



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY

BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 3, 2016

Community Manager
Juhl Unit Owners Association
353 East Bonneville Avenue
Las Vegas, Nevada 89101

RE: ARC-66955 [PRJ-65158] - SIGN DESIGN REVIEW

Dear Applicant:

Your request for a Signage Design Review FOR TWO PROPOSED 45 SQUARE-FOOT WALL SIGNS AT AN EXISTING MIXED-USE DEVELOPMENT at 353 East Bonneville Avenue, Suite #191 (APN 139-34-312-034), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65158], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following conditions:

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/27/16 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. An approved encroachment permit shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
4. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Planning.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

Community Manager
Juhl Unit Owners Association
ARC-66955 [PRJ-65158] - Page Two
October 3, 2016

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on October 3, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Swanton", with a stylized flourish at the end.

Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:clb

cc: Mr. Greg Jarmolowich
Greens Juhl, LLC
8985 South Eastern Avenue
Las Vegas, Nevada 89123

Mr. David Bauman
Northcap Commercial, LLC
1127 South Rancho Drive
Las Vegas, Nevada 89102

City of Las Vegas

AGENDA MEMO - PLANNING

DOWNTOWN DESIGN REVIEW COMMITTEE

ADMINISTRATIVE REVIEW DATE: NOVEMBER 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: GREENS & PROTEINS - OWNER: DK JUHL, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ARC-66955	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

ARC-66955 CONDITIONS

Planning

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Staff Report Page Two
November 2016 - Downtown Design Review Committee

<i>Wall Signs [East Elevation]</i>			
<i>Standards</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation	11% of building elevation	Y
Maximum Height	12 inches above top of wall or parapet	Sign is below parapet	Y
Maximum Projection	4 feet from structure	11 Inches	Y
Illumination	Internal, external, animated and electronic message unit signs	Exposed neon and Internal LED	Y

ANALYSIS

The subject property is located in the Las Vegas Downtown Centennial Plan – Office Core District, which requires conformance to Title 19.08.120 wall sign standards. As depicted on the submitted elevations, the proposed signage conforms to all Title 19.08 wall sign standards.

FINDINGS (ARC-66955)

Staff approves this request, as the proposed signage meets the design standards outlined in Title 19.08. Furthermore, the style and character of the two signs will capture the tradition of neon art and encourage signage that will enhance the building and the district.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Greens Subl, LLC dba Greens & Proteins
 Project Address (Location) 353 E. Bonneville Ave., Ste. B-02 Las Vegas, NV 89101
 Project Name- Greens & Proteins Proposed Use Restaurant
 Assessor's Parcel #(s) _____ Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Subl Unit Owners Association Contact Community Manager
 Address 353 E. Bonneville Ave Phone: 702-685-9471 Fax: 702-685-9475
 City Las Vegas, 1 State NV Zip 89101
 E-mail Address sacka.burke.foam@residential.com

APPLICANT Greens Subl, LLC Contact Greg Jarmolowich
 Address 8985 S. Eastern Ave Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89123
 E-mail Address gregj@greensandproteins.com

REPRESENTATIVE Northeast Commercial, LLC Contact David Bauman
 Address 1127 S Rancho Dr Phone: 702-853-4473 Fax: 702-853-4470
 City Las Vegas State NV Zip 89102
 E-mail Address bauman@northeast.com

Property Owner Signature _____

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

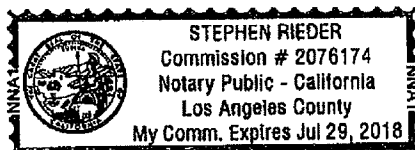
Print Name MATT RHOURY

Subscribed and sworn before me

This 15 day of September, 20 16
Jim Rieder

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

C:\dapl\Application Packet\Application Form.pdf

PRJ-65158
 09/27/16

DK OGDEN LLC

[Q New Search](#)
(CorpSearch.aspx)

[Printer Friendly](#)

\$ Calculate List Fees
(FeeDetails.aspx?
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252bnoUIGQ5571Qw%253d%
253d)

Business Entity Information			
Status:	Active	File Date:	12/6/2013
Type:	Foreign Limited-Liability Company	Entity Number:	E0585912013-4
Qualifying State:	DE	List of Officers Due:	12/31/2016
Managed By:		Expiration Date:	
NV Business ID:	NV20131709128	Business License Exp:	12/31/2016

