

Plans (PMT)

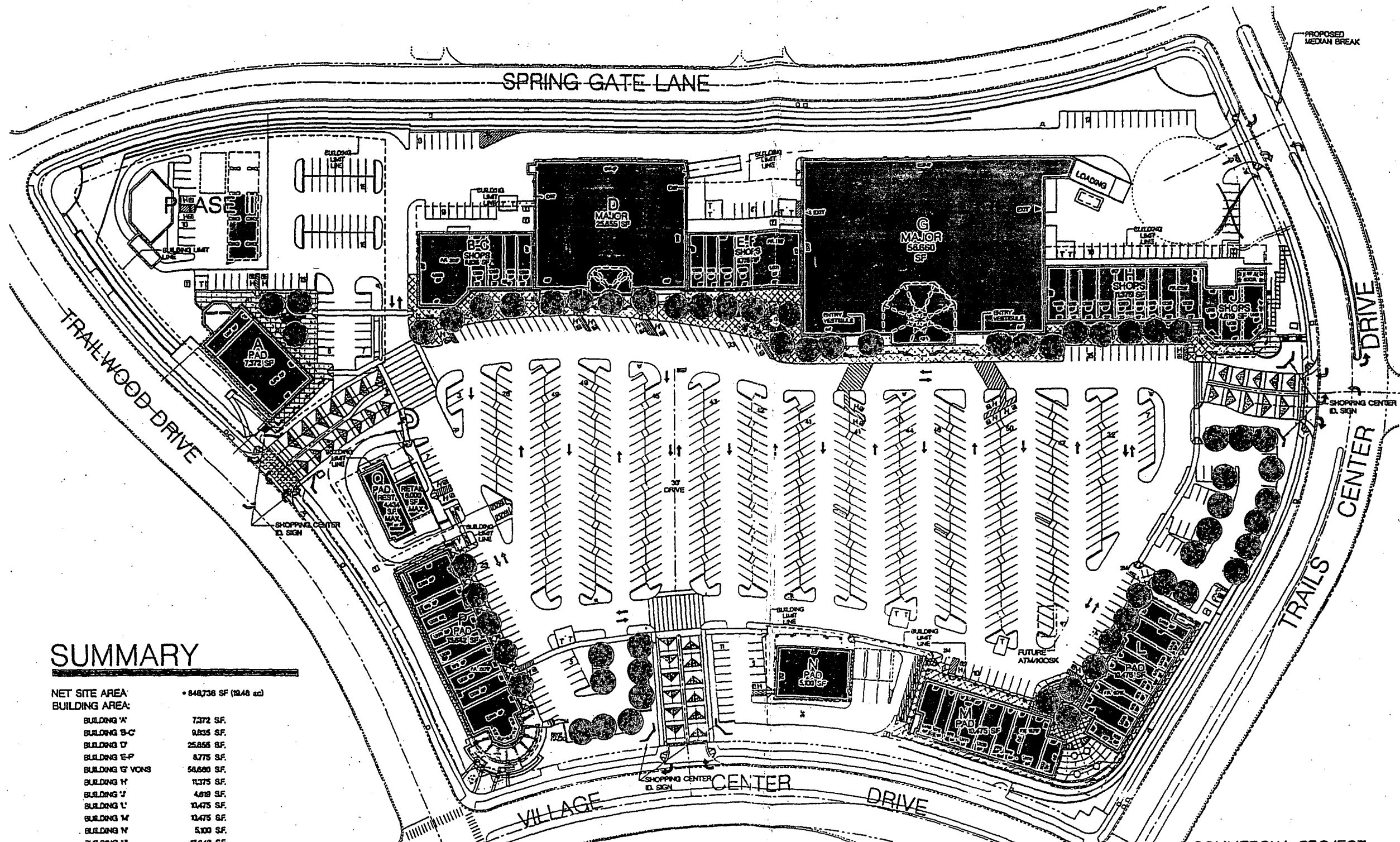


Separator Sheet

Trails Village Art Walk Summerlin



- Artist displays
- Children's Art Area



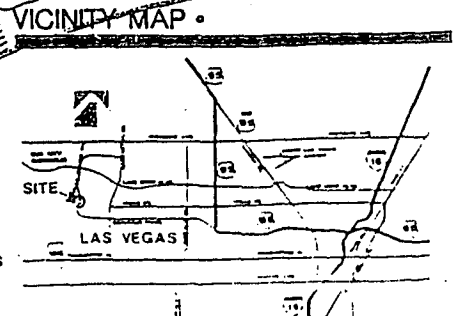
SUMMARY

NET SITE AREA	• 848,738 SF (19.48 ac)
BUILDING AREA:	
BUILDING 'A'	7,372 SF.
BUILDING 'B-C'	9,835 SF.
BUILDING 'D'	25,858 SF.
BUILDING 'E-F'	8,775 SF.
BUILDING 'G' VONS	56,680 SF.
BUILDING 'H'	11,375 SF.
BUILDING 'J'	4,619 SF.
BUILDING 'L'	10,475 SF.
BUILDING 'M'	12,475 SF.
BUILDING 'N'	5,100 SF.
BUILDING 'P'	13,642 SF.
BUILDING 'Q'	4,434 SF.

TOTAL BLDG.	• 168,217 SF.
	(10% AS RESTAURANT)
BUILDING COVERAGE	• 18.89% (403/1 L/B RATIO)
PARKING PROVIDED	• 855 STALLS (APPROX)
PARKING REQUIRED	• 715 STALLS
PARKING/BUILDING RATIO	• 5.08/1,000 SF

PARKING CALCULATIONS BASED UPON THE FOLLOWING:
 RETL: 158,285 SF (1/250) : 637 STALLS
 RESTAURANT: 175 GFA : 4,434 SF :
 3,000 SF (1/75) : 58 STALLS
 BANK: 5,100 SF (1/employee+1/100) : 19 STALLS

170,383 SF (10% AS RETAIL)
 20.08% (3.98/1 L/B RATIO)
 855 STALLS (APPROX)
 680 STALLS
 5.01/1,000 SF
 GENL RETAIL: 1/250 SF - 165,283 SF= 661 STALLS
 BANK: 1/employee+1/100 GFA : 5,100 SF : 19 STALLS

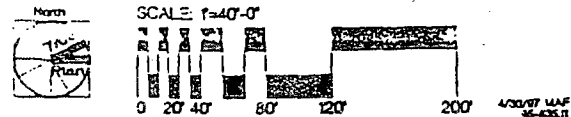


