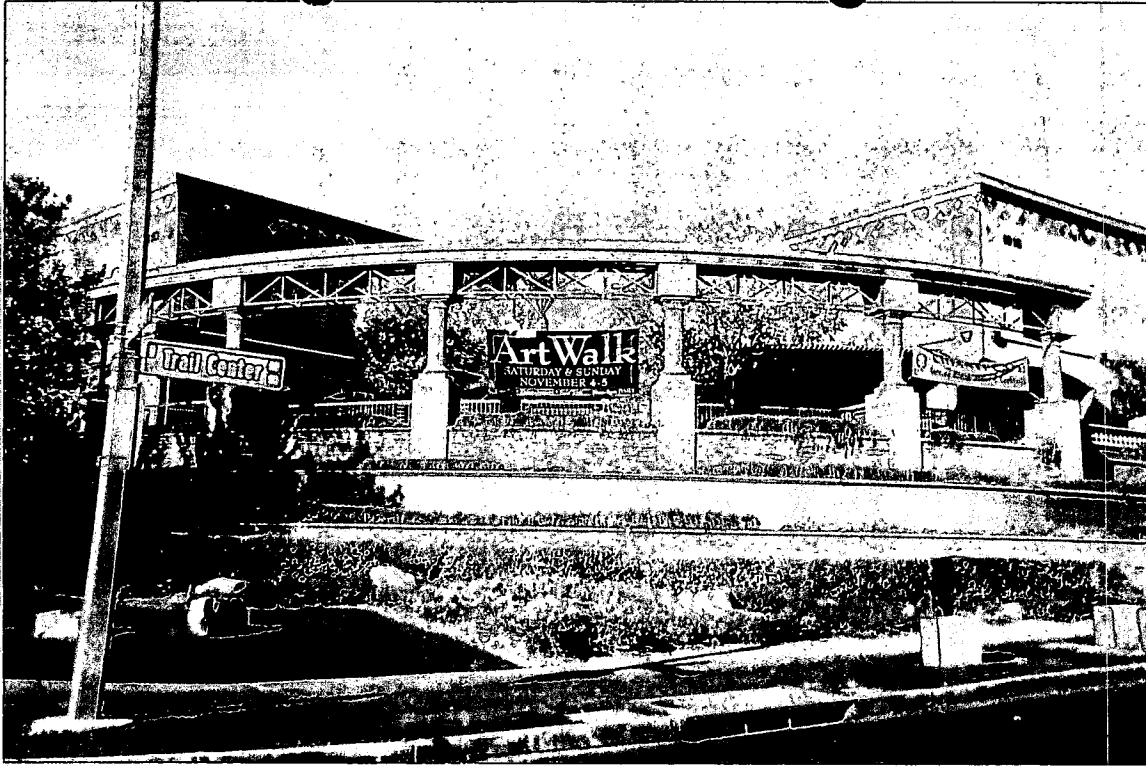


Plans (PMT)

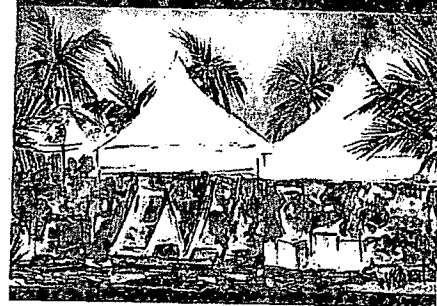


Separator Sheet



APPROVED
 Temp Sign Permit Only Per TSP-27493
 BY James Murray 3/25/08
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

