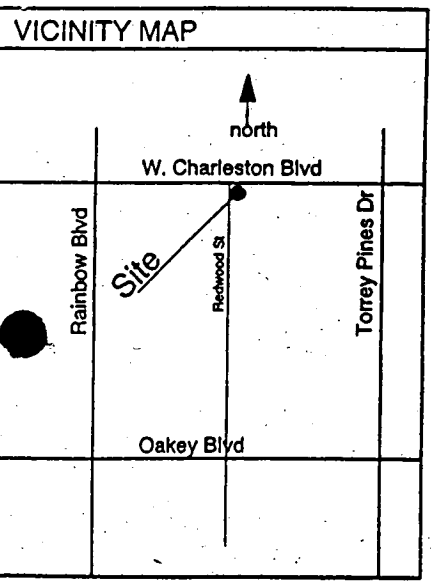
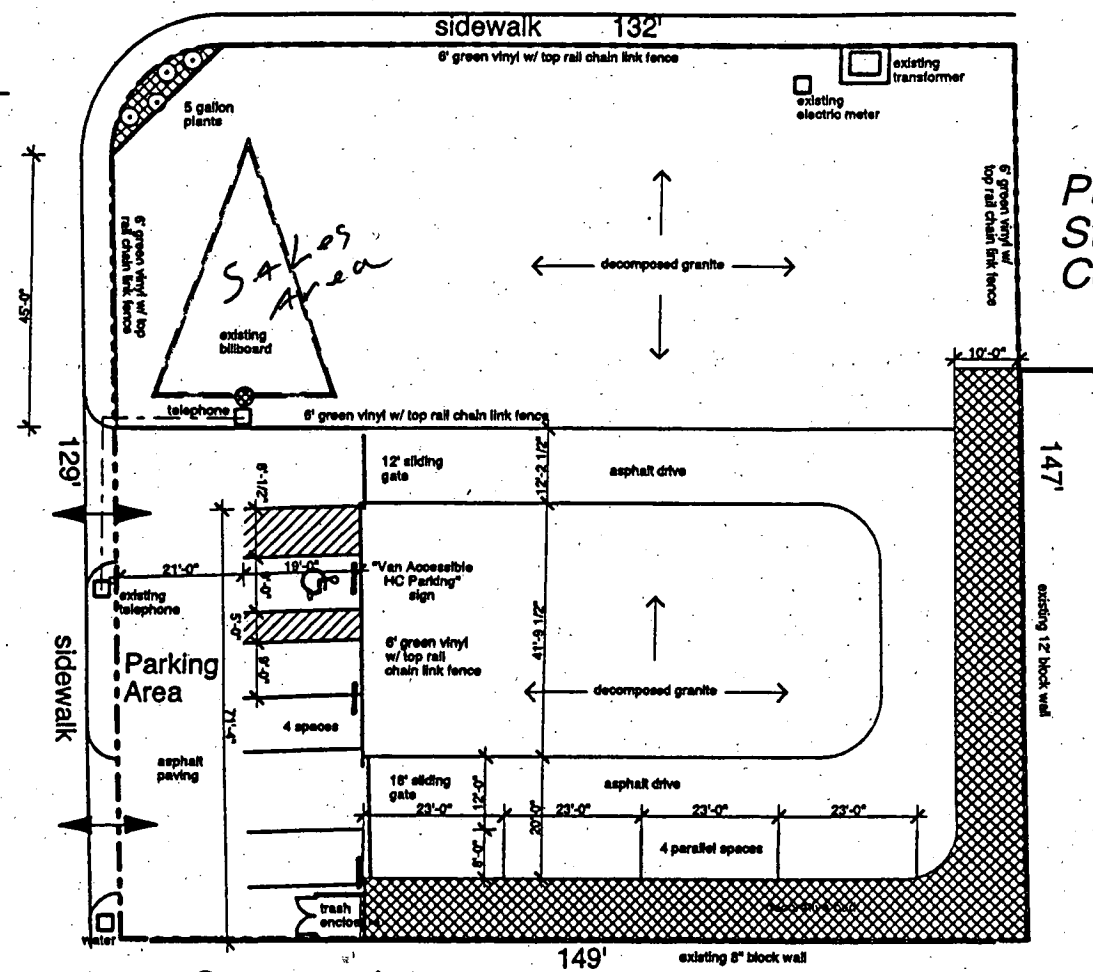


