

Action Letter



Separator Sheet



TEMPORARY SIGN PERMIT

TSP-21265



Description of Sign(s): TSP-21265 - 200 SF REAL ESTATE SIGN ADVERTISING COMMERCIAL PROPERTY - Located approximately 500 linear feet from the Northeast corner of the intersection of Bonneville Avenue and Grand Central Parkway (778 W Bonneville Avenue).

Applicant: Motivations System Inc
Contact Dorothy Blevins
1120 Palms Airport Drive
Las Vegas, NV 89119
(702)310-8523 x

Parcel(s): 139-34-110-004

Ward(s): Ward 5 (Weekly)

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 **25569 DAYS** FROM **APRIL 12, 2007** TO **APRIL 12, 2077**.
- 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.

Application



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ON-site temporary Sales Sign 10X20
 Project Address (Location): 210 S. GRAND CENTRAL Drwy, (MSA)
 Project Name: Union Park Proposed Use: MIXED
 Assessor's Parcel #(s): 139-34-110-004 Ward #: 5
 General Plan: existing PD proposed N/A Zoning: existing PD proposed N/A
 Commercial Square Footage: N/A Floor Area Ratio: N/A
 Gross Acres: 2.08 Lots/Units: N/A Density: N/A
 Additional Information: _____

PROPERTY OWNER: City Parkway V INC-0 Contact: Thomas Burkart
 Address: 400 STOWART - 2ND FLO Phone: _____ Fax: _____
 City: LV State: NV Zip: 89101

APPLICANT: MOTIVATIONS SYSTEMS INC Contact: Dorothy Blevins
 Address: 1120 Palms Airport Dr. Phone: 310.8523 Fax: 270.8228
 City: LV State: NV Zip: 89119

REPRESENTATIVE: N/A 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.

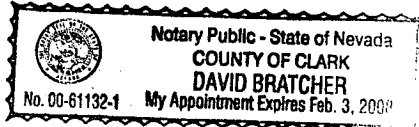
Print Name: THOMAS J. BURKART

Subscribed and sworn before me

This 12TH day of APRIL, 2007.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #: TSP-21265
 Meeting Date: N/A
 Total Fee: \$100.00
 Date Received*: 4/12/07
 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.

Justification Letter



Separator Sheet



Motivational Systems Inc

April 11, 2007

Scott Carter
Redevelopment Agency
400 Stewart Avenue
Las Vegas, Nevada 89101

Re: Justification Letter for Union Park

The sign will remain on premise until the last unit is sold as allowed per Chapter 19.14.090. G) 7b which reads: The certificate is valid until the property or the last unit is sold or leased. At that time, the sign shall be removed. The property owner(s) and certificate holder, if the latter is not on the properties owner(s), shall each be responsible for maintenance and removal of the sign.

The sign is tentatively scheduled for installation on April 13, 2007.

If you have any questions please feel free to call me at 702-310-8523

Sincerely,

Dorothy Blevins
Land Lease Coordinator
Motivational Systems, Inc
Las Vegas - Division
dblevins@motivational.com

Letter of Permission

April 10, 2007

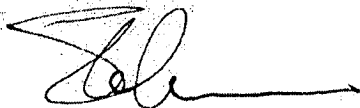
Motivational Systems Inc.
1120 Palms Airport Drive
Las Vegas, NV 89119
(702) 253-6470 Office
(702) 270-8228 Fax

Attention: Permitting

I, Scott D. Adams as an authorized agent for the recorded landowner known as City Parkway Inc. of parcel number 139-34-110-004 located at Bonneville & Grand Central Parkway hereby grant Motivational Systems Inc. permission to permit and install (1) 10' X 20' On-Site V-Shape temporary sales sign on our property referenced above.

If you need any additional information please feel free to contact me at 702-310-8523.