A PROJECT FOR
TRAILS VILLAGE CENTER PARTNERSHIP
 3146 REDHILL AVENUE, SUITE 200 A
 COSTA MESA, CA 92626
 (TEL) 714-955-1818 (FAX) 714-955-1870
 LEASING/MANAGEMENT: 2421 TECH CENTER COURT, SUITE 103
 LAS VEGAS, NV 89128
 (TEL) 702-228-0816 (FAX) 702-228-1708

COMMERCIAL PROJECT •
 NWC OF VILLAGE CENTER CIRCLE
 & TRAILWOOD DR.
TRAILS VILLAGE CENTER
 SUMMERLIN
 LAS VEGAS, NEVADA

EXHIBIT SITE PLAN

Musil Perkowitz Ruth, Inc.
 Architecture Planning
 911 Shoshone Blvd., Las Vegas, NV 89101
 (702) 385-4333



Action Letter



Separator Sheet



TEMPORARY COMMERCIAL PERMIT
ARTS AND CRAFTS FAIR
TCP-27492

Valid April 26, 2008 To April 27, 2008



Description of Event: TCP-27492 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: MARK J VRANESH - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for Temporary Commercial Permit to allow an arts and crafts festival at 1970 Village Center Circle (Trails Village Center). Event is free and open to the public. Features 90 local and regional arts and crafts vendors. Setup will commence April 26, 2008 and cleanup will conclude on April 27, 2008. Show hours are 10:00 a.m. to 5:00 p.m. April 26 and 27, 2008. Private security is provided.

