

Plans (PMT)



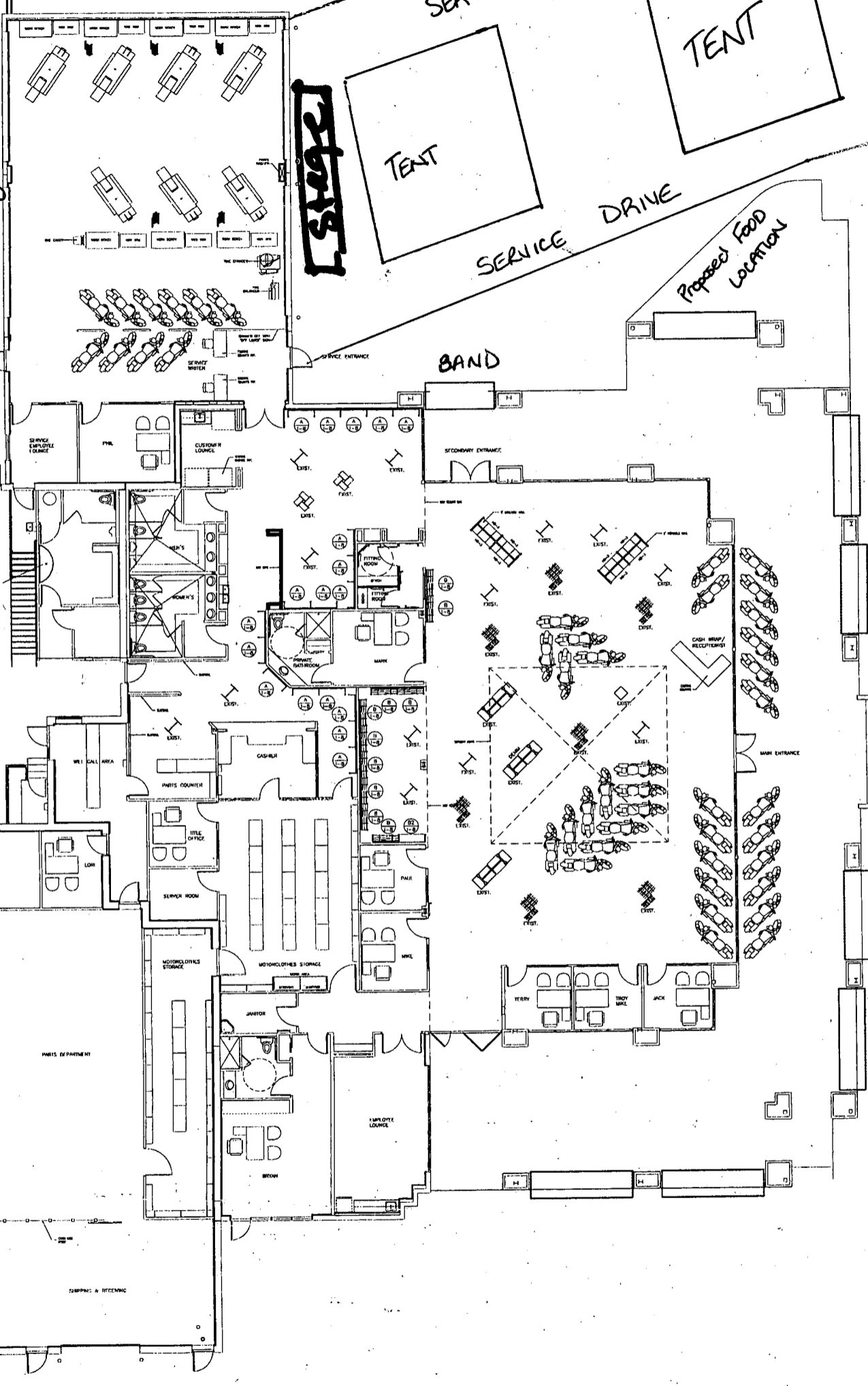
PLANS - PMT

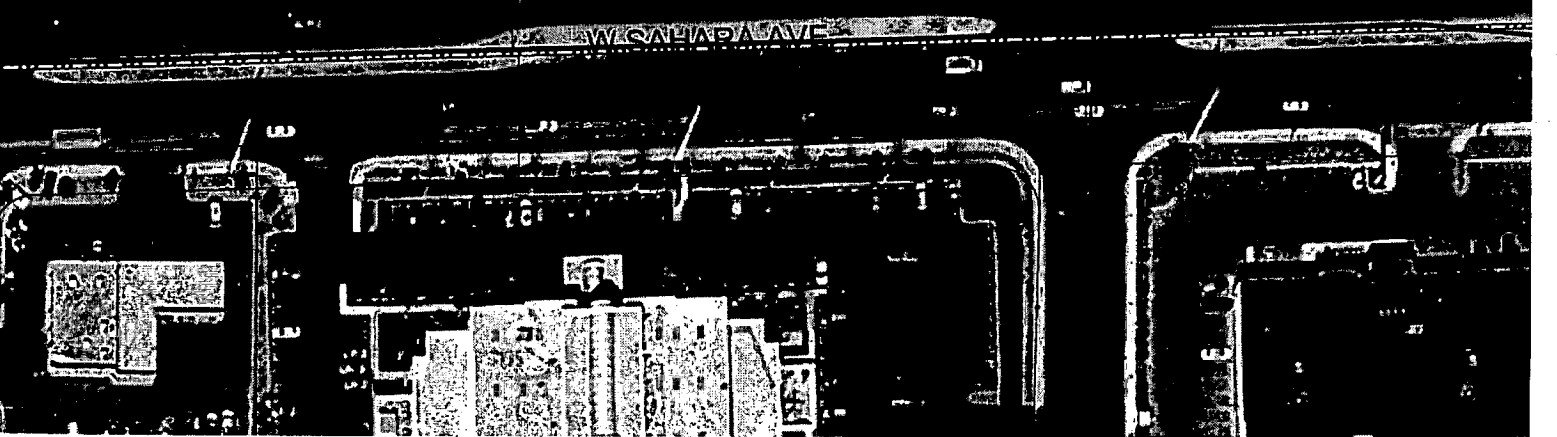