Trails Village Art Walk Summerlin



- Artist displays
- Children's Art Area

■ = BANNERS

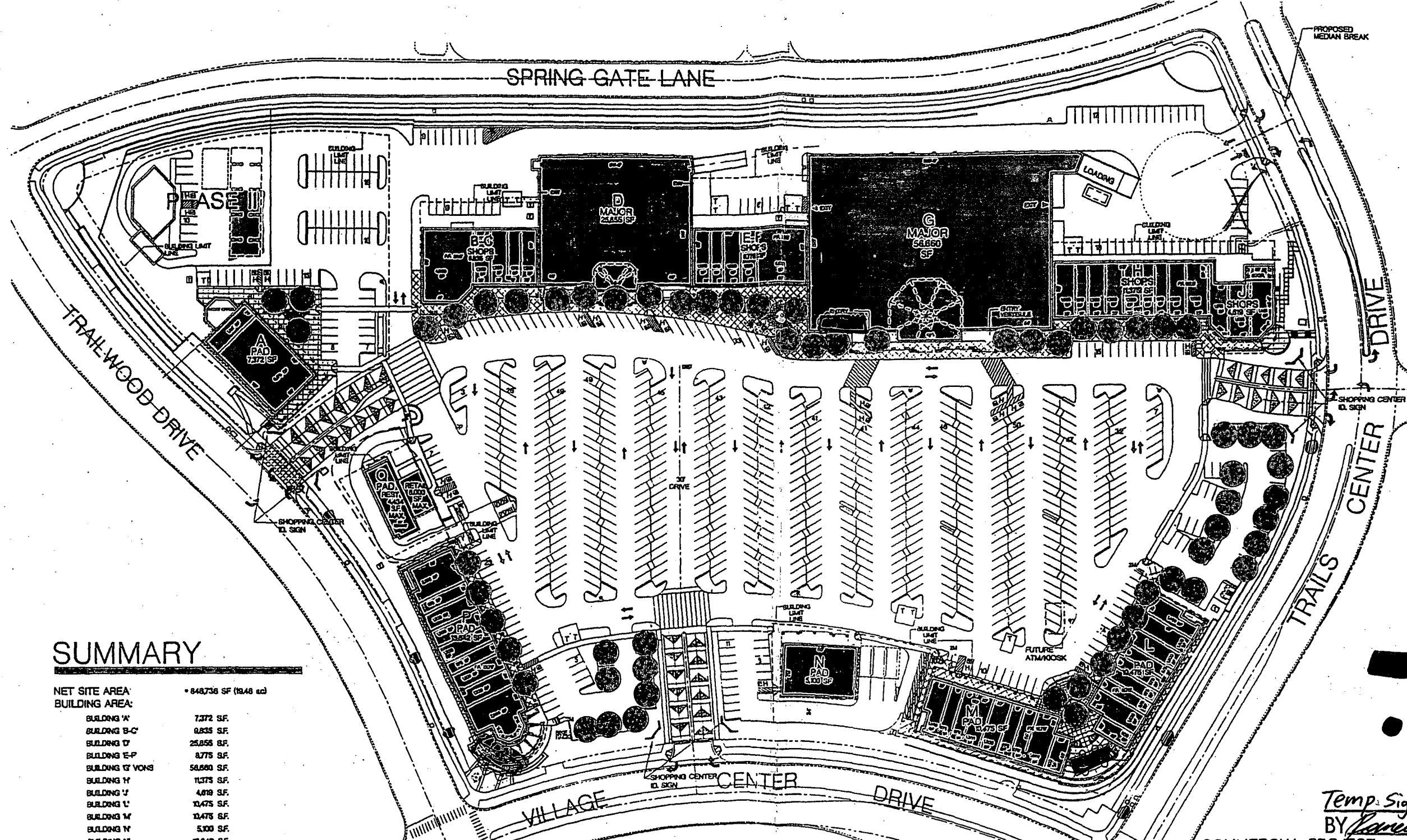
● = DIRECTIONAL SIGNAGE

APPROVED TSP-27493
Temp Sign Permit Site Plan Only
BY *James Summerlin* 3/25/08

COMMERCIAL PROJECTS & PLANNING DIVISION
CITY OF LAS VEGAS
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. Long Beach, California 90801
(310) 260-4323



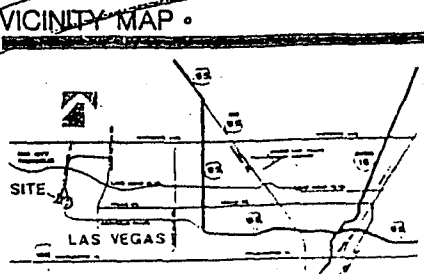
SUMMARY

NET SITE AREA:	• 848,736 SF (19.48 ac)
BUILDING AREA:	
BUILDING 'A'	7,372 SF.
BUILDING 'B-C'	8,835 SF.
BUILDING 'D'	25,856 SF.
BUILDING 'E-P'	8,775 SF.
BUILDING 'Q' VONS	58,680 SF.
BUILDING 'R'	11,375 SF.
BUILDING 'S'	4,819 SF.
BUILDING 'T'	10,475 SF.
BUILDING 'U'	10,475 SF.
BUILDING 'V'	5,100 SF.
BUILDING 'W'	11,842 SF.
BUILDING 'X'	4,434 SF.

