Action Letter

Separator Sheet

TEMPORARY SIGN PERMIT

TSP-23526

Description of Sign(s): TSP-23526 - APPLICANT: JUDY PEREZ - This is a request for a Temporary Sign Permit for two (2) temporary Banner Signs (399' X 4') located on 2000 Paradise Road (APN# 162-03-411-012). The temporary Banner Signs will be displayed from 07/30/07 till 09/28/07.

Applicant: Judy Perez
Contact Judy Perez
12080 Ventura Place, Suite A
Studio City, CA 91604
(818)968-3342 x

Parcel(s): 162-03-411-012

Ward(s): Ward 3 (Reese)

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 **60 DAYS** FROM **JULY 31, 2007** TO **SEPTEMBER 28, 2007**.

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

Separator Sheet

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Banner Permit (Temporary Sign Permit)

Project Address (Location) 2000 Paradise Rd Las Vegas, NV 89104

Project Name Siegel Suites Paradise **Proposed Use** _____

Assessor's Parcel #(s) 162-03-411-012 **Ward #** 3

General Plan: existing C proposed _____ **Zoning:** existing R-5 proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Judy Perez **Contact** N/A

Address 12080 Ventura Place Suite A **Phone:** (818) 968-3342 **Fax:** _____

City Studio City **State** CA **Zip** 91604

APPLICANT Judy Perez **Contact** _____

Address 12080 Ventura Place Ste A **Phone:** 818-968-3342 **Fax:** 702-307-8022

City Studio City **State** CA **Zip** 91604

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

Property Owner Signature* _____

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

Print Name Judy Perez

Subscribed and sworn before me

This 26 day of July, 2007.

Sheila A. Rivera

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SHEILA A. RIVERA
No: 04-88590-1
My Appointment Expires March 29, 2008

FOR DEPARTMENT USE ONLY

Case #	TSP-23526
Meeting Date:	N/A
Total Fee:	$100.00
Date Received:*	7/26/07
Received By:	

* 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

July 25, 2007

To Whom It May Concern:

We are requesting a temporary permit for two banners existing onsite. The first banner is facing south on the handrails, and our second banner is on the handrails facing west.

399 ' x 4 '

Thank you for your consideration,

Judith Perez

Comments

Separator Sheet

City of Las Vegas
NEIGHBORHOOD SERVICES DEPARTMENT
400 Stewart Ave., 2nd Floor, Las Vegas, NV 89101-2986

Siegel Suites

SIGN CORRECTION NOTICE

CASE # _____ LOCATION: 525 E ST Louis

LVMC 9.04.045 Au ***a re-inspection fee of $75.00 if the violation(s) are not l*** ***n this notice. An additional fee of $45.00 per hour, on*** See Reverse For New Fee Info ***ed for each additional inspection after the initial re-inspection.***

Attention: Property and/or Business Owners, Corporate Officers, and General Managers:

City of Las Vegas Municipal Code, Chapter 19.14 (SIGN STANDARDS)

1. **All signs not expressly permitted or exempted under CLVMC 19.14 are prohibited.**
2. **CLVMC 19.14.100 prohibits the construction, placement, or erection of off-premise signs without obtaining a Special Use Permit. Apply at City Planning, 731 S. 4th Street.**
3. **CLVMC 19.14.090 prohibits posting any on-premise temporary sign without obtaining a temporary sign certificate from the Director of Planning, 731 S. 4th Street, 229-6301.**
4. **Including but not limited to; banners, balloons, inflated devices, pennants, streamers, portable signs, similar attention gaining devices, and human beings displaying signage.**
5. **CLVMC 19.14.120 Sec (A) Sub-Sec 3. Signs requiring a certificate shall have it displayed where visible or be subject to removal.**
6. **CLVMC 19.14.020 Sec (G) Sub-Sec.(1) All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this chapter at all times. (2) All materials used in sign construction shall be maintained in such a manner as to be free from fading, peeling, chipping and other states of general deterioration.**
7. **CLVMC 19.14.170 Sec. (A) Sub-Sec. (6) each sign installed, created, erected, maintained, failing to display a permit tag, or abandoned in violation of 19.14 shall be considered a separate offense when applying penalties.**
8. **CLVMC 19.14.140 Sec (B) Sub-Sec. (2 & 3) each sign shall be subject to removal and impound after 10-day Notice has been issued.**

The City of Las Vegas shall have the right to recover any costs incurred for removal and disposal of each illegal sign, from the property or business owner or installer of each sign, or the property on which it is located, or any other responsible person.