Additional Information	
Central Index Key:	
Series LLC (YES if applicable):	YES

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active
View all business entities under this registered agent (RACorps.aspx?srain=GM5LKLOYMmqiseBuCR4gg%253d%253d&RAName=THE+CORPORATION+TRUST+COMPANY+OF+NEVADA)			

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

☒ Officers	☐ Include Inactive Officers
Manager - DK LV MEZZ LLC	
Address 1:	C/O DUNE REAL ESTATE PARTNERS LP
Address 2:	
City:	NEW YORK
State:	NY
Zip Code:	10022
Country:	USA
Status:	Active
Email:	

☐ Actions/Amendments
Click here to view 4 actions/amendments associated with this company (corpActions.aspx?lx8nvq=5e9c9y7U0%252bnoUIGQ5571Qw%253d%253d&CorpName=DK+OGDEN+LLC)

PRJ-65158
09/27/16

Commercial Recordings
(<https://nvsos.gov/SOSRAServices/home.aspx>) (<https://nvsos.gov/MinisterApp/Home.aspx>)
Licensing
My Data Reports
(<https://nvsos.gov/SOSServices/DataDownload/YourReports.aspx>)

DK JUHL LLC

[New Search](#)
(CorpSearch.aspx)

[Printer Friendly](#)

\$ Calculate List Fees
(FeeDetails.aspx?)
ctok=Snc6oaKFa3UchzxaqPvltA%
253d%253d)

Business Entity Information			
Status:	Active	File Date:	12/6/2013
Type:	Foreign Limited-Liability Company	Entity Number:	E0585942013-7
Qualifying State:	DE	List of Officers Due:	12/31/2016
Managed By:		Expiration Date:	
NV Business ID:	NV20131709159	Business License Exp:	12/31/2016

Additional Information	
Central Index Key:	
Series LLC (YES if applicable):	YES

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

View all business entities under this registered agent (RACorps.aspx?fsnain=GM5LKLOYMmqiseBuCR4gg%253d%253d&RAName=THE+CORPORATION+TRUST+COMPANY+OF+NEVADA)

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0

No stock records found for this company

☒ Officers	☐ Include Inactive Officers		
Manager - DK LV MEZZ LLC			
Address 1:	C/O DUNE REAL ESTATE PARTNERS LP	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10022	Country:	USA
Status:	Active	Email:	

☒ Actions/Amendments
Click here to view 4 actions/amendments associated with this company (corpActions.aspx?lx8nvq=Snc6oaKFa3UchzxaqPvltA%253d%253d&CorpName=DK+JUHL+LLC)

PRJ-65158
09/27/16

**JOINT WRITTEN CONSENT OF THE GENERAL PARTNERS OF
DUNE REAL ESTATE FUND III LP,
DREF III INTERNATIONAL FUND LP
AND DREF III LV CIV LP**

THE UNDERSIGNED, Dune Real Estate Partners III LLC, ("**DREF GP**") being the general partner of (a) Dune Real Estate Fund III LP, a Delaware Limited Partnership ("**DREF III**"), being the sole member and managing member of DREF III LV LLC, a Delaware limited liability company ("**Dune Member**"), being the manager and a member of ~~DK Las Vegas LLC, a Delaware limited liability company (the "Company")~~ and (b) DREF III International Fund LP, a Delaware limited partnership ("**DREF III Int.**"), being the sole member and managing member of DREF III LV II LLC, a Delaware limited liability company ("**Dune Member 2**"), being a member of the Company, AND the undersigned, DREF III LV CIV LLC, ("**LV CIV GP**") and together with DREF GP, the "**GPs**") being the general partner of DREF III LV CIV LP, a Delaware limited partnership ("**LV CIV**" and together with DREF III and DREF III Int., the "**Funds**"), being the sole member and managing member of DREF III LV III LLC, a Delaware limited liability company ("**Dune Member 3**" and together with Dune Member and Dune Member 2, the "**Members**"), being a member of the Company, together acting by written consent without a meeting pursuant to Sections 18-404(d) and 18-302(d), respectively, of the Delaware Limited Liability Company Act, 6 Del. C. §§ 18-101, et seq., hereby waive notice of time, place and purpose of meeting and adopts and consents to the adoption of the following resolutions:

