

Action Letter



Separator Sheet



TEMPORARY COMMERCIAL PERMIT

TEMPORARY REAL ESTATE SALES OFFICE

TCP-15483



Valid July 31, 2006 To July 30, 2008

Description of Event: The project located in the City's Town Center district has been approved for a 372 unit Gated Condominium Community. This permit is to allow a temporary use of the model home as a sales office. The permit will be in effect for two years, effective July 31, 2006 through July 30, 2008.

Applicant: Royal Construction Co.
stephen b aizenberg 873-7773
4511 W Cheyenne Suite #105
North Las Vegas, NV 89032
(702)873-7773 x

Parcel(s): 125-20-312-001
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. HOURS OF OPERATION WILL BE FROM 7:00 AM TO 7:00 PM NOT TO 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



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Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit

Project Address (Location) SE Corner of Bath Drive & Dapple Gray Road

Project Name Echelon Proposed Use Condo Community

Assessor's Parcel #(s) 125-20-301-012, 013 & 014 Ward # 6

General Plan: existing U proposed N/A Zoning: existing TC proposed N/A

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 5 Lots/Units 372 Density 74 du/acre

Additional Information Use the Model Home as a temporary sales office.

PROPERTY OWNER <u>Towne Vistas L L C</u>	Contact <u>Stephen B. Aizenberg</u>
Address <u>4511 West Cheyenne, Suite #105</u>	Phone: <u>(702)873-7773</u> Fax: <u>(702) 873-7776</u>
City <u>North Las Vegas</u>	State <u>NV</u> Zip <u>89032</u>

APPLICANT <u>Royal Construction Co.</u>	Contact <u>Stephen B. Aizenberg</u>
Address <u>4511 West Cheyenne, Suite #105</u>	Phone: <u>(702) 873-7773</u> Fax: <u>(702)873-7776</u>
City <u>North Las Vegas</u>	State <u>NV</u> Zip <u>89032</u>

REPRESENTATIVE <u>Hawkes & Livengood</u>	Contact <u>Melissa J. Hawkes</u>
Address <u>P.O. Box 621721</u>	Phone: <u>(702) 285-8100</u> Fax: <u>(702) 434-1352</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89162</u>

Property Owner Signature* [Signature]

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

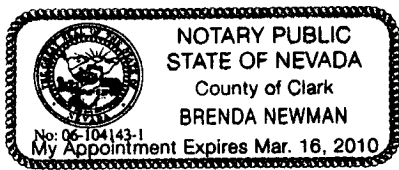
Print Name Stephen B. AIZENBERG

Subscribed and sworn before me

This 5th day of May, 2006.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>TCP 15483</u>
Meeting Date:	<u></u>
Total Fee:	<u>\$100</u>
Date Accepted:	<u>7/23/06</u>
Accepted By:	<u>[Signature]</u>

Justification Letter



Separator Sheet



July 28, 2006

City of Las Vegas
Planning Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: Application for Temporary Commercial Permit for Echelon Project. APN No.'s 125-20-301-012, 013 & 014

To Whom It May Concern:

On behalf of our client, Towne Vistas, LLC, we herby submit for your review an application for a Temporary Commercial Permit.

The project located in the City's Town Center district has been approved for a 372-unit Gated, Condominium Community. We would like to obtain a permit to allow us to temporarily use the model home as a temporary sales office. We would like the permit effective July 31, 2006 for two years or until the homes are sold-out.

We appreciate your consideration and hope for your favorable recommendation of this application. If you should have any questions or concerns, please do not hesitate to contact me at (702) 285-8100. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Melissa J. Hawkes". The signature is written in a cursive style and is positioned to the right of the word "Sincerely,".