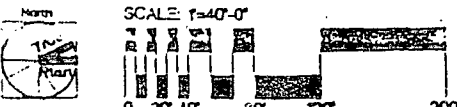
TOTAL BLDG:	• 188,817 SF.
BUILDING COVERAGE	• 18.89% (403/1 L/B RATIO)
PARKING PROVIDED	• 655 STALLS (APPROX)
PARKING REQUIRED	• 715 STALLS
PARKING/BUILDING RATIO	• 508/1000 SF

PARKING CALCULATIONS BASED UPON THE FOLLOWING:
RETAIL: 158,296 SF (1/2500) : 637 STALLS
RESTAURANT: 175 GFA : 4,434 SF : 3,000 SF (1/75) : 59 STALLS
BANK: 5,300 SF (1/4000) : 13 STALLS

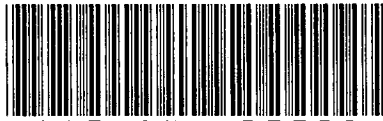
170,383 SF (70% AS RETAIL)
20,081% (3,981 L/B RATIO)
655 STALLS (APPROX)
680 STALLS
501/1000 SF
GENL. RETAIL: 1/250 SF - 165,283 SF : 681 STALLS
BANK: 1/4000 SF : 1700 GFA : 5,200 SF : 13 STALLS



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



Action Letter



ACTION LETTER

Separator Sheet



TEMPORARY SIGN PERMIT

TSP-27493



Description of Sign(s): TSP-17974 - TEMPORARY SIGN PERMIT - APPLICANT: MARK J. VRANESH - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for a Temporary Sign Permit to allow three 5' x 12' banner signs and six 2' x 3' directional signs at 1970 Village Center Circle in conjunction with an arts and crafts festival (Trails Village Center Arts Festival TCP-27492). Signs will be installed Friday, April 18, 2008 and removed by Monday, April 28, 2008.

Applicant: Trails Village Center Company
Sandy Ray, Agent
% invest ppty
1970 Village Center Cir #7
Las Vegas, NV 89134-6241
(702)228-0816 x

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

Ward(s): Ward 2 (Wolfson)

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 11 DAYS FROM APRIL 18, 2008 TO APRIL 28, 2008.
- 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.

Justification Letter



Separator Sheet

MARK VRANESH STUDIO
1700 S. 8th Street
Las Vegas, Nevada 89104
(702) 245-6077 (702) 737-1540 fax

Justification Letter for Temporary Sign Permit
TRAILS VILLAGE ART FESTIVAL

The event will be an outdoor arts and crafts fair, to be held Saturday and Sunday, April 26 & 27 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 of the community 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.

Signage request for the event is as follows:

Banners will be installed on Friday, April 18 and removed at the close of the show on Monday morning April 28.

3 Banners 5'x12' full color professionally produced
Two banners will be placed near the corners of the property hanging from the Center structure. One banner is installed on the VON's central structure. All signage is placed high and above reach from the walkway.

Directional signs will be installed on Friday, April 25 and removed at the close of the show on Monday morning, April 28.

The directional signage is approved by the Summerlin community. Sandy Ray, agent and director of the Trails Center, has been coordinating this aspect of the event for each event.

Respectfully submitted,

Mark J. Vranesh



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY SIGN PERMIT
 Project Address (Location): 1970 VILLAGE CENTER CIRCLE (TRAILS VILLAGE CENTER)
 Project Name: TRAILS VILLAGE CENTER ART WALK Proposed Use: OUTDOOR ART FESTIVAL
 Assessor's Parcel #(s): 138-19-719-006 Ward #: 2
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage: 171,715 BLDG SQ FT 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: AGENCY SANDY RAY
 Address: 1970 VILLAGE CENTER CIRCLE, SUITE 7 Phone: 228-0816 Fax: 228-1708
 City: LAS VEGAS State: NEVADA Zip: 89134

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] ^{See Below}

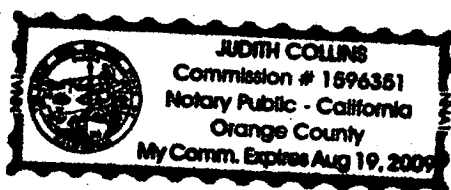
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

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



Revised 04/26/05

FOR DEPARTMENT USE ONLY

Case #	<u>TCP-27493</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

TRAILS VILLAGE CENTER COMPANY, a Nevada Partnership

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

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

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)			