

Plans (PMT)

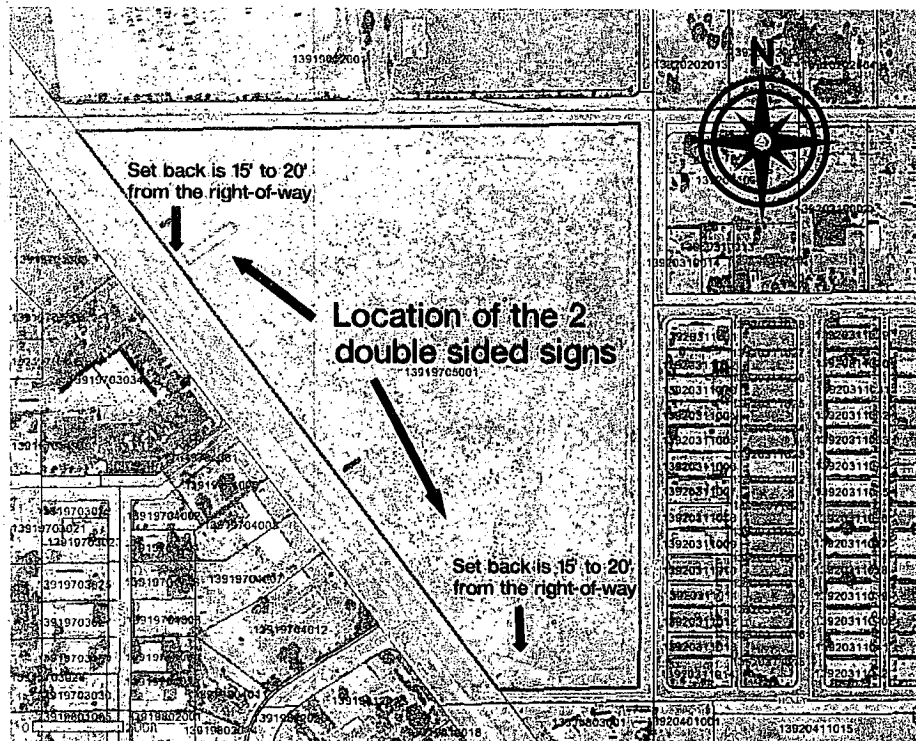
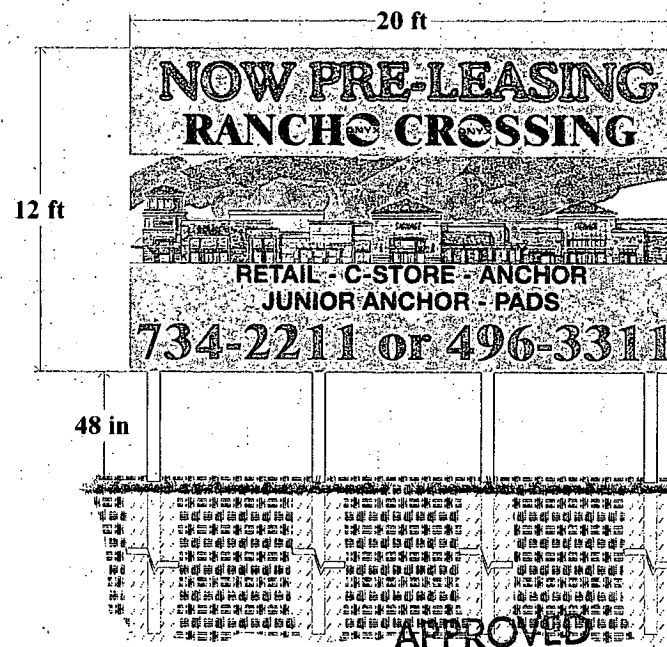


Separator Sheet



NEVADA CONTRACTOR'S LICENCE #0053645

702-733-8822 • Fax: 702-733-8944 • sales1@signsvegas.com • Alex Peña, Graphic Artist/Inside Sales

Alex Peña12' tall x 20' wide x 16' tall
Double Sided Wood Sign

Signs Now terms 50% upon approval 50% at completion

Signature Authorizing Work: _____

BUSINESS NAME/LOCATIONOnyx Realty Group
4225 S. Eastern Ste. 2
Las Vegas, NV 89119**CONTACT**Peyman Masachi
702-734-2211
702-734-7711 fax
masachi702@aol.comDESIGNED 03/21/08
CITY OF LAS VEGASREVISION 1
REVISION 2
REVISION 3
REVISION 4**RECEIVED**
MAR 27 2008This rendering is the property of Signs Now of Las Vegas and is not to be used by any other company.
Subject to Terms and Conditions: Terms&Cond.pdf available at: www.signsvegas.com/termscond.pdf

Action Letter

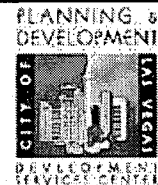


Separator Sheet



TEMPORARY SIGN PERMIT

TSP-27569



Description of Sign(s): TSP-27569 TEMPORARY SIGN PERMIT FOR CONSTRUCTION SIGN LOCATED AT 1792 N. RANCHO DR. Sign will be put in place 04-15-2008 and will be taken down 04-15-2009.

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

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

Ward(s): t ard RB eeklyF

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 366 DAYS FROM APRIL 15, 2008 TO APRIL 15, 2009.
- 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.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Justification Letter



Separator Sheet



www.signsnow.com

March 27, 2008

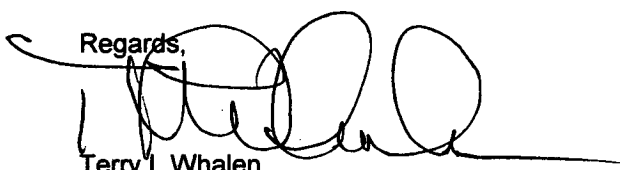
City of Las Vegas
Planning and Development Dept.
Las Vegas, NV

To Whom It May Concern:

Signs Now of Las Vegas has contracted to install construction signs on land at 1792 North Rancho Dr for the purpose of announcing the planned construction of a commercial shopping project at that site.

The signs are to be constructed on or about April 15, 2008 and are planned to remain in place for a period of one year. The signs have been engineered and are to be constructed with wood and there are currently no plans to have flags, streamers, pennants, searchlights or other similar devices on the signs.

Regards,



Terry L. Whalen
Signs of Las Vegas

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WOOD SIGNS
 Project Address (Location) 1792 N. RANCHO DR.
 Project Name RANCHO CROSSING Proposed Use _____
 Assessor's Parcel #(s) 13919705001 Ward # 5
 General Plan: existing SC 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 ALEX PEÑA
 Address 1792 N. RANCHO DR. Phone: _____ Fax: _____
 City LAS VEGAS State NV Zip 89106

APPLICANT EAGLE GRAPHIC SYSTEMS Contact ALEX PEÑA
 Address 6290 PECOS RD. STE. 600 Phone: 733-8822 Fax: 733-8944
 City LAS VEGAS State NV Zip 89120

REPRESENTATIVE EAGLE GRAPHIC SYSTEMS Contact ALEX PEÑA
 Address 6290 PECOS RD. STE. 600 Phone: 733-8822 Fax: 733-8844
 City LAS VEGAS State NV Zip 89120

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 Peyman Masachi

Subscribed and sworn before me

This 27th day of MARCH, 2008

Caren R. Petrella

Notary Public in and for said County and State



Revised 04/26/05

FOR DEPARTMENT USE ONLY

Case #	<u>TSP-27569</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>\$100.00</u>
Date Received:*	<u>3/27/08</u>
Received By:	<u>Candia</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.