Melissa J. Hawkes
Director

Deed



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

—	PARCEL BOUNDARY	001	PARCEL NUMBER
- - -	SUBD BOUNDARY	1.00	ACREAGE
- - - - -	ROAD EASEMENT	202	PARCEL SUB/SEQ NUMBER
- - - - -	PM/LD BOUNDARY	PB 25-45	PLAT RECORDING NUMBER
- - - - -	NON-PARCEL LOT LINE	5	BLOCK NUMBER
- - - - -	MATCH LINE / LEADER LINE	5	LOT NUMBER
- - - - -	ROAD ID NUMBER	CL5	GOV. LOT NUMBER

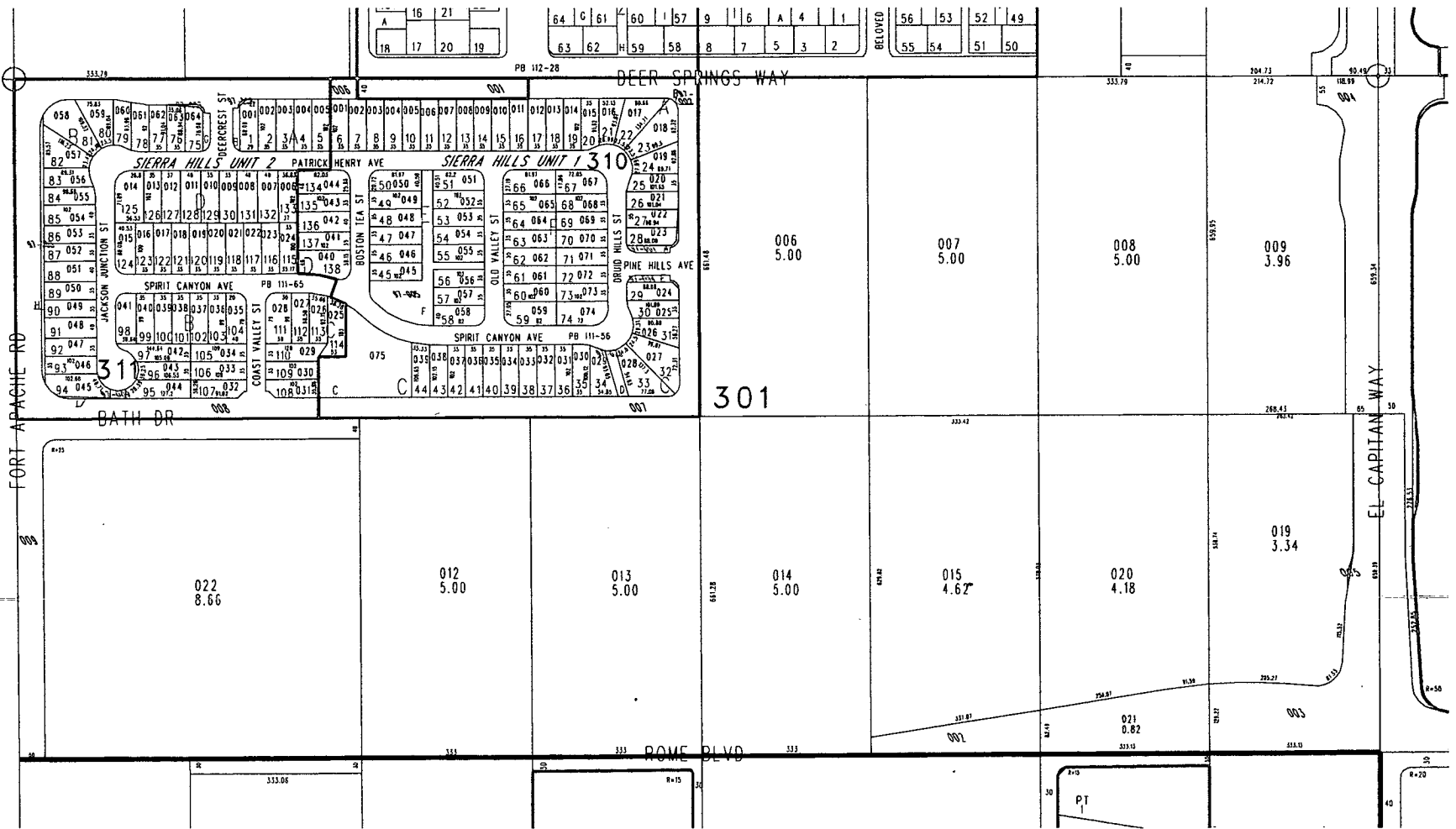
ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

