

Action Letter



Separator Sheet



TEMPORARY COMMERCIAL PERMIT

TEMPORARY USE

TCP-20289



Valid March 02, 2007 To September 01, 2007

Description of Event: 2 Temporary Storage Containers approximately 10'x24' in the parking lot of 1830 S. Rancho Blvd, which is Genesis Furniture. Genesis Furniture was left without a warehouse due to the fire disaster which occurred August 2006. Because I am in the process of re-constructing the building, and there is no space available in the showroom for storage, they are in need of a permit to place two storage containers in the parking lot (refer to site plan for details). The proposed length of time the containers will be on premises is approximately six months. Should you have any further questions regarding this matter, please contact me at 702-499-7970.

Applicant: Genesis Furniture
Carlos or Roger 702-362-2888
1830 S. Rainbow
Las Vegas, NV 89146
(702)362-2888 x

Parcel(s): 163-02-313-014
Ward(s): Ward 1 (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 PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



TEMPORARY COMMERCIAL PERMIT

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TCP-20289

Valid March 02, 2007 To September 01, 2007



1. This permit shall expire on September 1, 2007. The temporary storage structures shall be removed from property by this date, unless a new Temporary Commercial Permit is approved by the Planning & Development Department.
2. The number of onsite parking spaces shall not be reduced below 14 spaces on APN 163-02-313-014, including handicap accessible spaces.
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.
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. **THIS PERMIT IS NOT A BUSINESS LICENSE.**
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.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY STORAGE CONTAINERS
 Project Address (Location) 1830 S. RAINBOW
 Project Name _____ Proposed Use STORAGE
 Assessor's Parcel #(s) 16302313014 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing CA proposed _____
 Commercial Square Footage 250 SQFT PER CONTAINER Floor Area Ratio _____
 Gross Acres N/A Lots/Units _____ Density N/A
 Additional Information _____

PROPERTY OWNER DANIEL ITZCHAKI Contact DANNY
NATALIE HETLEY
 Address 2563 AVIV CT. Phone: 499-7970 Fax: _____
 City LV State NV Zip 89121

APPLICANT GENESIS FURNITURE Contact CARLOS OR ROGER
 Address 1830 S. RAINBOW Phone: 362-2888 Fax: 362-3380
 City LAS VEGAS State NV Zip 89146

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.

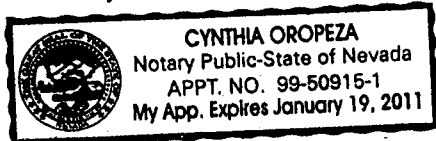
Print Name NATALIE HETLEY

Subscribed and sworn before me

This 1st day of March, 20 07

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # TCP-20289
 Meeting Date: _____
 Total Fee: \$ 100.00
 Date Received: * 3/1/07
 Received By: [Signature]

* 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.

RECEIVED
MAR 02 2007

Justification Letter



JUSTIFICATION LETTER

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IC CONTRACTORS

February 1, 2007

To Whom It May Concern:

Genesis Furniture was left without a warehouse due to the fire disaster which occurred August 2006. Because I am in the process of re-constructing the building, and there is no space available in the showroom for storage, they are in need of a permit to place two storage containers in the parking lot (refer to site plan for details). The proposed length of time the containers will be on the premises is approximately six months. Should you have any further questions regarding this matter, please contact me at 702-499-7970.

Sincerely,

Danny Itzhaki

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MAR 02 2007

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.

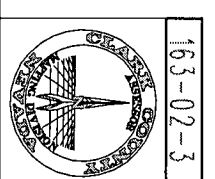
MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASTMENT
- PWLD BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE
- ROAD ID NUMBER