Applicant: Mark Vranesh Studio
1700 S. 8th Street
Las Vegas, NV 89104
(702)245-6077 x

Parcel(s): 138-19-719-006

Ward(s): WARD 2 (STEVE WOLFSON)

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

ARTS AND CRAFTS FAIR

TCP-27492

Valid April 26, 2008 To April 27, 2008



1. BUSINESS HOURS SHALL BE FROM 10am TO 5pm.
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 3/25/08.
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. Conformance to conditions of SUP-21667

PLANNING SUPERVISOR SIGNATURE

DATE

DJ Reelin
PLANNING MANAGER SIGNATURE

3/25/08
DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Justification Letter



Separator Sheet

Justification Letter for Temporary Commercial Permit
TRAILS VILLAGE ART FESTIVAL

The event will be an outdoor arts and crafts fair, to be held Saturday and Sunday, April 26 & 27, 2008 at Trails Village Center, located at 1970 Village Center Circle in Summerlin.

Local artist Mark Vranesh will coordinate the artisans and work with the center management and merchants to create the weekend community event. The show will enhance the cultural climate by featuring hand-crafted arts, allowing the public to meet the artisans and talk about their work. The art work will be for sale, but the event is free and open to all of the public.

The art festival will feature 90 juried arts and crafts booths of local and regional artists. The Trails Village Center will provide ample maintenance crew for additional traffic and overnight security for the event. Mark Vranesh has been coordinating this event twice each year for nine years at the Trails. The art show has been recognized in Summerlin as one of the most anticipated outdoor cultural events. The event always includes a children's art area on the Hollywood Video patio, allowing free art projects for children and their parents.

Set-up of the event is carefully coordinated on Friday afternoon beginning at 4 p.m. The show hours are 10 until 5 on Saturday and Sunday, with the artists taking their booths down Sunday evening. The staff from the Center and Mark are on site during the weekend along with three security officers who patrol from 10 p.m. until 7 a.m.

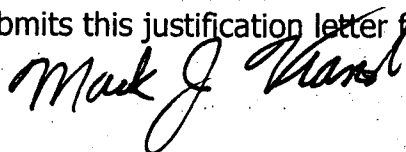
Parking for the artists will be allowed behind the shopping center as well as along Springate Street. There is ample customer parking in the center as well as access at entrances and exits on all three streets that border the Trails Shopping Center.

The show will be situated along the wide common walkways throughout the center as well as safely coned areas in the north parking area and the southeast parking area. This layout is the same as has been used for the past 9 years. Handicapped spaces and marked pathways will not be used for the artist booths. The artists will be required to use the 10'x10' canopies, which are sold for these types of events and carry a fire-retardant certificate. Mark Vranesh, who has over 30 years of participating in art shows, will set the boundaries for the artisans, allowing ample passageways for customers, including strollers and wheelchairs. He understands the restrictions of the handicapped and red zones and will not allow the artists to use these areas to unload.

The advertising and promotion of the art fair will be coordinated by the Trails Center management. As a local artist and native of Las Vegas, organizer Mark Vranesh is involved with many community events to promote the visual arts. In his work with the Governor's Economic Development Conference and the Governor's Conference on Tourism, he has been given the "Nevada's Best" award. His volunteer work with his art includes the Junior Mesquite Club, the Nevada Law Foundation and other local charities.

He respectfully submits this justification letter for your approval.

Mark J. Vranesh



Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet

INVESTMENT PROPERTIES II, LLC

A NEVADA LIMITED LIABILITY COMPANY

March 19, 2008

Planning & Development
CITY OF LAS VEGAS
731 South Fourth Street
Las Vegas, NV 89101

Attention: Planning Department

Re: Spring Art Walk- April 26 & 27, 2008
Trails Village Center

To Whom It May Concern:

This letter is to confirm that Ms. Sandra J. Ray is authorized to act as Agent for Investment Properties II, LLC on behalf of Trails Village Center with regard to the above-referenced event (see enclosed applications).

