

Plans (PMT)



PLANS - PMT

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GATE

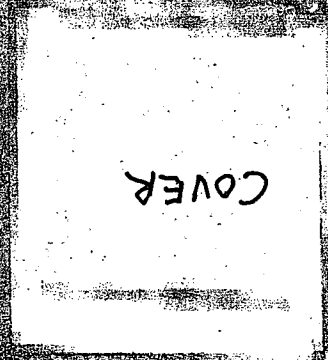
GATE

CITY OF LAGUNA
CURRENT PLANNING DIVISION
8/17/06

APPROVED
TGR-16079
BVI/C

4807005
030487008

111112



COVER

PARKING

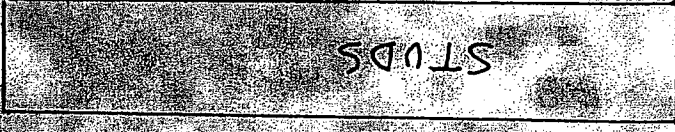


BUILDING

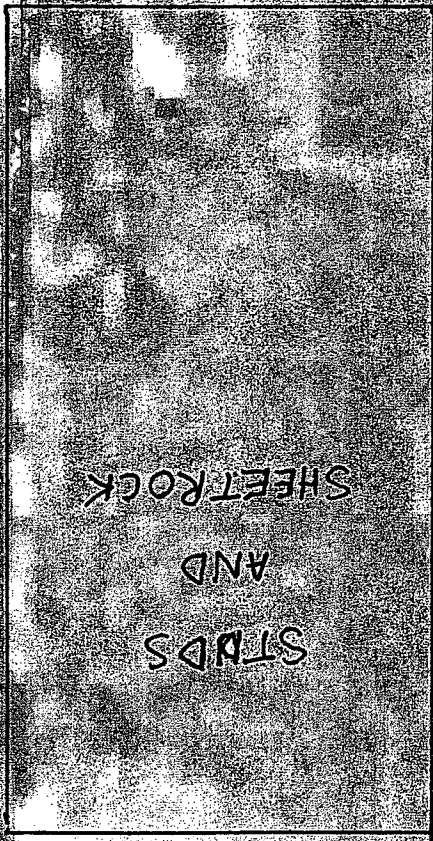
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STUDS