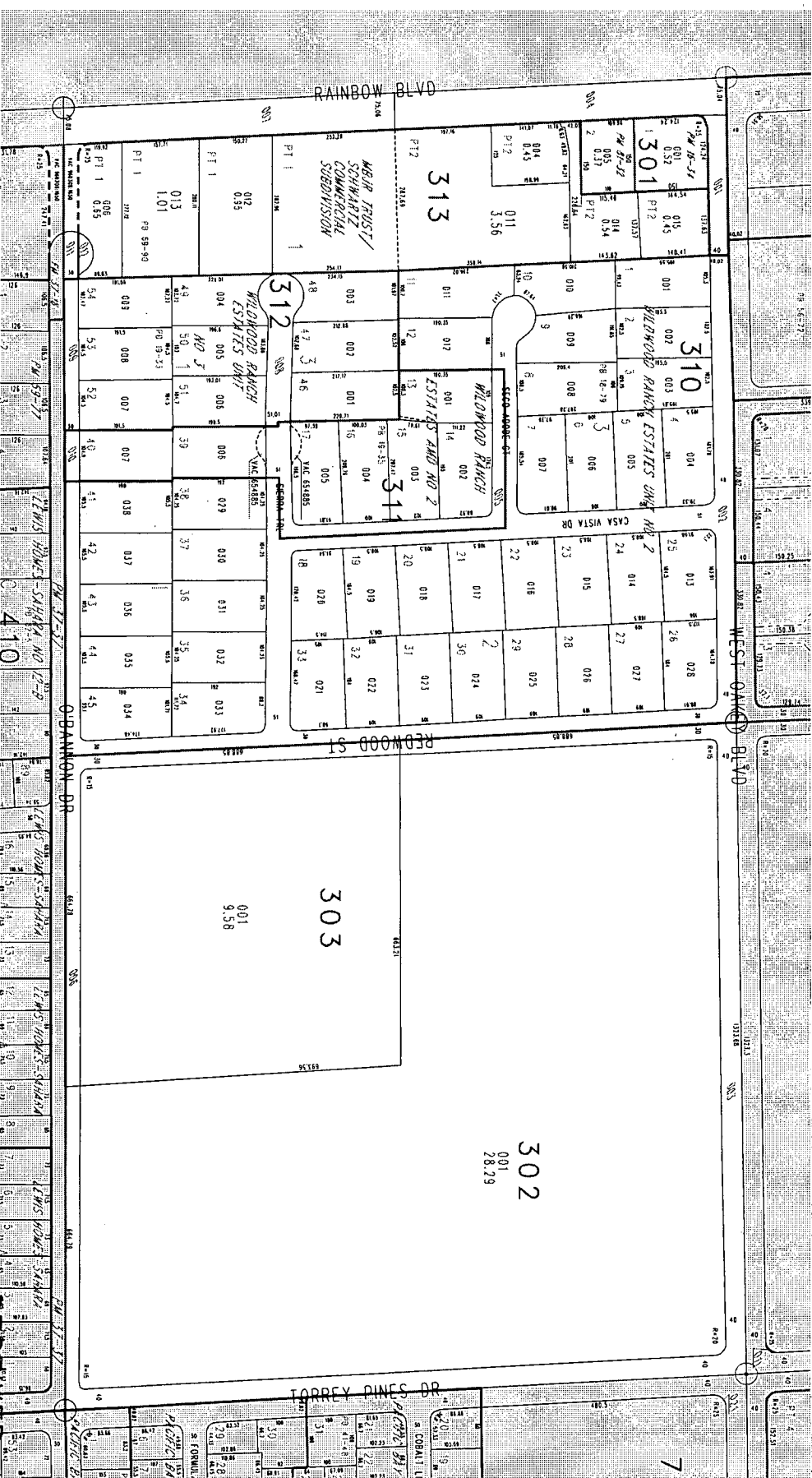
Parcel Number	Acres	Parcel Sub/Sec Number	Plat Recording Number	Block Number	Lot Number	Gov. Lot Number
001	1.00	202	163-02-3	5	1	5

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ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor



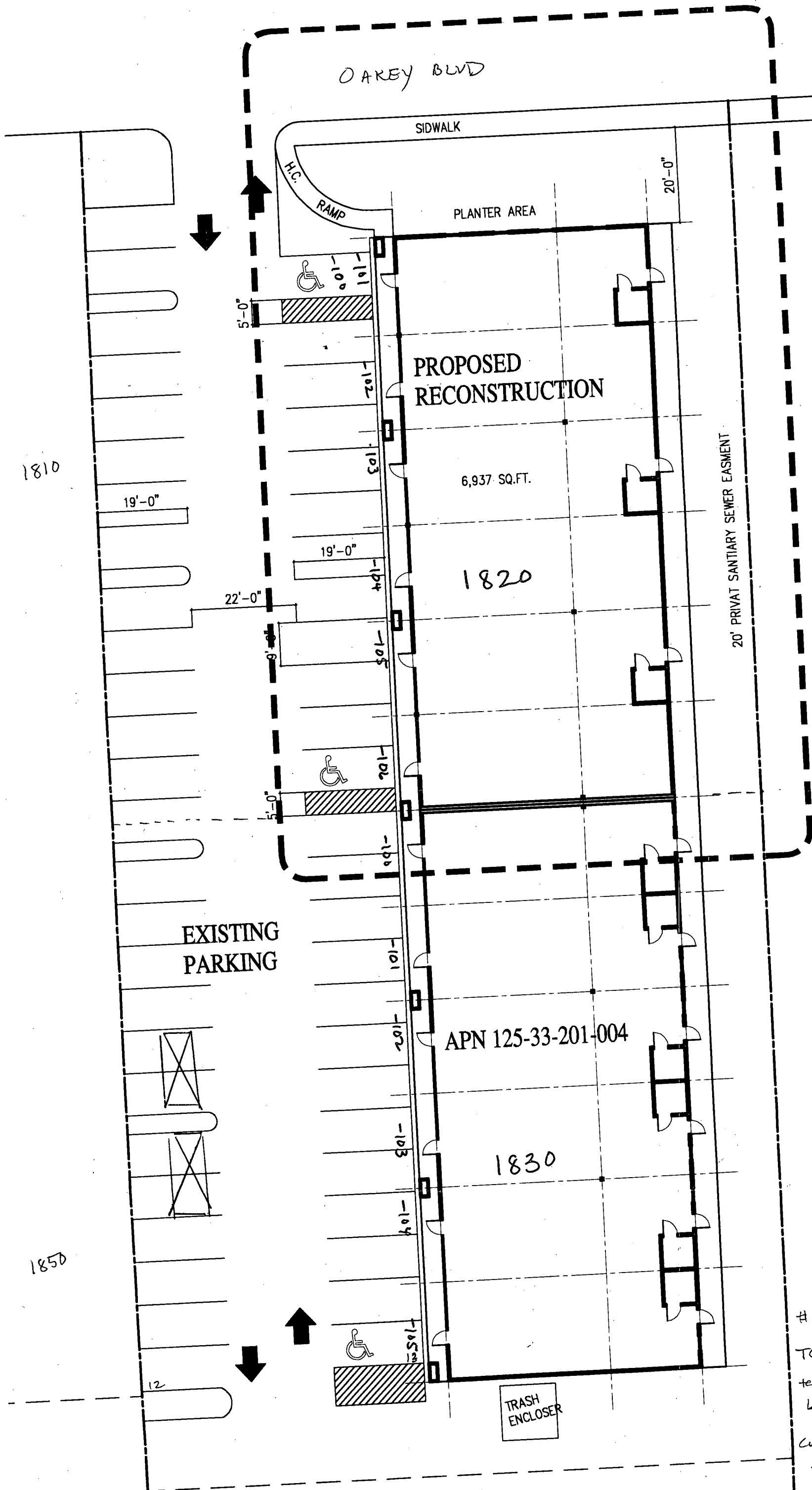
MAR 02 2007

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Plans (Approved Site Plan)



Separator Sheet



MASONRY WALL HAS SURFACE OF CONC

ALL EXTERIOR SIDE WEATHERSTRIPPED.

EXTERIOR SLIDING GLASS IN DOORS

THE PERIMETER OF COMBINED ROOF LABORTORY SOUN

ALL OPERABLE V GLASS CLIMBED

THE PERIMETER WITH A ATTIC OF PLYWOOD, OR G

INSULATION AT THE SUPPLY A STEEL DUCT IN MOUNTED EQUI

ALL VENT DUC OUTDOORS, SH WITH A 90 DE

LISTED FACTO 20 GAUGE ST

DOMESTIC RA

TOTAL SQ

PARKING

OFFICE S

OFFICE S

RETAIL S

RETAIL S

TOTAL R

INCLUDIN

25 DECIBEL NOISE LEVEL REDUCTION STANDARDS
Clark County Code Section 22.22.030

AT THE PENETRATION OF EXTERIOR WALLS BY PIPES, DUCTS, OR CONDUITS, THE SPACE BETWEEN THE WALL AND PIPES, DUCTS, OR CONDUITS SHALL BE CALKED OR FILLED WITH MORTAR.

WINDOW AND / OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.

THROUGH-THE-WALL OR DOOR MAILBOXES SHALL NOT BE USED.

WINDOWS SHALL HAVE A LABORATORY SOUND TRANSMISSION CLASS (STC) RATING OF AT LEAST 28.

MASONRY WALL HAVING WEIGHT OF AT LEAST 25 POUNDS PER SQUARE FOOT DO NOT REQUIRE A FURRED (STUD) INTERIOR WALL. AT LEAST ONE SURFACE OF CONCRETE BLOCK WALLS SHALL BE OF 1/2" GYPSUM BOARD OR PLASTER.

ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 3/4" THICK AND SHALL BE WEATHERSTRIPPED.

EXTERIOR SLIDING DOORS SHALL BE WEATHERSTRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.

GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT NON-HARDENING SEALANT OR IN A SOFT ELASTOMER GASKET OR GLAZING TAPE.

THE PERIMETER OF DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.

COMBINED ROOF AND CEILING CONSTRUCTION OTHER THAN DESCRIBED IN THIS SECTION AND THE FOLLOWING SECTION (CEILING) SHALL HAVE A LABORATORY SOUND TRANSMISSION CLASS (STC) RATING OF AT LEAST 39.

ALL OPERABLE WINDOWS SHALL BE WEATHERSTRIPPED.

GLASS OF FIXED WINDOWS SHALL BE SEALED WITH A NON-HARDENING SEALANT OR A SOFT ELASTOMER GASKET TAPE.

THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.

WITH A ATTIC OR RAFTER SPACE AT LEAST 6" DEEP, AND WITH A CEILING BELOW, THE ROOF SHALL CONSIST OF 1/2" COMPOSITION BOARD, PLYWOOD, OR GYPSUM BOARD SHEATHING TOPPED BY ROOFING AS REQUIRED.

INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN THE JOISTS.

THE SUPPLY AND RETURN DUCTS SERVING ALL CONDITIONED AIR EQUIPMENT SHALL HAVE THE FIRST 5 FEET FROM THE EXTERIOR, OF 20 GAUGE STEEL DUCT INCLUDING ONE 90 DEGREE BEND AND SHALL BE LINED WITH ONE INCH THICK COATED FIBERGLASS INSULATION. (INCLUDES ATTIC MOUNTED EQUIPMENT).

ALL VENT DUCTS (EXCEPT KITCHEN EXHAUST DUCTS) INCLUDING BATHROOM AND DRYER EXHAUST DUCTS CONNECTING THE EXTERIOR SPACE TO THE OUTDOORS, SHALL CONTAIN IN THE LAST 5 FOOT LENGTH TO THE EXTERIOR A MINIMUM FO 20 GAUGE STEEL DUCT. EACH DUCT SHALL BE PROVIDED WITH A 90 DEGREE BEND IN THE DUCT SUCH THAT THERE IS NO DIRECT OF LINE SIGHT THROUGH THE DUCT.

LISTED FACTORY MADE DUCT SPECIFICALLY DESIGNED TO MEET THE 25 DECIBEL NOISE/SOUND ATTENUATION REQUIREMENT MAY BE SUBSTITUTED FOR 20 GAUGE STEEL DUCT.

DOMESTIC RANGE EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS SHALL CONTAIN A BACK DRAFT DAMPER.

TOTAL SQ FOOTAGE 13,874 SQ.FT.

PARKING REQUIREMENTS

OFFICE SPACE 6,937 SQ.FT. @ 1 PER 300

OFFICE SPACE = 23 SPACES

RETAIL SPACE 6,937 SQ.FT. @ 1 PER 250

RETAIL SPACE = 27 SPACES

TOTAL REQUIRED = 48 SPACES

INCLUDING 3 HANDICAP - 1 VAN ACCESSIBLE

PROPOSED
CONSTRUCTION

APPROVED
Site Plan 2 - Temp Storage Containers Only
BY *[Signature]* 4/2/07
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
FRONT: _____ REAR: _____
SIDE: _____ CORNER: _____

2 VICINITY MAP
A1.0 SCALE: NONE

OAKLEY

RAINBOW

TORREY PINES

SAHARA

1 SITE PLAN
A1.0 SCALE: 1" = 20'-0"

DATABASE\SITE

OAKLEY BLVD

EXISTING COMMERCIAL
BUSINESSES

EXISTING
PARKING

APN 125-33-201-004

TRASH
ENCLOSURE

98.62'

CENTERLINE

RAINBOW BLVD

REVISIONS

DEVELOPER/OWNER/CONTRACTOR

L.C. Contractor
5439 South Decatur Blvd
Las Vegas, Nevada 89
Cell # (702) 499-7970

**RECONSTRUCTION of FIRE
DAMAGED BUILDING**
1820 South Rainbow Blvd
Las Vegas, Nevada

SHEET NAME
SITE
PLAN

JOB # 091206_dz
owner 091206_dz

SCALE AS SHOWN
DATE 09-13-2006

SHEET
NUMBER

A1.0

MAR 02 2007