BOOK	T19S	R60E	
SECT.	20		
SW	N 2 SW 4		
1705	1195	1185	1175
126	125	124	123
137	138	139	140

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

125-20-3



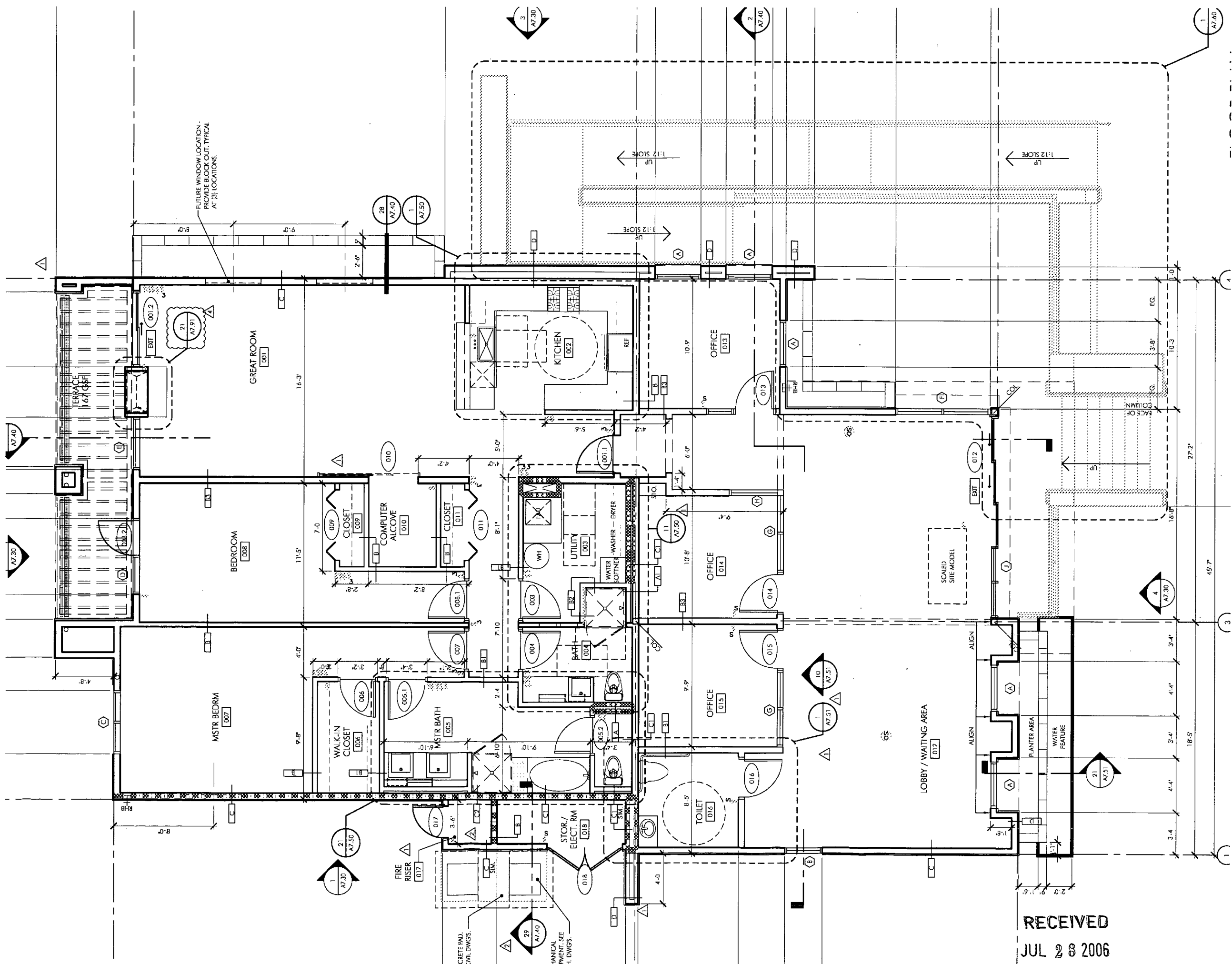
RECEIVED
 JUL 28 2006

TAX DIST 200

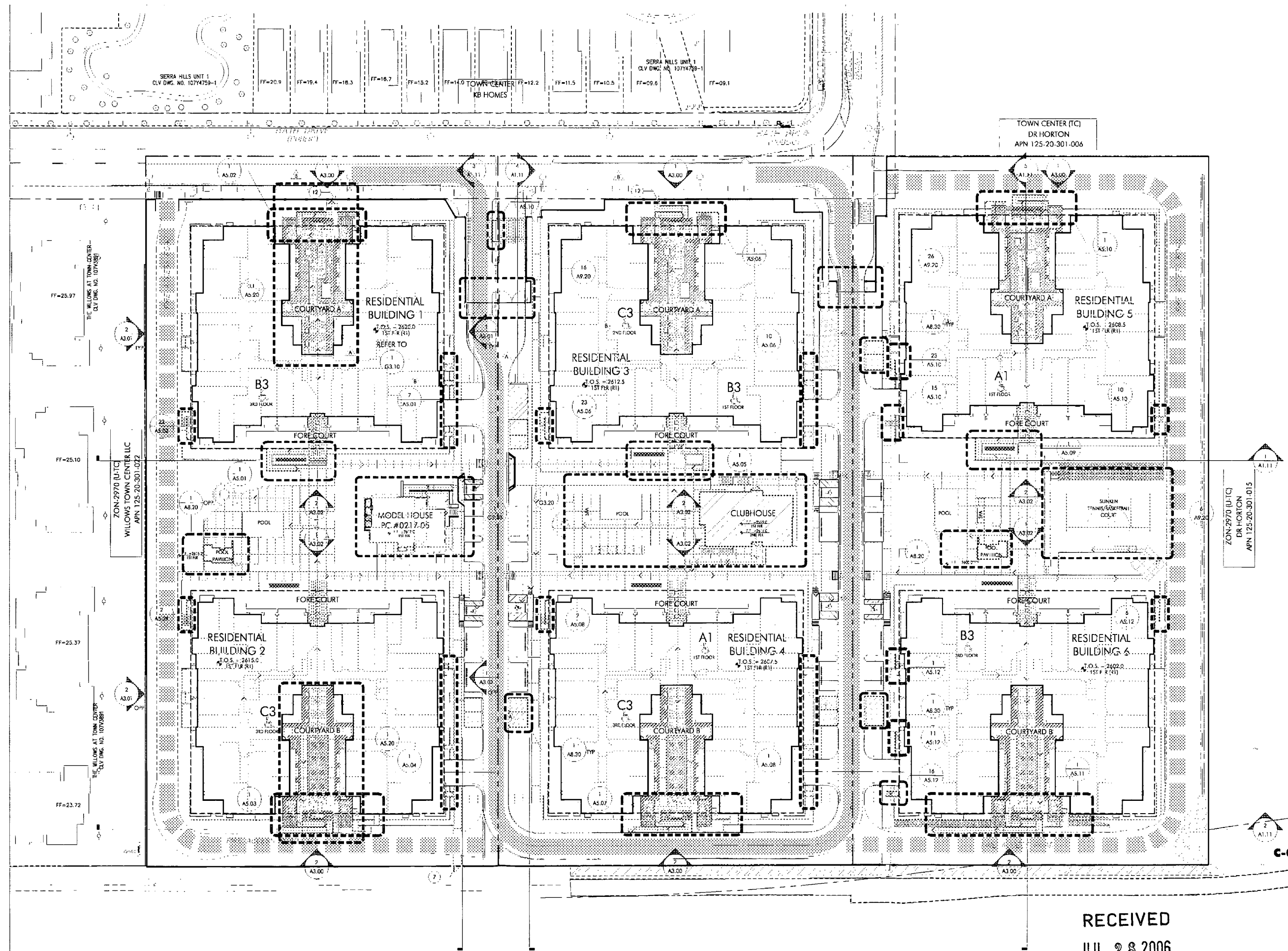
Plans (Approved Site Plan)