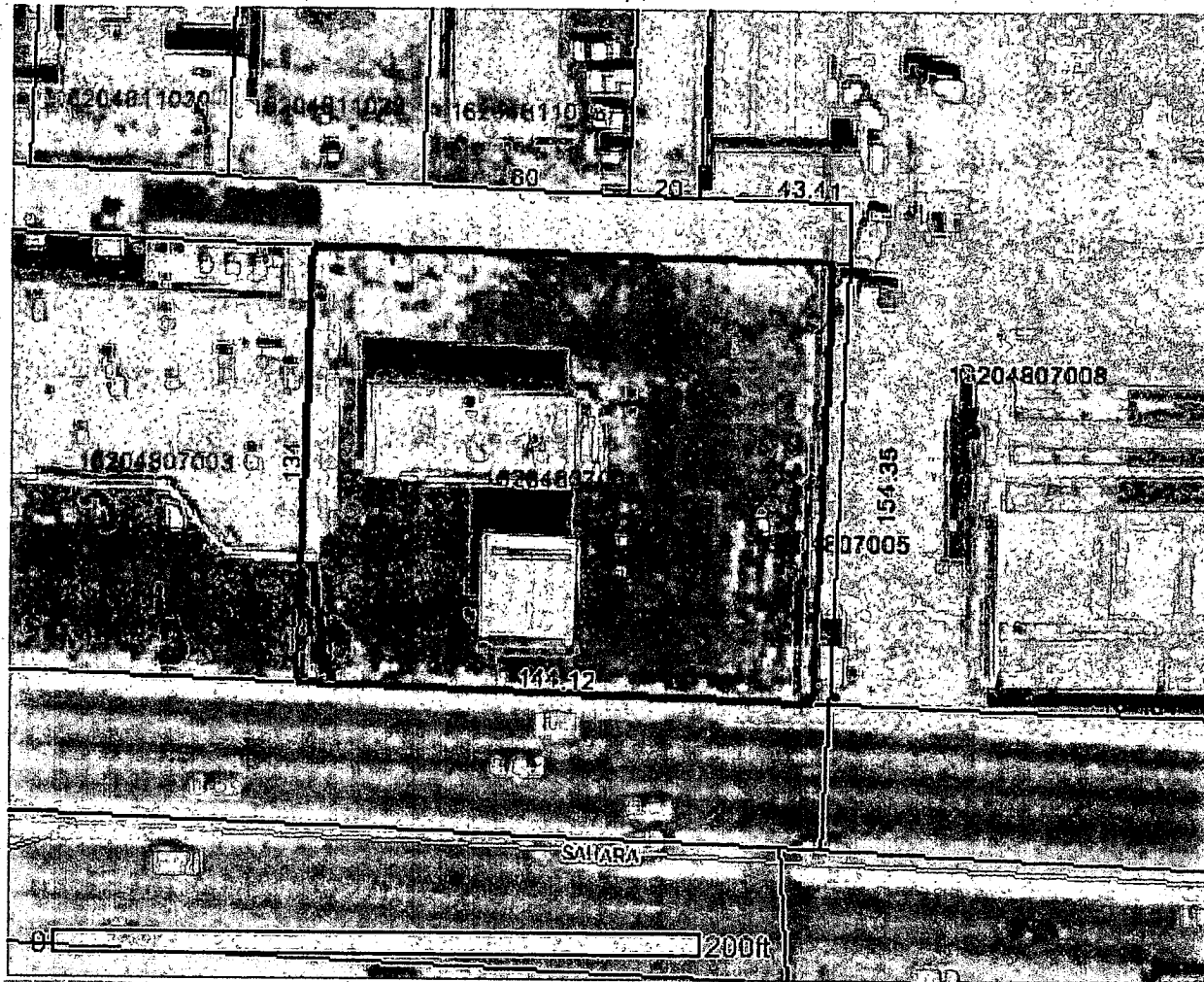
STUDS



SHEETROCK
AND
STUCCO



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Action Letter



ACTION LETTER

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**TEMPORARY COMMERCIAL PERMIT
TEMPORARY CONTRACTORS CONSTRUCTION YARD
TCP-16079**



Valid August 17, 2006 To December 31, 2007

Description of Event: Temporary Commercial Permit for Construction yard at 300 West Sahara Ave.

Applicant: Eastern Investments, Inc
Andrew Fonfa (702) 791-3432
3799 E. Desert Inn Rd., Ste 3
Las Vegas, Nevada 89121
(702)791-3432 x

Parcel(s): 162-04-807-004

Ward(s): Ward 3 (Reese)

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 11:59 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.
14. Fencing around site will match Allure Tower project.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Justification Letter



Separator Sheet



August 16, 2006

City of Las Vegas
Planning and Development
Services Center
Las Vegas, Nevada

RE: 300 West Sahara Avenue
Temporary Commercial Permit Request

Gentlemen:

Tiffany Decorating Company is a subcontractor for drywall, paint and wallcovering. We have been in business in Las Vegas for over 10 years.

We are requesting to use the property at 300 West Sahara Avenue, Las Vegas, Nevada as a temporary commercial construction storage yard to store drywall and metal studs and also a small portion for parking while we construct the Allure Tower Condo Project, 200 West Sahara Avenue, located adjacent to the property.

The completion date for Tower I is December, 2007.

I can be reached on my cell phone (702) 553-6229 should you have any questions.

Sincerely,

TIFFINY DECORATING COMPANY

Wayne Page
Field Project Manager

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY COMMERCIAL PERMIT FOR CONSTRUCTION YARD
 Project Address (Location) 300 W SAHARA AVE
 Project Name DRYWALL CONSTRUCTION YARD FOR ALLURE TOWER Proposed Use MATERIAL STORAGE/PARKING
 Assessor's Parcel #(s) 162 048 07004 Ward # 1
 General Plan: existing C proposed _____ Zoning: existing C1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .49 Lots/Units _____ Density _____
 Additional Information for the ALLURE TOWER project

PROPERTY OWNER EASTERN INVESTMENTS, INC Contact ANDREW S. FONFA
 Address 3799 E. DESERT INN RD. #3 Phone: (702) 791-3432 Fax: (702) 791-5828
 City LAS VEGAS State NV Zip 89121

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

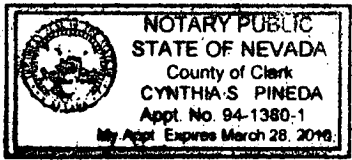
REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

FOR DEPARTMENT USE ONLY
 Property Owner Signature* Andrew S. Fonfa

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

Subscribed and sworn before me
 This 9TH day of AUGUST, 2006
Cynthia S. Pineda

Notary Public in and for said County and State CYNTHIA S. PINEDA



Case # TCP-16079
 Meeting Date: _____
 Total Fee: 100.00
 Date Received:* 8/17/06
 Received By: [Signature]

*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.

Hansen Sheet



Separator Sheet

Report Date 09/12/2006 12:18 PM

Submitted By

Page 1

A/P # 16079 Type TCP Issued Date 08/17/2006 Issued By

Parcel 16204807004

Location

Owner EASTERN INVESTMENTS, INC
Phone (702)791-3432 x
Address 3799 E. DESERT INN RD., STE 3
LAS VEGAS NEVADA 89121

Country Foreign

Applicant's Full Name EASTERN INVESTMENTS, INC

Day Phone (702)791-3432 x

Fax

Address 3799 E. DESERT INN RD., STE 3

Pager LAS VEGAS NEVADA
89121

Fees

PROCESSING FEE	100.00
	<u>Total Paid</u> 100.00

<u>Declared Value</u> 0.00	<u>Type of Work</u>
<u>Calculated Value</u> 0.00	<u>Square Footage</u> 0.49 ACRE
<u>Actual Value</u> 0.00	

Comments

Temporary Commerical Permit for Construction yard at 300 West Sahara Ave.