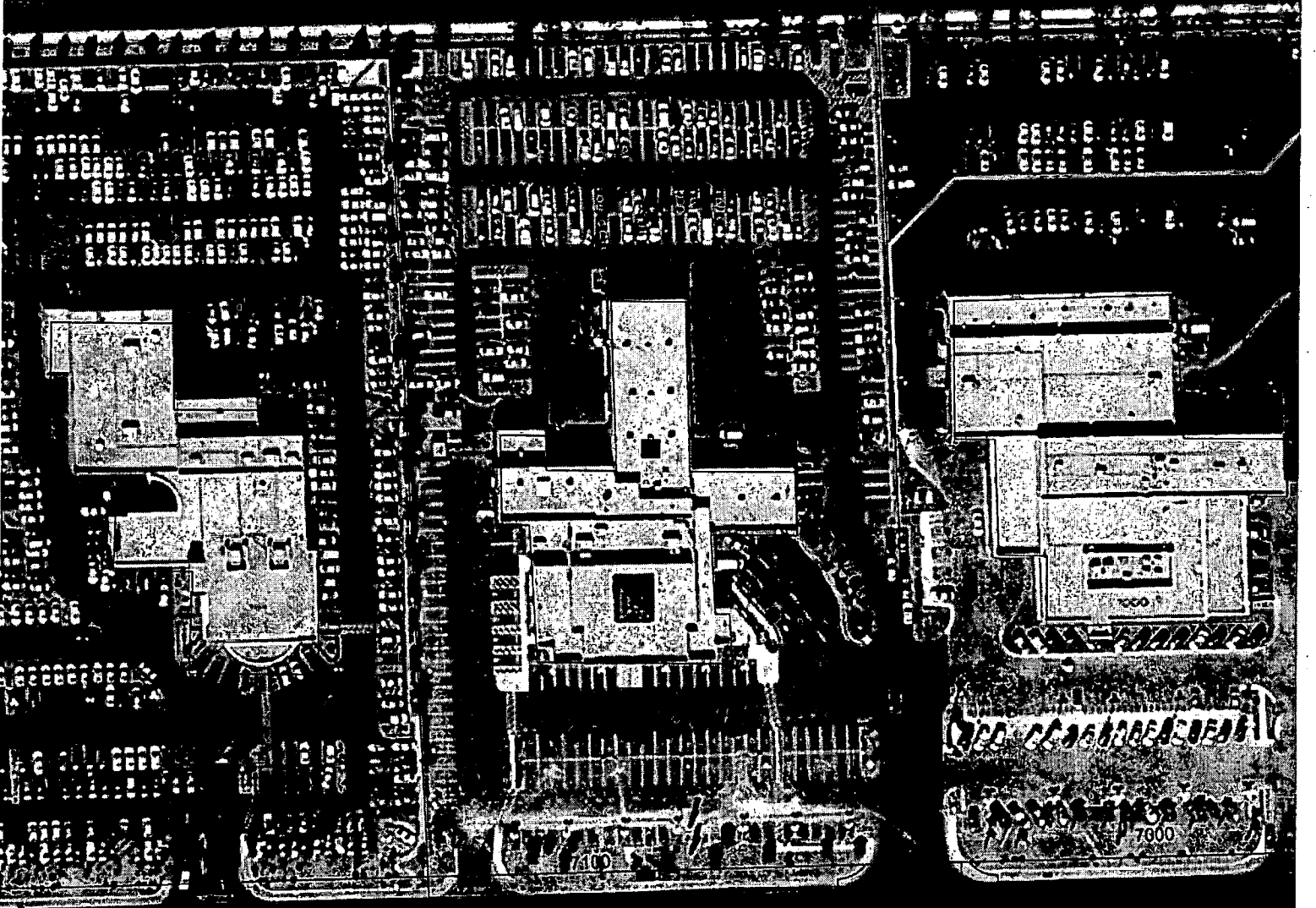
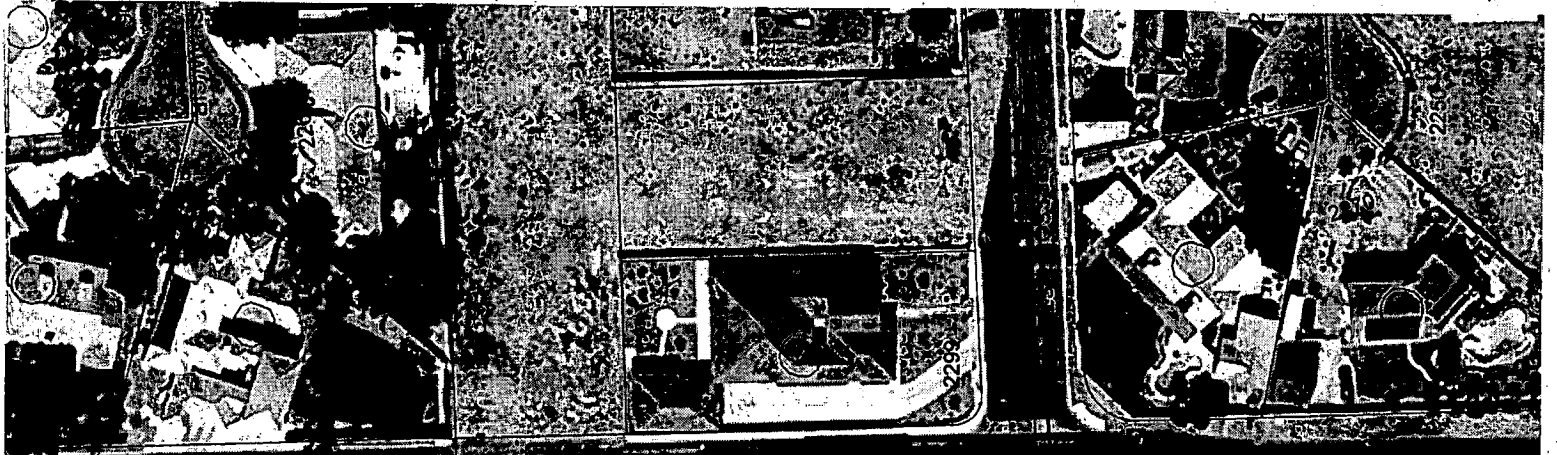
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GRAND OPENING
Aug. 19, 2006

