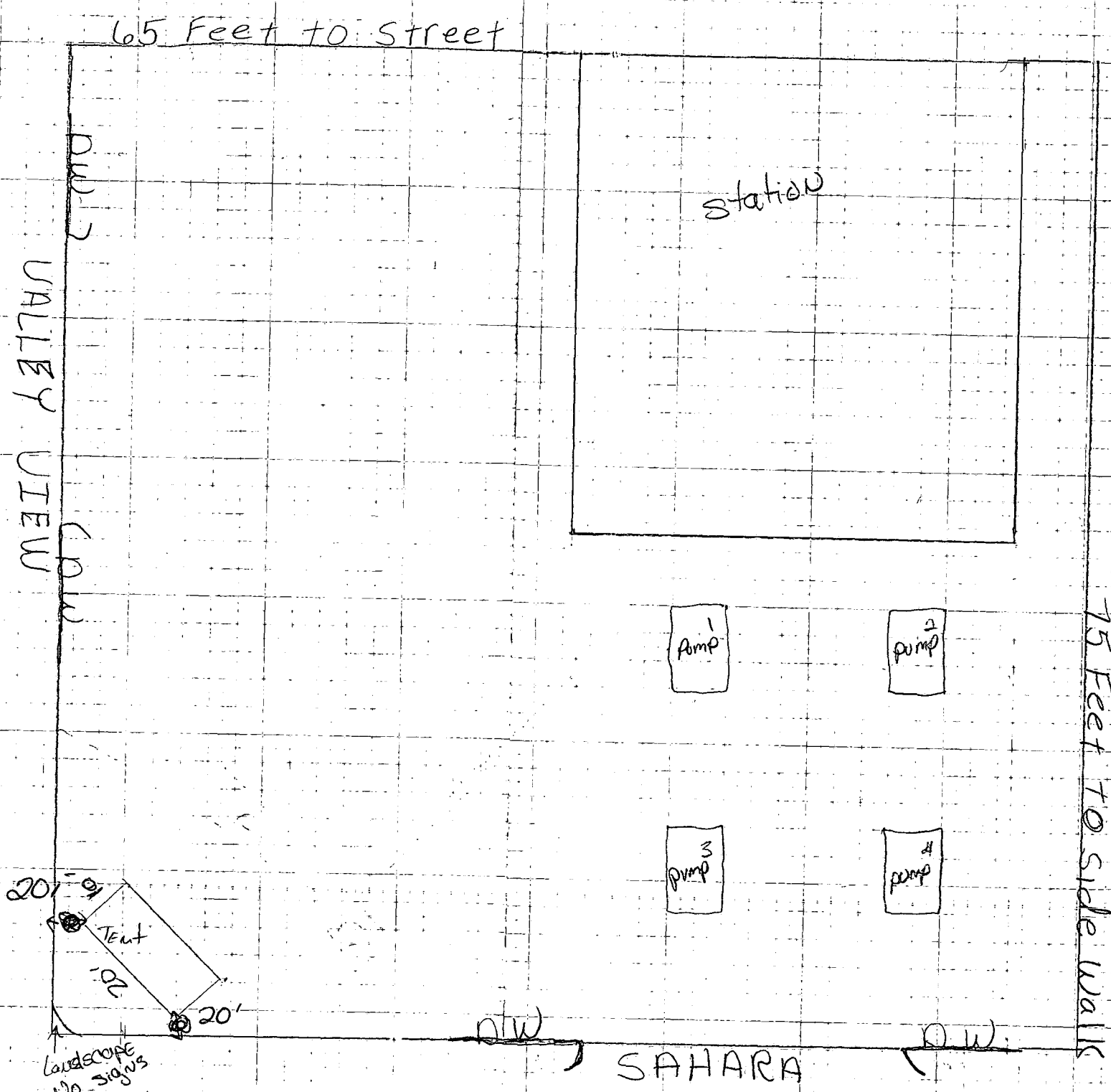
# Plans (PMT)

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3701 W. Sahara  
 & Valley View  
 Las Vegas, NV

SCALE 1" = 20'

TENT  
 10' x 20' x 8'