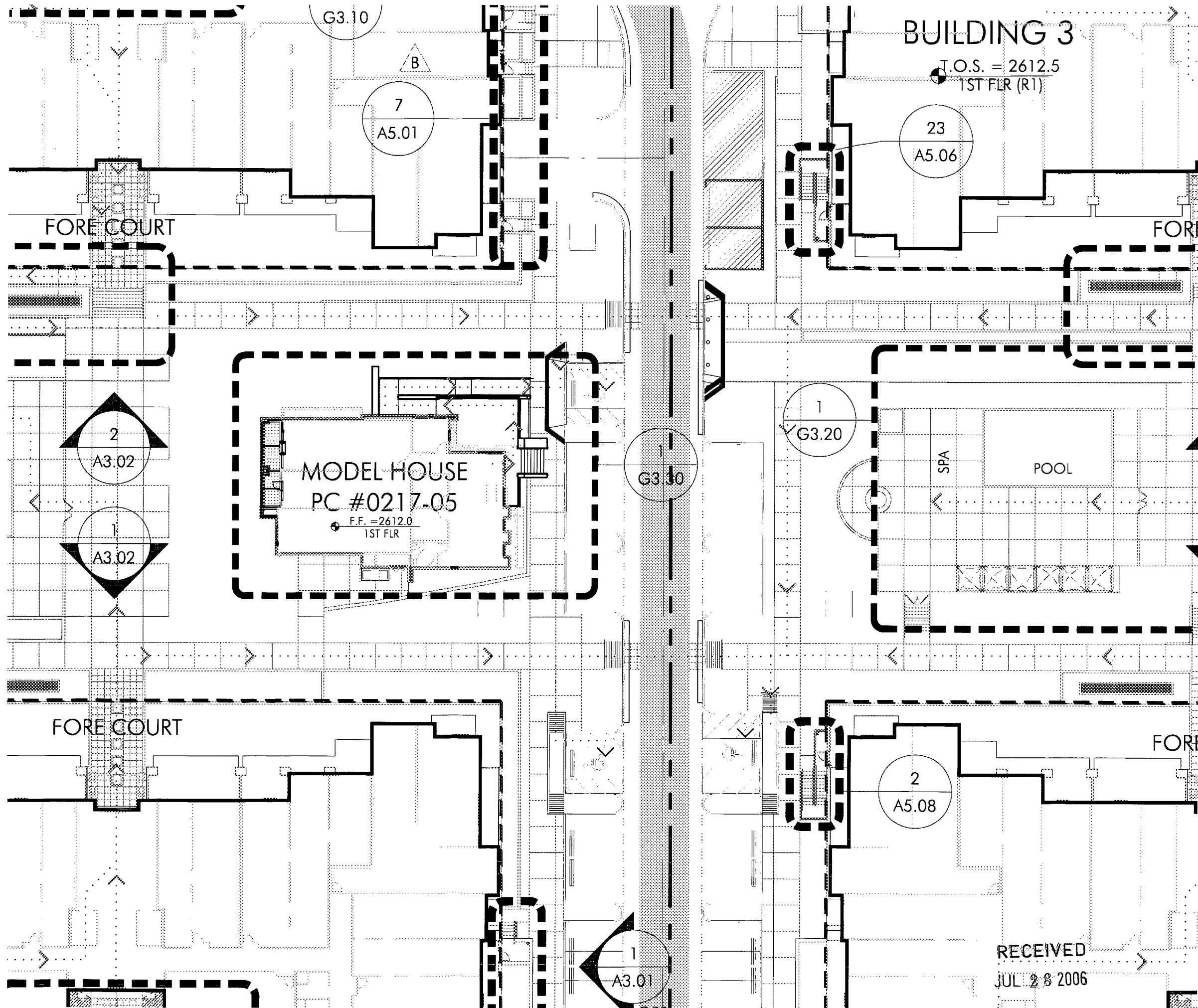
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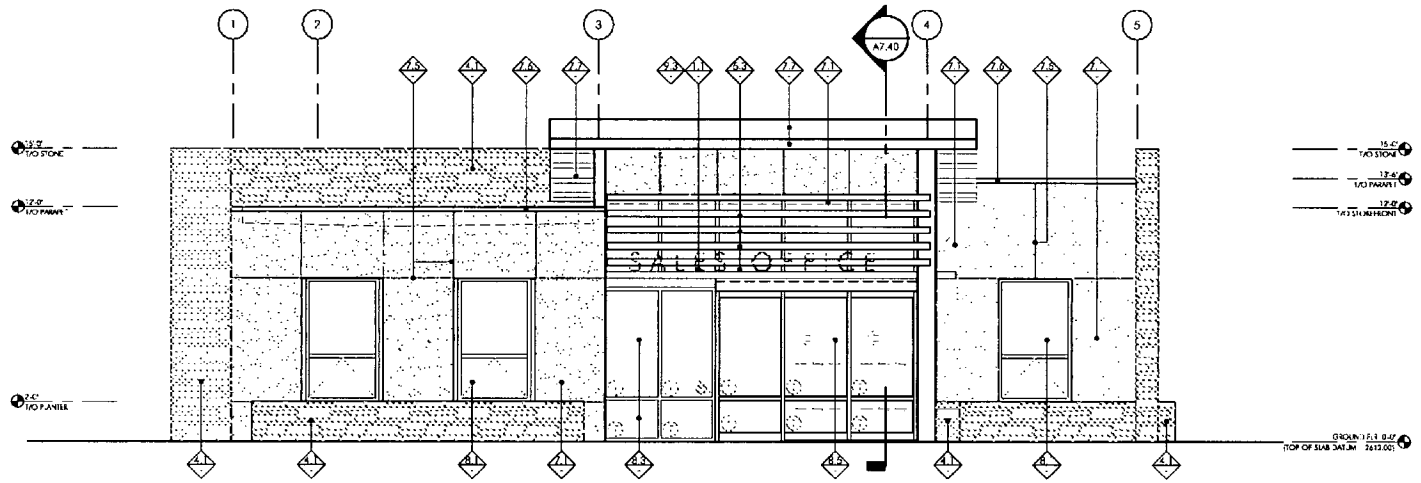
