

# Plans (PMT)

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PLANS - PMT

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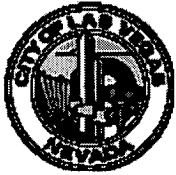
# Action Letter

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**TEMPORARY COMMERCIAL PERMIT**  
**TEMPORARY USE**  
**TCP-17013**

**Valid September 21, 2006 To December 31, 2007**



**Description of Event: TEMP CONSTRUCTION TRAILER**

**Applicant:** Wagner Homes Inc  
frank navarrete  
6985 W Sahara #201  
Las Vegas, NV 89146  
(702)220-6200 x

**Parcel(s):** 125-19-711-056  
**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. AS PER TOWN CENTER STANDARDS, THIS TEMPORARY CONSTRUCTION TRAILER REQUIRES A TEMPORARY COMMERCIAL PERMIT.
2. THIS TEMPORARY COMMERCIAL PERMIT SHALL EXPIRE ON DECEMBER 31, 2007.
3. IF AN EXTENSION TO THE EXPIRATION DATE IS REQUIRED, A NEW TEMPORARY COMMERCIAL PERMIT APPLICATION SHALL BE SUBMITTED.
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

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JUSTIFICATION LETTER

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*Wagner Homes, Inc.*  
Where Quality Comes First

September 20, 2006

Wagner Homes Inc.  
6985 W. Sahara Ave. #201  
Las Vegas, NV 89117

RE: Day Dawn Re-site

To Whom It May Concern:

This letter is in regards to the usage of the Temporary Construction Trailer at Day Dawn Vista. The trailer will be used for a construction office through completion of all phases. The estimated completion date of this project will be through December 31,2007. Please feel free to contact Wagner Homes Inc with any questions.

Thank you,

Frank Navarrete  
Wagner Homes Inc.  
President / Owner  
(702) 220-6200

*Wagner Homes Inc.*

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6985 WEST SAHARA AVENUE, SUITE 201, LAS VEGAS, NEVADA 89117 • Office: 702/220-6200 • Fax: 702/257-7715

# Application

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**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Construction Trailer Office Temporary  
 Project Address (Location) 9328 Long Grove Ave  
 Project Name Day Dawn Vista Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 12519711056 Ward # \_\_\_\_\_  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage 160 Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Wagner Homes Contact Frank Navarrete  
 Address 6985 W. Sahara #201 Phone: 220-6200 Fax: 252-7715  
 City Las Vegas NV State NV Zip 89117

APPLICANT \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_  
 Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**FOR DEPARTMENT USE ONLY**

Property Owner Signature: [Signature]

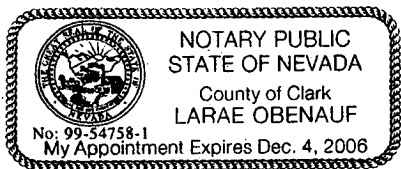
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Pat DeLope

Subscribed and sworn before me

This 20<sup>th</sup> day of September, 2006  
Larae Obenauf

Notary Public in and for said County and State



Case #	<u>TCP-17013</u>
Meeting Date:	<u>_____</u>
Total Fee:	<u>100.00</u>
Date Received:	<u>9-20-06</u>
Received By:	<u>FS</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.