Very truly yours,

TRAILS VILLAGE CENTER COMPANY
By its General Partner:
INVESTMENT PROPERTIES II. LLC

By: 
James A. Christensen, Managing Member

JAC/sjr

c: Kevin T. Orrock, The Howard Hughes Corporation
Sandy Ray
Mark Vranesh

**TRAILS VILLAGE CENTER
COMPANY**

March 19, 2008

Las Vegas Licensing Department

RE: Mark Vranesh Studio
1700 S. 8th Street
Las Vegas, NV 89104

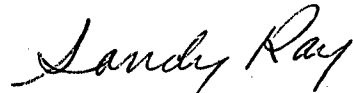
TO WHOM IT MAY CONCERN;

I hereby authorize Mark Vranesh of Mark Vranesh Studio to coordinate and produce the Trails Village Center Art Walk on April 26 and 27, 2008.

The event will take place at the Trails Village Shopping Center, which is located at Village Center Circle and Trailwood Drive in Summerlin.

If there are any questions regarding this event, feel free to contact me at 702-595-8255.

Sincerely,
TRAILS VILLAGE CENTER COMPANY



Sandy Ray
Marketing Consultant

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY COMMERCIAL PERMIT
 Project Address (Location): 1970 VILLAGE CENTER CIRCLE (TRAILS VILLAGE CENTER)
 Project Name: TRAILS VILLAGE CENTER ART WALL Proposed Use: OUTDOOR ART FESTIVAL
 Assessor's Parcel #(s): 138-19-719-006 Ward #: 2
 General Plan: existing X proposed _____ Zoning: existing X P-C proposed _____
 Commercial Square Footage: 171,775 Beds Soft Floor Area Ratio: _____
 Gross Acres: 19.48 Lots/Units: _____ Density: _____
 Additional Information: DATE OF EVENT APRIL 26-27, 2008

PROPERTY OWNER: TRAILS VILLAGE CENTER COMPANY Contact: SANDY RAY, AGENT
 Address: 1970 VILLAGE CENTER CIRCLE, SUITE 7 Phone: 228-0816 Fax: 228-1708
 City: LAS VEGAS State: NEVADA Zip: _____

APPLICANT: MARK VRANICH Contact: MARK VRANICH
 Address: 1700 S. 8th STREET Phone: 245-6077 Fax: 737-1540
 City: LAS VEGAS State: NEVADA Zip: 89104

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: [Signature] See Below

Subscribed and sworn before me: JAMES A. CHRISTENSEN

This 22nd day of February, 2008

[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

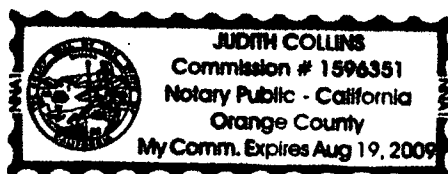
Case #	<u>TCP-27492</u>
Meeting Date:	
Total Fee:	<u>\$100</u>
Date Received:*	<u>3/25/08</u>
Received By:	<u>Romeo</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning Department for consistency with applicable sections of the Zoning Ordinance.

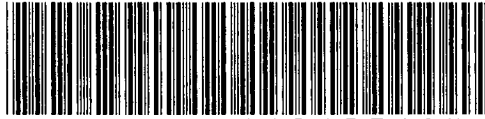
TRAILS VILLAGE CENTER COMPANY,
a Nevada Partnership

By its Managing Partner:
Investment Properties II, LLC,
a Nevada limited liability company