Sincerely,



Signature of Landowner's Agent

4-10-2007

Date Signed

Scott D Adams

Printed Name

Comments



Separator Sheet

Peter Lowenstein

From: Steven Van Gorp
Sent: Wednesday, April 11, 2007 7:58 AM
To: Peter Lowenstein
Cc: Scott Adams; Scott Carter; David Bratcher; Flinn Fagg; 'Rita Brandin'; 'Charles Kubat'; Jorge Cervantes
Subject: RE: UP-DRC: Union Park Sign for Approval

Peter, the entire UP-DRC, all 5 of us have voted YES, and so therefore, as Chair, I can indicate to you that the UP-DRC has Approved this temporary sign for placement as indicated on Union Park. Thanks for your help.

Steve van Gorp
UP-DRC Chair

-----Original Message-----

From: Flinn Fagg
Sent: Wednesday, April 11, 2007 7:30 AM
To: Steven Van Gorp; 'Rita Brandin'; 'Charles Kubat'; Jorge Cervantes
Cc: Scott Adams; Scott Carter; Peter Lowenstein; David Bratcher
Subject: RE: UP-DRC: Union Park Sign for Approval

Another yes here

-----Original Message-----

From: Steven Van Gorp
Sent: Tuesday, April 10, 2007 4:52 PM
To: Rita Brandin; Charles Kubat; Jorge Cervantes; Flinn Fagg; Steven Van Gorp
Cc: Scott Adams; Scott Carter; Peter Lowenstein; David Bratcher
Subject: UP-DRC: Union Park Sign for Approval

Union Park Design Review Committee Members:

Planning staff have pointed out to me that the sign that Newland submitted over the counter at DSC for a Temporary Sign Permit (under Title 19.14.090.G) also requires the approval of the UP-DRC as per the adopted UP Design Standards, Section 3.16.1.

Please review the attached sign design, which is for a 10' by 20' temporary sign to be placed along Bonneville at Union Park Promenade on Parcel J. Vote Yes or No please. I will send planning staff a note of record as Chair, assuming an affirmative majority, to keep the sign application moving along.