The City of Las Vegas may issue a misdemeanor citation and upon conviction, seek imposition of fines with accordance with the following schedule per CLVMC 19.14.170 Sec. (B) Sub-Sec 6.

- **Upon the first conviction, a minimum of $200 dollars;**
- **Upon the second conviction within a period of one year, a minimum of $500 dollars;**
- **Upon each subsequent conviction within a period of one year, a minimum of $1000 dollars**

Failure to comply may result in the denial of future business license/permits required to perform business activity in the City of Las Vegas.

Comments: Remove Temporary Banners on building & exterior fence or obtain Temporary Sign Permit.

Compliance must be met by 6-21-07. To apply for appropriate permits, contact the City of Las Vegas, Department of Planning at 731 S. 4th St. or call (702) 229-6301 for further information.

☐ Previous Violation

☑ Copy Mailed/Delivered to Property Owner's Address

Any questions, please call (702) 229-6615.

SE Loki — Inspector
6-18-07 — Date
6-21-07 — Re-inspection Date

229-5031

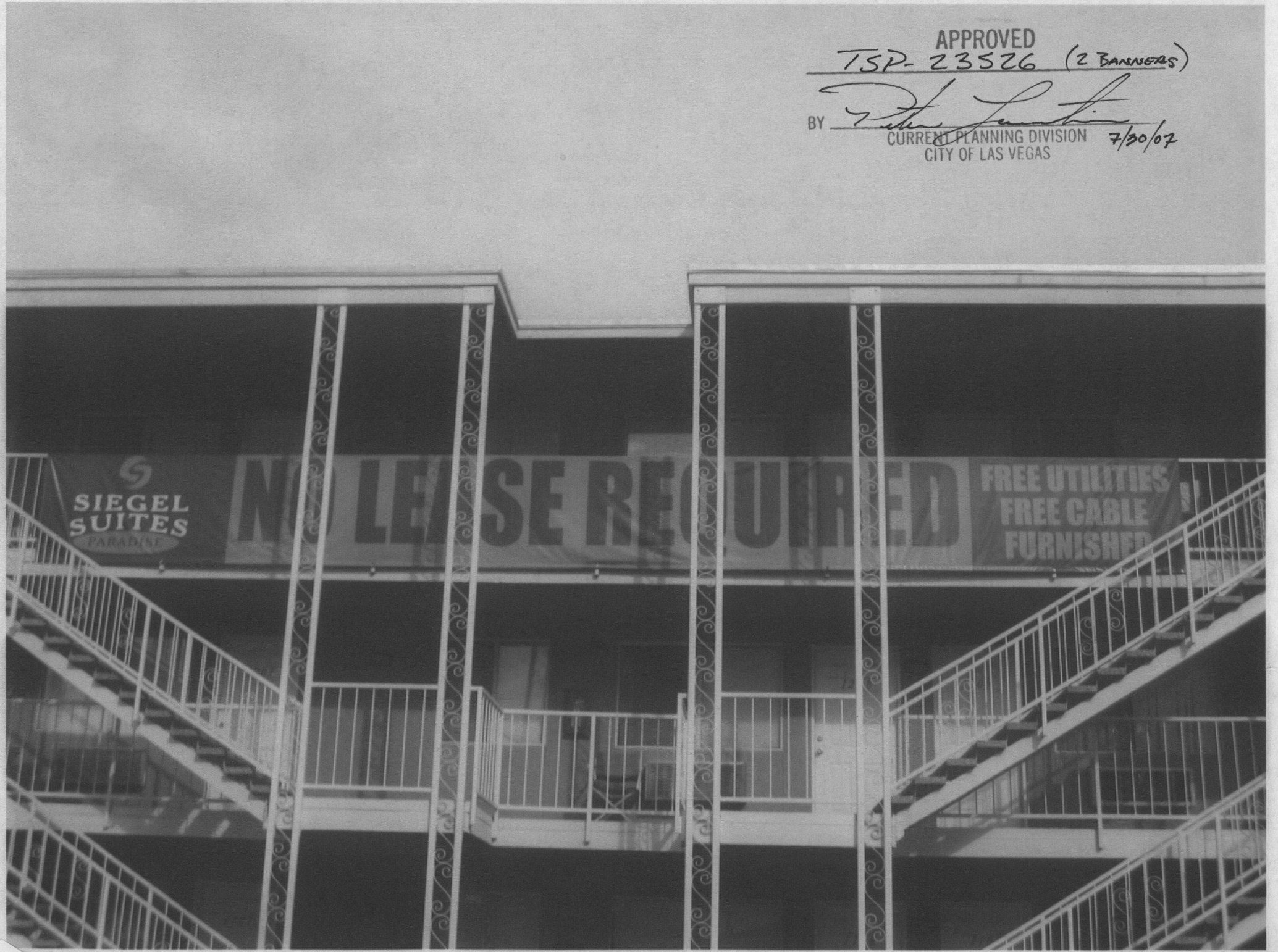
18201-041-08-04

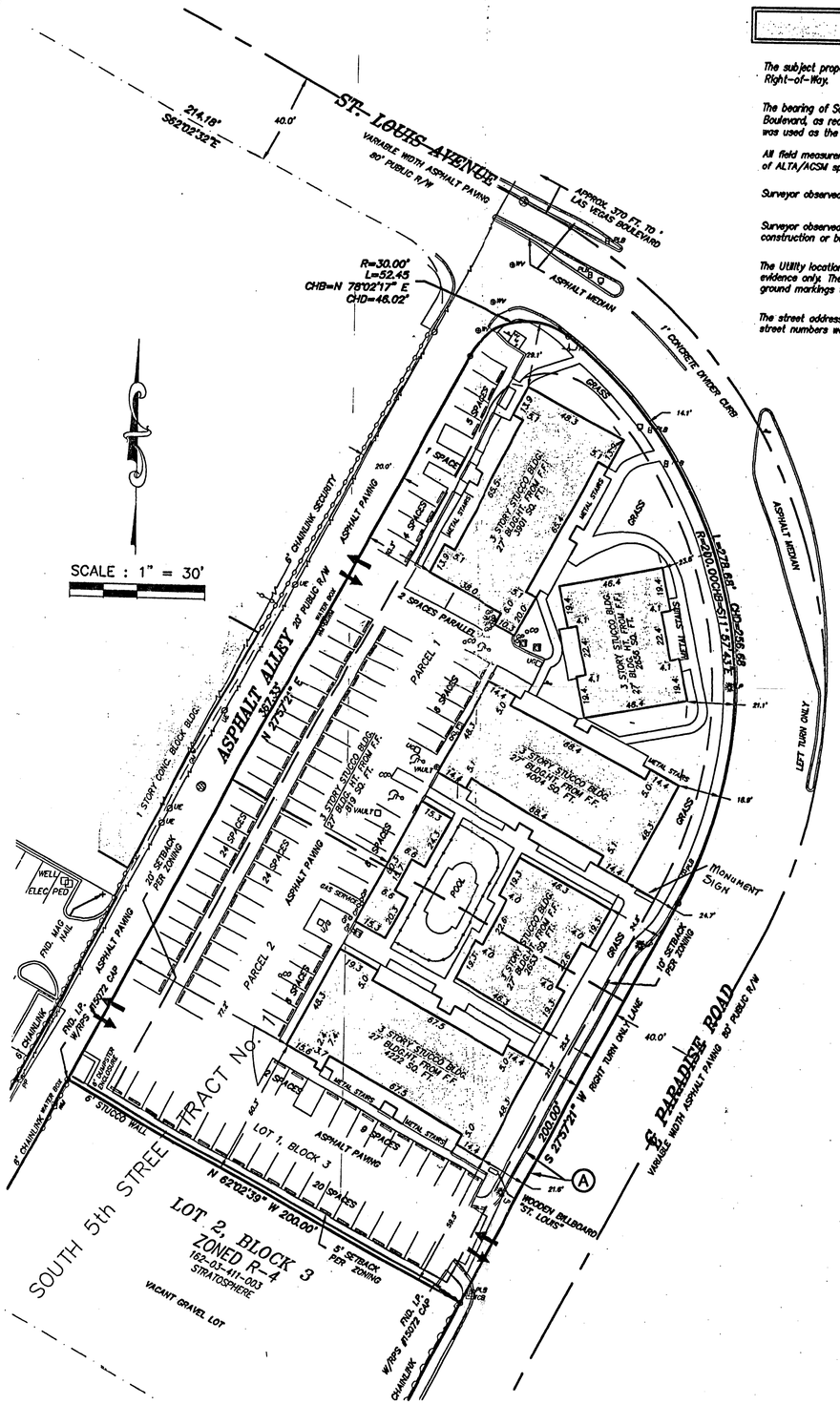
lasvegasnevada.gov
apply for permits
applications

Plans (PMT)

Separator Sheet

APPROVED
TSP-23526 (2 BANNERS)
BY _____
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
7/30/07





General Notes

The subject property has direct access to Paradise Road which is a paved, public Right-of-Way.