VIA OLVERO AVE.

SAHARA AVE.





Action Letter



ACTION LETTER

Separator Sheet



TEMPORARY COMMERCIAL PERMIT
PROMOTIONAL ACTIVITY
TCP-16002

Valid August 19, 2006 To August 19, 2006



Description of Event: On August 19, 2006 from 11am to 4pm, we wish to hold our Grand Opening. Food, Beverages, Live Entertainment, Radio remote from 11am - 1pm, store specials for the day. All equipment to be taken down by August 20, 2006.

Applicant: Las Vegas Harley Davidson
Mark Dukes 702-876-2884
7100 W. ~~2605 S~~ Sahara Ave, Suite 100
Las Vegas, NV 89169
(702)326-3072.x

Parcel(s): 163-03-806-002
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 **4:00 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

Justification Letter



Separator Sheet



LAS VEGAS HARLEY-DAVIDSON/BUELL

August 11, 2006

MAIN LOCATION

2605 S. Eastern Ave.
Las Vegas, NV 89169

702.431.8500

Toll Free: 877.571.7174

Fax: 702.431.8499

Web Site: www.LVHD.com

Recipient of the
2003 Circle of
Excellence Award

WEST LOCATION

7100 W. Sahara Ave.
Las Vegas, NV 89117

702.876.2884

Fax: 702.876.3413

SOUTHERN UTAH LOCATION

Zion Harley-Davidson

2345 N. Coral Canyon Blvd.
Washington, UT 84780

435.673.5100

Toll Free: 866-4ZION HD

Fax: 435.673.7227

City of Las Vegas
Planning & Development Department
731 West 4th Street
Las Vegas, NV 89101

Subject: Temporary Event Permit for Las Vegas Harley-Davidson West

Dear Planning & Development Director:

Las Vegas Harley-Davidson West, a division of Southern Nevada Harley-Davidson Sales Inc. recently moved it from 5835 W. Flamingo Road to a larger facility located at 7100 W. Sahara Avenue. On August 19, 2006, from 11 AM to 4 PM, we wish to hold our Grand Opening which will entail the following:

- Free food from Hooters (our neighbors)
- Beverages
- Live Entertainment (band)
- Radio Remote from 11 AM – 1 PM
- Store Specials for the Day

Please see attached flyer for more detail.

Due to the size of this particular property, we will have adequate parking for motorcycles in the front and cars/trucks in the back. We are located amongst several businesses, mostly automotive dealers. We realize that this is a one-time request for a temporary event permit. Should we require future permits, we will apply for them in a timely manner. Enclosed is our check for \$100 to cover the stated permit fees.

Sincerely,

Dawn Schmidt
Marketing Director
Southern Nevada Harley-Davidson Sales, Inc.