W. Charleston Boulevard

PROJECT DATA	
Project address: 6651 W. Charleston Blvd Las Vegas, NV, 89146 Parcel # 163-02-104-001	
Owner: Steve Phillips 4890 Von Leidner St. Las Vegas, NV 89149 496-5394	
acreage	0.52 acres
bldg sq ft	none
Floor Area Ratio	n/a
Density	n/a
Total parking provided 8	
H.C. spaces	1



Redwood Street



Crossroads Apartments

Site Plan

Deerbrooke Farm Christmas Trees, Flowers, Pumpkins, & Fireworks Sales Lot 6651 W. Charleston, Las Vegas, NV		
DATE:	May 15, 2002	
REV. NO.	DESCRIPTION	DATE BY



TEMPORARY COMMERCIAL PERMIT
CHRISTMAS TREE LOT
TCP-25727



Valid December 01, 2007 To December 20, 2007

Description of Event: TCP-25727 - TEMPORARY COMMERCIAL PERMIT - APPLICANT/OWNER STEVE PHILLIPS - Request for a Temporary Commercial Permit to allow a CHRISTMAS TREE SALES LOT at 6651 W Charleston Blvd. The subject site is held to the conditions of approval of SD-0026-02. The sales lot will be active from December 1 2007 through December 20, 2007. The hours of operation are from 9:00 a.m. to 9:00 p.m

Applicant: Phillips Steven A & Raynell
Contact Steve Phillips
4890 Von Leidner St
Las Vegas, NV 89149-4764
(702)877-6651 x

Parcel(s): 163-02-104-001
Ward(s): WARD 1 (LOIS TARKANIAN)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

See page 2 for conditions

THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS / PERMITS / LICENSES HAVE BEEN OBTAINED:



FIRE

____ (Initials)



BUSINESS SERVICES

____ (Initials)



SEWER

____ (Initials)



TRAFFIC

____ (Initials)

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



TEMPORARY COMMERCIAL PERMIT

CHRISTMAS TREE LOT

TCP-25727



Valid December 01, 2007 To December 20, 2007

1. BUSINESS HOURS SHALL BE FROM 9am TO 9pm.
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 date stamped 11-26-07.
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.

PLANNING SUPERVISOR SIGNATURE

DATE

PLANNING MANAGER SIGNATURE

DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TCP
Project Address (Location) 1651 W. CHARLESTON
Project Name PREMIUM CHRISTMAS TREES Proposed Use _____
Assessor's Parcel #(s) 163.02.104.001 Ward # 1
General Plan: existing SC proposed _____ Zoning: existing U proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres .52 Lots/Units _____ Density _____
Additional Information CHRISTMAS TREE SALES FROM DEC 1ST
to DEC 20th, 2007

PROPERTY OWNER STEVE PHILLIPS Contact _____
Address 4890 VON LEIDNER ST Phone: 8776651 Fax: _____
City LV. State NV Zip 89149

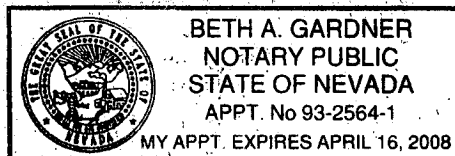
APPLICANT _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

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

Property Owner Signature* Steve Phillips
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name STEVE PHILLIPS

Subscribed and sworn before me
This 26th day of November, 20 07
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>TCP-25727</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>\$100.00</u>
Date Received:*	<u>11/26/07</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.

Deerbrooke Farm
Steve A. Phillips

4890 Von Leidner Street
Las Vegas, Nevada 89149

Fax 396 - 4754
Home Phone 658 - 6187
Cell 496 - 5394

November 26, 2007

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter - 6651 W. Charleston

To whom it may concern:

Deerbrooke Farm has been selling Christmas trees since 1990. Since March 20, 2002, we have owned the property located at 6651 W. Charleston. We will use this property to sell Christmas trees and related products for the Christmas season. Our operating hours will be from Dec. 1st, through Dec. 20th, from 9 a.m. to 9p.m. During the time we are not conducting business, the property will remain vacant, well kept, and secured by a fence.

If you have any questions, please feel free to give us a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Phillips", with a long horizontal flourish extending to the right.

Steve A. Phillips