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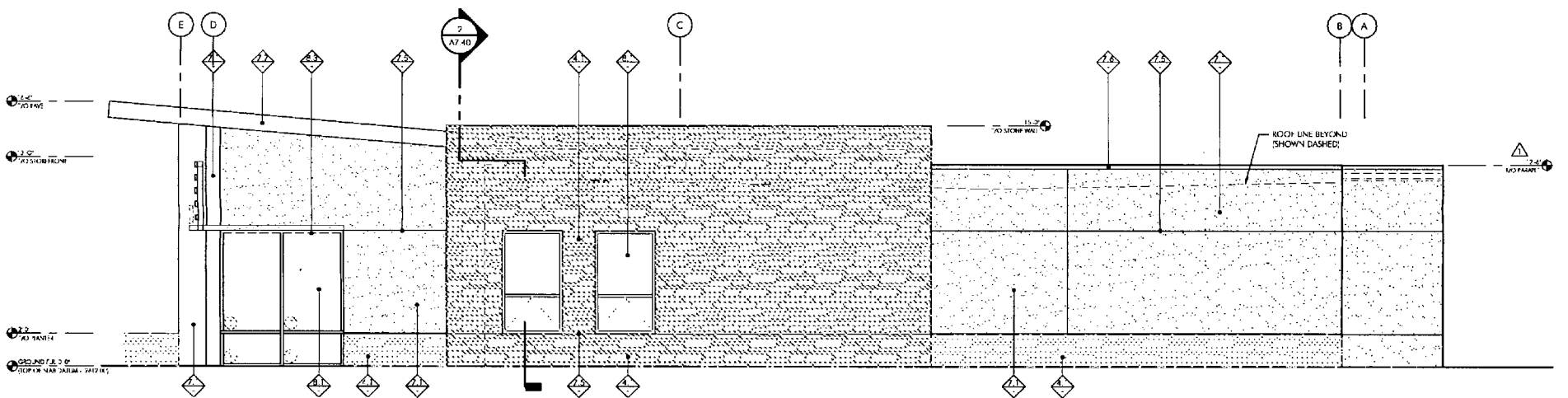
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JUL 28 2006