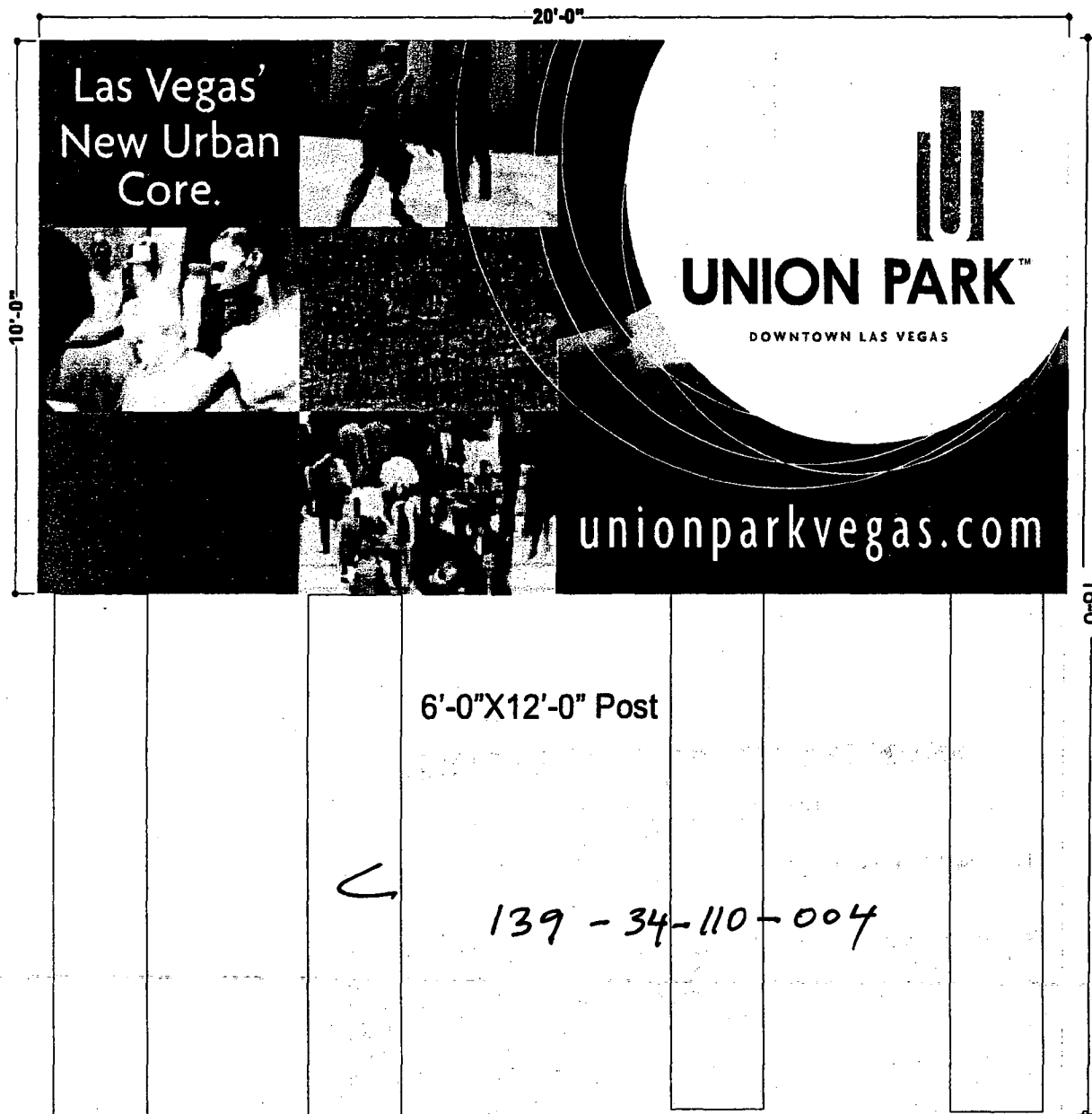
(I propose that we handle such minor matters like this in the future via email, and not call special meetings to handle.) Thanks,

Steve van Gorp
UP-DRC Chair

Plans (PMT)