The bearing of South 27°57'21" West on the Centerline of South Las Vegas Boulevard, as recorded in Plat Book 2, Page 100, South Fifth Street Tract No. 1, was used as the basis of bearing for the purpose of this survey.

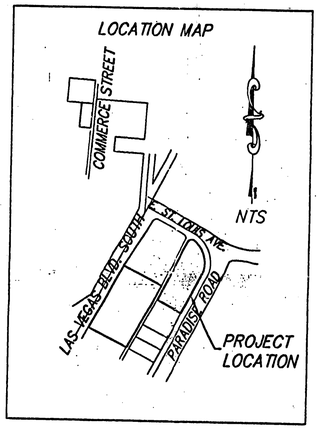
All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

Surveyor observed no visible evidence of site used as Dump, Sump or Landfill.

Surveyor observed no visible evidence of recent earth moving work, building construction or building additions on subject property.

The Utility locations shown hereon were determined by observed above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

The street address of subject property was posted as 2000 Paradise Road. No street numbers were observed on individual buildings.



FLOOD NOTE: By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 32003C2170E which bears an effective date of 08-27-2004 and is not in a Special Flood Hazard Area. By telephone call dated 04-05-2004 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

PARKING SPACES	
REGULAR	106 SPACES
HANDICAP	3 SPACES
TOTAL	109 SPACES

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LEGEND

- PIPELINE VENT
- GAS METER
- SIGNAL LIGHT
- PIPELINE MRKR
- MAIL BOX
- BUSH
- CURB INLET W/ M.H. COVER
- SAN. SEW. M.H.
- GUY WIRE
- CLEAN OUT
- FLAG POLE
- ELEC. TRANS
- ELEC. PED
- ELEC. PEDESTAL
- WATER VALVE
- POWER POLE
- PULL BOX
- FIRE HYDRANT
- TREE
- STM. SEW. M.H.
- GUARD POST
- TV PED
- LIGHT POLE
- MONITOR WELL
- STORM SEWER
- UNDERGROUND COMMUNICATION
- ROAD SIGN
- POWER MANHOLE
- GROUND LIGHT
- UTILITY POLE
- GAS VALVE
- TEL. U.G. MKR.
- TELE. MANHOLE
- STOCKADE FCE
- BARB WIRE FCE
- CHAIN LINK FCE
- WATER METER
- TRASH CAN
- SANITARY SEWER
- WATER LINE

LIST OF ABBREVIATIONS

U/G – UNDERGROUND
HC – HANDICAPPED
CONC. – CONCRETE
RET. – RETAINING
APPROX. – APPROXIMATE
SAN. – SANITARY
ASPH. – ASPHALT
TYP. – TYPICAL
BLDG. – BUILDING
PED. – PEDESTAL
PLTR. – PLANTER
G/R – GAS REGULATOR
G/L – GROUND LIGHT
TRANS – TRANSFORMER
F.F. – FINISHED FLOOR
℄ – CENTER LINE
R/W – RIGHT-OF-WAY
FCE. – FENCE
DIA. – DIAMETER
BLVD. – BOULEVARD
B.R. – BUILDING SETBACK LINE
ESMT. – EASEMENT
A/S – AUTO-SPRINKLER
DIST. – DISTANCE
BRNG. – BEARING
W/ARG – WITH UNDERGROUND SERVICE
MW – MONITOR WELL
STAT. – STATUTORY

Notes Corresponding to Schedule B

(6) Mineral rights, reservations and exclusions in patent from the State of Nevada. Recorded June 17, 1905 in Book of Miscellaneous Records Page 643, Official Records, Lincoln County Records. Non SURVEY ISSUE. Not addressed on this survey.

(7) Matters contained in the dedication statement or elsewhere on the tract or parcel map shown as "South Fifth Street Tract #1, recorded in Book 2 of Plats, Page 100 referencing easements for public utilities do not affect subject property. Not plotted.

(8) An Easement affecting said land for the purposes stated herein, and incidental purposes in favor of Nevada Power Company and Central Telephone Company For power and communication lines
Recorded October 22, 1987 in Book 871022
Document No. : 00878, Official Records. Drawing No.876331:01045 described as a portion of Exhibit "A" in the aforementioned document showing exact location of said easement not provided to surveyor, therefore Not addressed or plotted on this survey.

(9) Covenants, conditions and restrictions (but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin) as set forth in the document
Recorded May 30, 1991 in Book 910530
Document No. :00977, Official Records. Document is an "EXECUTOR'S DEED". Non survey issue. Not addressed on this survey.