By: [Signature]
James A. Christensen
Managing Member 2/22/08



Legal Description



LEGAL DESCRIPTION

Separator Sheet

INVESTMENT PROPERTIES II, LLC

Business Entity Information			
Status:	Active	File Date:	10/1/1996
Type:	Domestic Limited-Liability Company	Corp Number:	LLC14777-1996
Qualifying State:	NV	List of Officers Due:	10/31/2008
Managed By:	Managers	Expiration Date:	12/31/2030

Additional Information	
Name Consent Date:	10/01/1996

Resident Agent Information			
Name:	INVESTMENT PROPERTIES II LLC	Address 1:	1970 VILLAGE CENTER CIRCLE
Address 2:	STE 7	City:	LAS VEGAS
State:	NV	Zip Code:	89134
Phone:		Fax:	
Email:		Mailing Address 1:	3146 REDHILL AVENUE
Mailing Address 2:	STE 200-A	Mailing City:	COSTA MESA
Mailing State:	AA	Mailing Zip Code:	92626

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers		☐ Include Inactive Officers	
Managing Member - JAMES A CHRISTENSEN			
Address 1:	1970 VILLAGE CENTER CR STE 7	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89134	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC14777-1996-001	# of Pages:	2
File Date:	10/01/1996	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14777-1996-007	# of Pages:	1
File Date:	10/21/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14777-1996-008	# of Pages:	1
File Date:	10/16/1999	Effective Date:	
(No notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	LLC14777-1996-003	# of Pages:	1
File Date:	10/29/1999	Effective Date:	
CORPORATION TRUST COMPANY OF NEVAD KFA			

ONE EAST FIRST STREET RENO NV 89501-KFA			
Action Type:	Annual List		
Document Number:	LLC14777-1996-009	# of Pages:	1
File Date:	10/16/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14777-1996-005	# of Pages:	1
File Date:	10/01/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14777-1996-004	# of Pages:	1
File Date:	10/14/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14777-1996-006	# of Pages:	1
File Date:	10/23/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC14777-1996-002	# of Pages:	2
File Date:	09/20/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050441897-90	# of Pages:	1
File Date:	09/26/2005	Effective Date:	
(No notes for this action)			
Action Type:	Resident Agent Change		
Document Number:	20060375624-15	# of Pages:	1
File Date:	06/12/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060517394-47	# of Pages:	1
File Date:	08/11/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070557015-22	# of Pages:	1
File Date:	08/13/2007	Effective Date:	
(No notes for this action)			

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Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 138-19-719-006
Name of Property Owner: TRAILS VILLAGE CENTER COMPANY
Name of Applicant: MARK VRANKEL
Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

**TRAILS VILLAGE CENTER COMPANY,
a Nevada Partnership**

**By its Managing Partner:
Investment Properties II, LLC,
a Nevada limited liability company**

Signature of Property Owner: _____

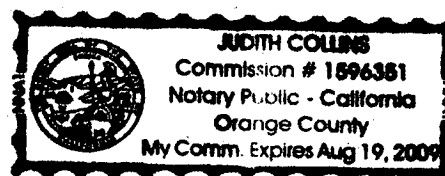
By: James A. Christensen
James A. Christensen
Managing Member 2/22/08

