

# Plans (PMT)

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Separator Sheet

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# Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.  
Date created: 11/14/2007

## Property Information

|                        |                                   |
|------------------------|-----------------------------------|
| Parcel Number:         | 13919705001                       |
| Owner Name(s):         | RANCHO ALLEN L L C                |
| Site Address:          | 1792 N RANCHO DR                  |
| Jurisdiction:          | Las Vegas - 89106                 |
| Zoning Classification: | General Commercial District (C-2) |

## Miscellaneous Information

Subdivision Name: PT NE4 SE4 SEC 19 20 61

Construction Year: 0

Last Sales Date: 08/2004

Last Sales Price: \$8,650,000

Recorded Doc Number: 2005031002509

T-R-S: 20-61-19

Census Tract: 3425

Estimated Lot Size: 22.06 acres

## Elected Officials

|                                              |                                          |
|----------------------------------------------|------------------------------------------|
| Commission District: D - LAWRENCE WEEKLY     | City Ward: 5 - RICKI BARLOW              |
| U.S. Senate: JOHN ENSIGN, HARRY REID         | U.S. Congress: 01 - SHELLEY BERKLEY      |
| State Senate: 4 - STEVEN A. HORSFORD         | State Assembly: 6 - HARVEY J. MUNFORD    |
| School District: C - SHIRLEY BARBER          | University Regent: 1 - CEDRIC CREAR      |
| Board of Education: 3 - MARCIA L. WASHINGTON | Minor Civil Division: Las Vegas Township |

RECEIVED

NOV 16 2007

Signs on Fence along Rancho TSP for Christmas tree Sales  
BY Rancho Allen 11/16/07  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

**\*FREE  
DELIVERY**

With any 12' ft. and up

**AND  
SET UP**

**DOUGLAS  
FIR**

**NOBLE  
FIR**

**FIR**

**FIR**

4 FT X 8 FT  
Property

Hows on Fence along perimeter of

RECEIVED

NOV 16 2007

APPROVED  
TSP- for Christmas tree Sales  
BY James Quinones 11/16/07  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

# Action Letter

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# Separator Sheet

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# TEMPORARY SIGN PERMIT

## TSP-25633



**Description of Sign(s):** Temporary Sign Permit for a Christmas tree sales located at 1792 N. Rancho Drive, APN 139-19-705-001. Sign will be installed on Nov. 24, 2007 to Dec. 23, 2007. Hours of operation from 9am to 10pm.

**Applicant:** Rancho Allen Llc  
1792 N. Rancho Dr  
Las Vegas, Nevada 89106  
( )301-5070 x

**Parcel(s):** 139-19-705-001

**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 30 DAYS FROM NOVEMBER 24, 2007 TO DECEMBER 23, 2007.
- 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.

# Justification Letter



Separator Sheet

• RJC CONCESSIONS

2010 HWY 190W #152

LIVINGSTON TX 77351

936-328-6642

## Justification Letter

To PLANNING

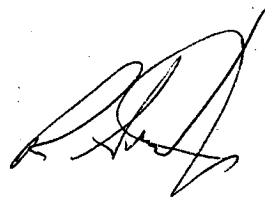
Date 11/15/07

RJC CONCESSIONS will have sign on fencing along

Rancho & corner sign will measure 4' x 8'

the number of signs will be 10 signs read Noble Fir,

Grand Fir, Douglas Fir, Delivery Nov 24 - Dec 23, 07



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NOV 16 2007

# Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TSP  
Project Address (Location) 1792 N. Rancho  
Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 13919705001 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C-2 proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER Rancho Allen LLC Contact Raymond or Johnny  
Address 1792 N. Rancho Phone: 301-5070 Fax: 362-9390  
City Las Vegas State NV Zip 89106

APPLICANT RTC CONCESSION Contact Robert Simard  
Address 2010 Hwy 109 W #152 Phone: 936-328-6642 Fax: \_\_\_\_\_  
City Livingston State TX Zip 77351

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

Property Owner Signature\* [Signature]

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

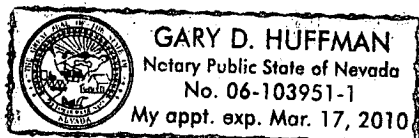
Print Name Raymond Masachi

Subscribed and sworn before me

This 13 day of NOV., 20 07.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # TSP-25633

Meeting Date: \_\_\_\_\_

Total Fee: \$100

Date Accepted: 11/16/07

Accepted By: Romeo