(11) Encroachment of sidewalk upon the Northeasterly and Southeasterly lot lines as disclosed by that certain survey performed by Silver State Surveying, dated June 14, 1996, as Job Number 96012. This survey was not provided to surveyor. However any and all encroachments observed by surveyor are addressed on this survey and described hereon.

Statement of Encroachments

(A) The West curb line of the turn lane on Paradise Road encroaches onto subject property a maximum distance of 11.21 feet, for a distance of 200.53 feet.

Zoning

According to Derrick Allen, Planner for the City of Las Vegas (702) 229-6301 subject property lies within R-3 Residential District and is subject to the following conditions:

Las Vegas Zoning Code: Chapter 19.10 Parking, Loading and Traffic Standards On-site Parking Standards:

Side, corner side and rear yard setbacks are subject to the patio cover provisions set forth in Subsection 19.08.040(B)(4).

**The minimum rear yard setback shall be 20 feet. However, where the rear 20 feet of the lot has direct access to a public alley and is used for the on-site parking of automobiles, this area may be covered by a roof provided it is otherwise open on three sides.

STANDARD	R-3
Minimum Lot size (s.f.)	7,000
Dwelling units per Gross Acre	unlimited
Min. Lot width (ft.)	NA
Min. Front Yard Setback (ft.)	10
Min. Side Yard Setback (ft.)	5
Min. Corner Side Yard Setback (ft.)	5
Min. Rear Yard Setback (ft.)	20**
Min. Distance Btw. Buildings	unlimited
Max. Lot Coverage	NA
Max. Building Ht.(ft.) 5 stories or 55 feet whichever is less	

Because there may be a need for additional clarification and interpretation of the applicable zoning codes we refer you to the City of Las Vegas, and the applicable zoning codes. No setback lines are plotted.

Legal Description

I, James M. Powers, a Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

Parcel I

Lot One (1) in Block three (3) of South Fifth Street Tract No. 1 as shown by map thereof on file in Book 2 of Plats, Page 100, in the Office of the County Recorder of Clark County, Nevada.

Excepting, therefrom the Southerly 150 feet thereof.

Further excepting therefrom that portion as disclosed in that certain Document entitled Final Condemnation recorded July 31, 1973 in Book 350 as Document No. 309614.

PARCEL II:

The Southerly 150 feet of Lot One (1) Block Three (3) of South Fifth Street Tract No. 1, as shown by map thereof on file in Book 2 of plats, Page 100, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion as disclosed in that certain Document entitled Final Order of Condemnation recorded July 31, 1973 in Book 350 as Document No. 309613.

The aggregate of Parcel I and Parcel II contains 71,166 square feet or 1.6338 acres more or less.

The property described herein is the same property as covered in LandAmerica Lawyers Title Insurance Corporation's Commitment No. 21000030, dated march 18, 2004.

ALTA/ACSM Land Title Survey

for

Magnolia Project

Hometown Inn

B & C Project No. 20040274-3

2000 Paradise, Las Vegas, NV 89104

To: Bear Stearns Commercial Mortgage, Inc. and Bank of America, N.A., and each of their respective successors and/or assigns, as their interests may appear; Stewart Title Insurance Company, a NY corporation; Stewart Title Guaranty Company, a TX corporation; Title Associates Inc., a NY corporation; Fidelity National Title Insurance Company, a CA corporation; Fidelity National Title Insurance Company of New York, a NY corporation; Commonwealth Land Title Insurance Company, a PA corporation; Lawyers Title Insurance Corporation, a VA corporation; National Land Tenure, LLC, a NY limited liability company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a) (as to utilities, surface matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Registered Surveyor: James M. Powers
Registered Land Surveyor No. 15072
In the State of Nevada
Date of Survey : April 5, 2004
Date of Last Revision: April 22, 2004
Date Printed: April 22, 2004
Network Project No. 20040274-3
Survey Performed By:
Red Plains Surveying Company
17 E. Hurd, Suite 200
Edmond, OK 73034
Phone: 405-341-4031
Fax: 405-341-4037
Email: Mick@red-plains.com
RPS PROJECT # 5299

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
JAMES M. POWERS
No. 15072

4/30/04

RED PLAINS SURVEYING COMPANY

Sheet 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS, Fax: (330) 666-3608 www.1800surveys.com
BOCK & CLARK 1-800-SURVEYS

Bock & Clark Project No.20040274/3

APPROVED
TSP 23526 (2 BANNERS)
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
7/30/07

858