BUILDING ELEVATION

4

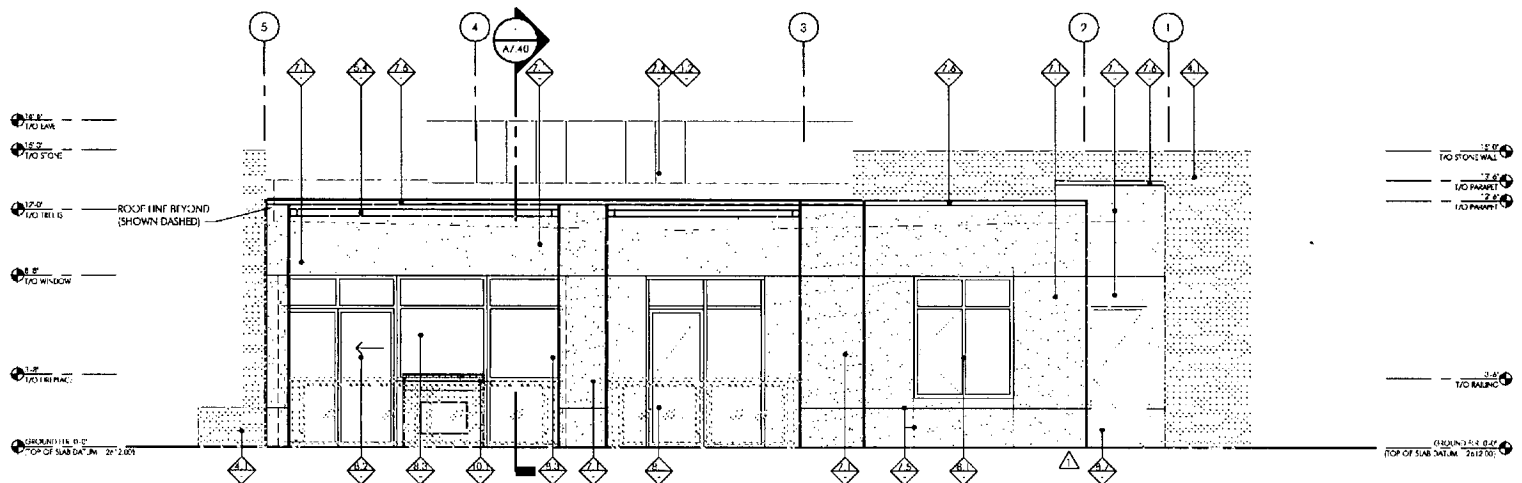
SCALE: 1/4" = 1'-0"



BUILDING ELEVATION

3

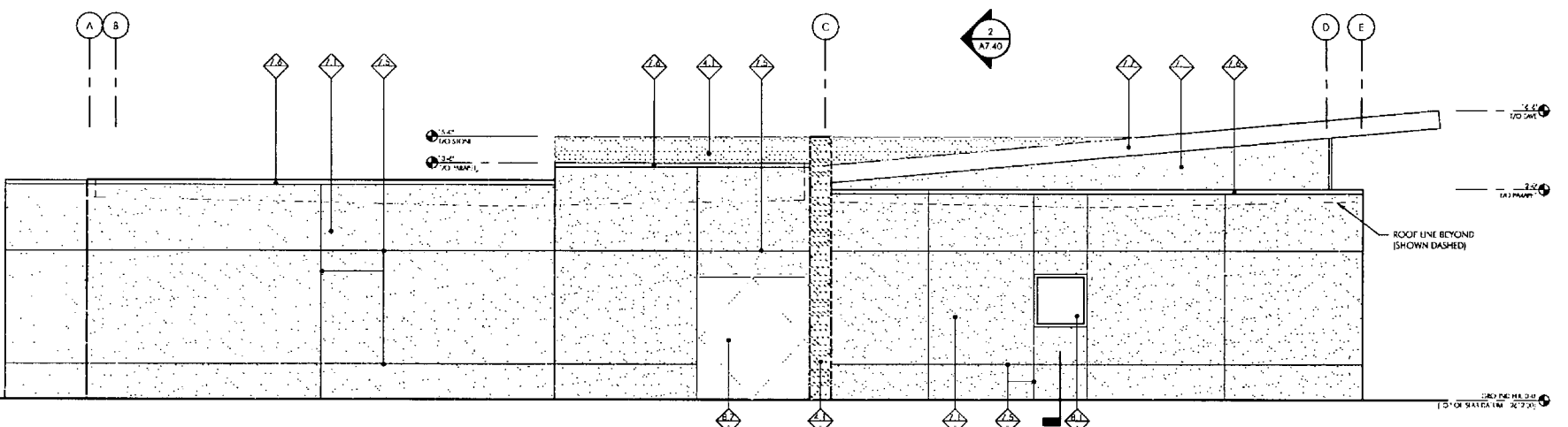
SCALE: 1/4" = 1'-0"



BUILDING ELEVATION

2

SCALE: 1/4" = 1'-0"



BUILDING ELEVATION

1

SCALE: 1/4" = 1'-0"

RECEIVED
JUL 28 2006