Print Name: JAMES A. CHRISTENSEN

Subscribed and sworn before me

This 22nd day of February, 2008

Judith Collins
Notary Public in and for said County and State

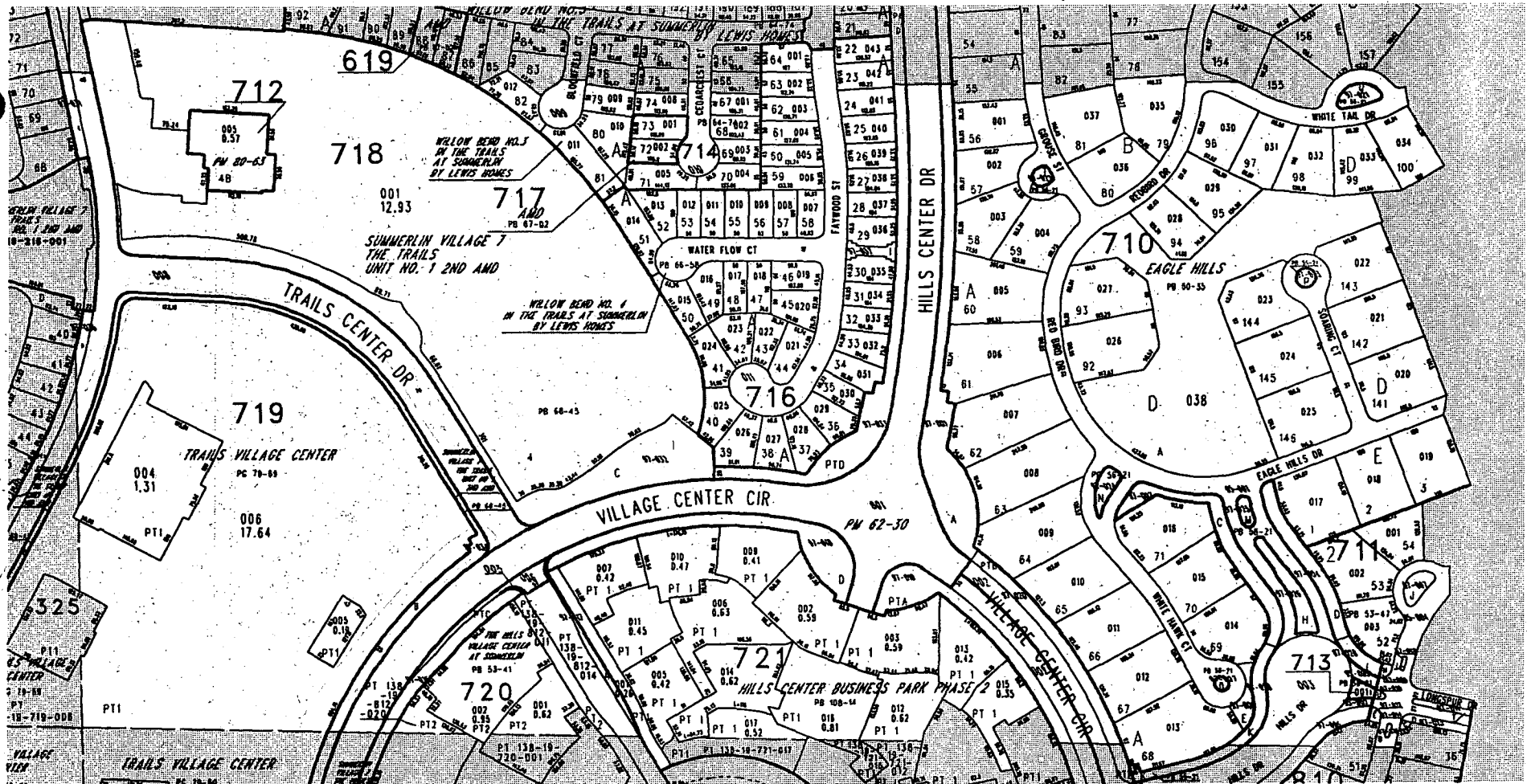


APN Map



Separator Sheet

NOTES 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 TEXT ORIGINAL 	MAP LEGEND AVERAGE DA VALUE 22 PARCEL BOUNDARY 001 SUBD BOUNDARY 1.00 ROAD EASEMENT 202 PM/LD BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER 001	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E	19	N 2 SE 4	138-19-7																																																																						
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TAX DIST 200

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7	6	5	4	3	2																																																																		
6	5	4	3	2	1																																																																		
5	4	3	2	1	0																																																																		
4	3	2	1	0	0																																																																		
3	2	1	0	0	0																																																																		
2	1	0	0	0	0																																																																		
1	0	0	0	0	0																																																																		
0	0	0	0	0	0																																																																		
Scale: 1"=200' Rev: 06/12/06																																																																							