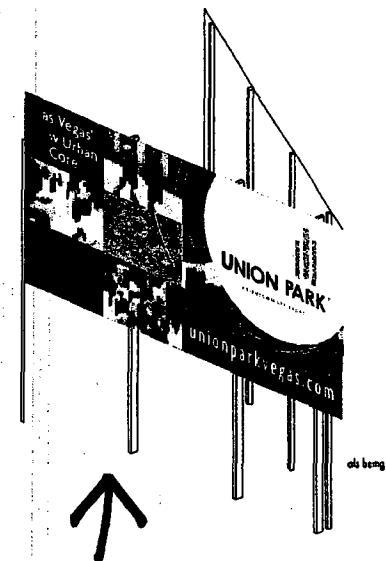


Separator Sheet



2 - SF 10'X20' 6.62

4.10.07



Motivational Systems Inc

1120 Palms Airport Drive
Las Vegas, Nevada 89119
(702) 253-6470 Main
(702) 310-8523 Land Lease Department

APPROVED

BY *[Signature]*
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS 4/12/07

APN Map



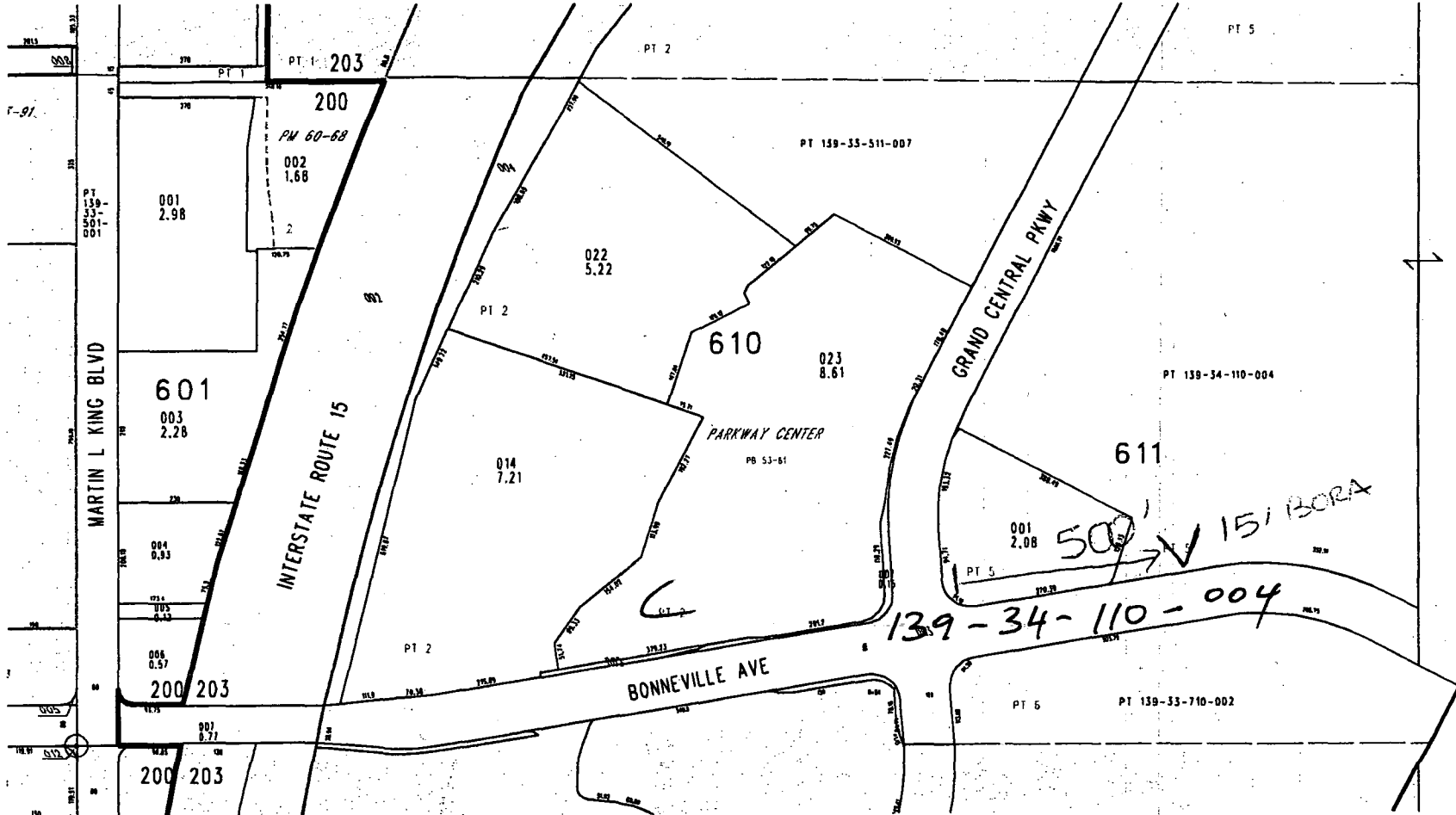
Separator Sheet

Deed



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 100% ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT - - - PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E	33	S 2 NE 4	139-33-6	
		AVERAGE DA VALUE 45	PARCEL NUMBER 001 1.50	PARCEL NUMBER ACREAGE 202 PO 23-45	ROAD / R61E R62E 125 124 123			
		PARCEL SUB/SEO NUMBER 5	PLAT RECORDING NUMBER 5	ROAD / R61E R62E 130 139 140				
		BLOCK NUMBER 5	LOT NUMBER 5	ROAD / R61E R62E 163 162 161				
		GOV. LOT NUMBER GL5	Scale: 1"=200'				Rev: 03/22/07	



APPROVED
 TSP-21265
 BY
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

6.02

4.10.07

TAX DIST 200,203