The "World's Largest" Factory
Licensed Dealer In Las Vegas
& Southern Nevada

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit
 Project Address (Location) 7100 W. Sahara Ave. Las Vegas Nevada 89117
 Project Name Las Vegas Harley Davidson West Grand Opening Proposed Use Grand Opening Sale
 Assessor's Parcel #(s) 163-03-806-002 Ward # August 19, 2006
 General Plan: existing _____ proposed _____ Zoning: existing proposed _____
 Commercial Square Footage 25,000 sf Floor Area Ratio _____
 Gross Acres 4.43 Lots/Units _____ Density _____
 Additional Information WHD west occupies (rents) only a portion of this property.

PROPERTY OWNER 7100 West Sahara LLC Contact Tom Downer
 Address 7100 West Sahara Ave Phone: 739-9800 Fax: 739-8088
 City Las Vegas State NV Zip 89117

APPLICANT Las Vegas Harley Davidson Contact Mark Dukes
 Address 7100 W. Sahara Ave. Phone: (702) 870-2824 cell (702) 328-8277 Fax: 876-3413
 City Las Vegas State Nevada Zip 89117

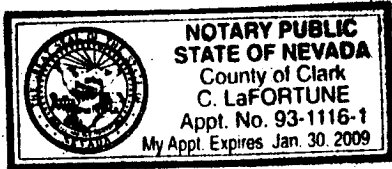
REPRESENTATIVE Las Vegas H-D Contact WILLIS MAJOR
 Address 2605 S. Eastern Ave. suite #100 Phone: (702) 326-3072 Fax: (702) 431-1435
 City Las Vegas State Nevada Zip 89169

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 TOM DOWNER

Subscribed and sworn before me
 This 10 day of Aug., 2006
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY	
Case #	<u>TCP-16002</u>
Meeting Date:	_____
Signs Required:	_____
Map #	_____
Total Fee:	<u>\$ 100.00</u>
Receipt #	_____
Date Accepted:	<u>8/14/06</u>
Accepted By:	<u>[Signature]</u>

Legal Description



LEGAL DESCRIPTION

Separator Sheet

GENERAL INFORMATION	
PARCEL NO.	163-03-806-002
OWNER AND MAILING ADDRESS	7100 W SAHARA L L C 7300 W SAHARA BLVD LAS VEGAS NV 89117-2756
LOCATION ADDRESS CITY/TOWNSHIP	7100 W SAHARA AVE LAS VEGAS
ASSESSOR DESCRIPTION	GOV LOT 128
RECORDED DOCUMENT NO.	* 20051220:04408
RECORDED DATE	12/20/2005
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2005
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2005-06	2006-07
LAND	1148177	1262995
IMPROVEMENTS	635807	674983
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	1783984	1937978
TAXABLE VALUE LAND+IMP	5097097	5537080

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	4.43 Acres
ORIGINAL CONST. YEAR	1999
LAST SALE PRICE MONTH/YEAR	10250000 12/05
LAND USE	COMMERCIAL AUTOMOTIVE
DWELLING UNITS	0

Map Click: Select Property Zoom In Zoom Out Pan Measure



To display a Clark County Assessor's Parcel **Page** Map for the selected parcel:
16303806002 [Click Here](#)

To **mail a link** of selected parcel# **16303806002**, [Click Here](#) or, Copy / Paste the following hyperlink:
<http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=16303806002>

457-4981

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 1:117 ORIGINAL

0 50 100 200 400 600 800

NOTES

MAP LEGEND

- PARCEL BOUNDARY 001
- - - SUBD BOUNDARY 1.00
- - - ROAD EASEMENT 202
- - - PW/LD BOUNDARY PB 23-43
- - - NON-PARCEL LOT LINE 5
- - - WATCH LINE / LEADER LINE 5
- - - ROAD ID NUMBER 001

ASSessor's PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T21S R60E **03** **S 2 SE 4** **163-03-8**

R59E	R60E	R61E
T20S 137	138	139
T21S 164	163	162
T22S 175	176	177

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

Scale: 1"=200' Rev: 06/06/05

