

Plans (PMT)

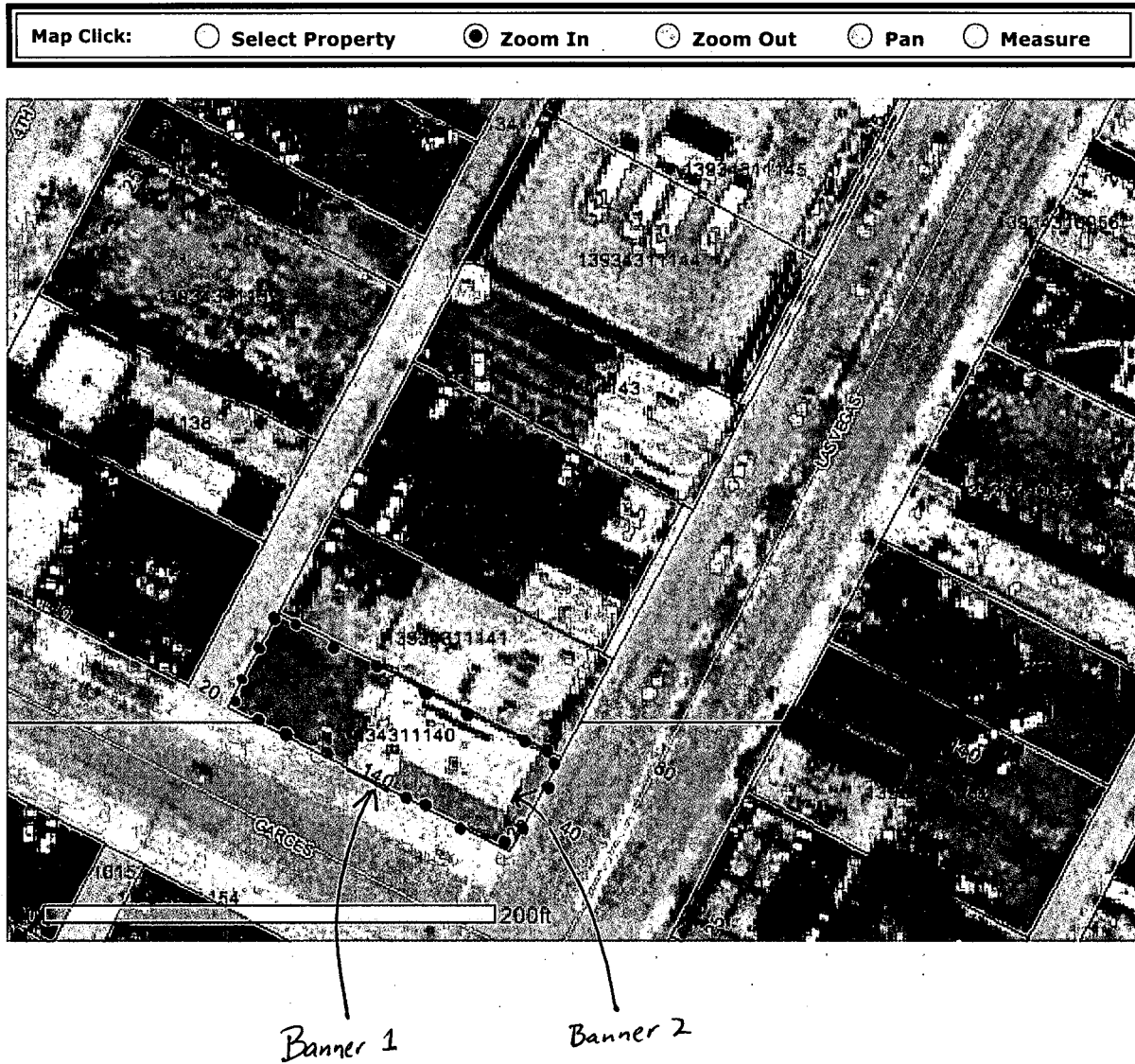


Separator Sheet



Banner 1

Banner 2



Action Letter



Separator Sheet



TEMPORARY SIGN PERMIT

TSP-11106



Description of Sign(s): 2 4'x8' LV Flatiron LLC banners along Garces & LVBD

Applicant: The 702 Group
101 Convention Center Dr
Las Vegas, NV 89109
(702)796-0702 x

Parcel(s): 139-34-311-140

Ward(s): Ward 5 (Weekly)

Type of Signs:

- ☐ Pennants
- ☐ Balloons
- ☐ Streamers
- ☐ Searchlights
- ☐ Portable
- ☒ Other

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 **59 DAYS** FROM **JANUARY 3, 2006** TO **MARCH 2, 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

Justification Letter



Separator Sheet



December 22, 2006

Planning & Development Department

Re: Justification Letter

This letter is to request a temporary sign permit for Garces Venture LLC, APN # 139-34-311-140. There are two white canvas banners affixed against 2 sides of the building by screws. One banner is 8'x4' on the South side of the building, there is also a smaller banner 4'x4' on the East side of the building. The larger of the signs is facing Garces and the smaller one is facing Las Vegas Blvd. These banners are for the sole reason of marketing our company and to propel us further into the Real Estate Market. We are requesting these banners be up between January 2nd to March 2nd.

Respectfully,

Ryan Helman
The 702 Group

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Temporary Sign Permit
 Project Address (Location) 628 S. Las Vegas Blvd, Las Vegas NV 89101
 Project Name Garces Venture LLC Proposed Use _____
 Assessor's Parcel #(s) 139-34-311-140 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .15 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Garces Venture LLC Contact Stephen Chan
 Address 101 Convention Center Dr. Phone: 796-0702 Fax: 796-1702
 City Las Vegas State NV Zip 89109

APPLICANT The 702 Group Contact Ryan Helman
 Address 101 Convention Center Dr. Phone: 796-0702 Fax: 796-1702
 City Las Vegas State NV Zip 89109

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

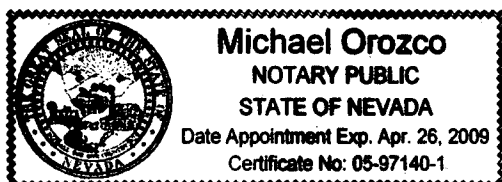
Print Name Paul Freed

Subscribed and sworn before me

This 22nd day of December, 20 05

[Signature]

Notary Public in and for said County and State



Case #	<u>TSP 11106</u>
Meeting Date:	_____
Total Fee:	<u>\$100.00</u>
Date Received:*	<u>3 JAN 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.

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 139-34-311-140

Name of Property Owner: Garces Venture LLC

Name of Applicant: Ryan Helman

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

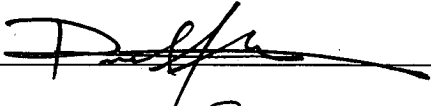
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

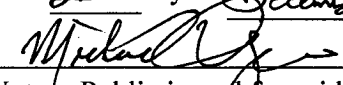
APN _____

Signature of Property Owner: 

Print Name: Paul Freed

Subscribed and sworn before me

This 22nd day of December, 2005


Notary Public in and for said County and State