WHEREAS, the Company is governed by that certain Amended and Restated Limited Liability Company Agreement dated as of November 4, 2013, as amended (the "**Agreement**");

WHEREAS, the Company, being the sole member and managing member of ~~DK LV MEZZ LLC, a Delaware limited liability company ("Mezz")~~, being the sole member and managing member of (a) ~~DK Juhl LLC, a Delaware limited liability company ("Juhl")~~, (b) ~~DK Ogden LLC, a Delaware limited liability company ("Ogden")~~, (c) ~~DK Loft LLC, a Delaware limited liability company ("Loft")~~, (d) ~~DK One LLC, a Delaware limited liability company ("One")~~ and (e) ~~DK Spanish Palms LLC, a Delaware limited liability company ("Spanish Palms")~~; each of Juhl, Ogden, Loft, One, and Spanish Palms, a "**Property Owner**" and collectively the "**Property Owners**"; the Property Owners along with Mezz being "**Subsidiaries**"), each of which of the Property Owners is the owner of a property and the improvements located thereon (consisting in part of for-sale condominium units ("**Units**")) located in Las Vegas, Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "**Properties**");

WHEREAS, pursuant to Section 4.2(a) of the Agreement, ~~KRE Las Vegas LLC, a Delaware limited liability company (the "Administrator")~~ shall implement Major Actions (as defined in the Agreement) at the request of the Dune Member and LV CIV, such Major Actions including the sale, lease, transfer, exchange or other disposition of all or any portion of the Properties, including any Units;

WHEREAS, the GPs, in their capacity as general partners of the Funds, on behalf of the Funds in their individual capacities and in the Funds' capacity to directly control the management of the Members as their sole members and managing members, have (a) deemed it to be in the best interests of the Company to sell the Units on a Unit-by-Unit basis; and (b) requested that the Administrator, on behalf of the Company, in its capacity to control the management of Mezz as its sole member and managing member, and in Mezz's capacity to control the management of each

Property Owner as the sole member and managing member of each Property Owner, and in each Property Owners' capacity to (i) sell the Units as the owners of such Units, to take all actions necessary to effectuate such sales by executing any and all documents, agreements, certificates or other instruments relating to or required in connection with the sale of any such Units, including without limitation, grant deeds, bills of sale, required indemnifications and assignments (collectively, the "**Sale Documents**"); and (ii) execute any and all documents effectuating the registration, or exemption from registration, of each of the Properties in specific states, including, but not limited to, effectuating an out-of-state registration for each of the Properties in California with the California Department of Real Estate (the "**Registration Documents**");

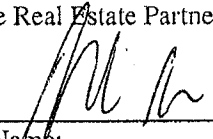
NOW, THEREFORE, BE IT RESOLVED, that ~~Matt Khoury~~, as sole member of KRE Capital LLC, a Delaware limited liability company, as Managing Member of Administrator, on behalf of the Company, acting alone, be, and he hereby is, authorized and directed, in the name and on behalf of the Company, to execute (i) the Sale Documents; provided, however, Matt Khoury is only so authorized to execute a Sale Document to the extent such Sale Document has otherwise been approved by the Members and/or the Funds, as applicable, and no other or further action may be taken in connection with the sale of each such Unit as contemplated by the Sale Documents unless the Members and/or the Funds, as applicable, have authorized such action, via e-mail or otherwise; (ii) the Registration Documents.

RESOLVED, FURTHER, that this Written Consent shall be retroactive, and act as a ratification of the execution of all said documents, if any, which have been executed before the date of adoption of this Written Consent.

[Signature to Follow on Next Page]

IN WITNESS WHEREOF, the undersigned has executed this consent as of this 17 day of June, 2015.

Dune Real Estate Partners III LLC,

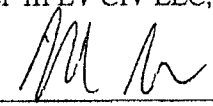
By: 

Name: _____

Its: _____

MICHAEL D. SHERMAN
GENERAL COUNSEL

DREP III LV CIV LLC,

By: 

Name: _____

Its: _____

MICHAEL D. SHERMAN
GENERAL COUNSEL

Exhibit A

Properties

1. The Ogden, a 338,000 SF, 248-unit apartment building, located at 150 N. Las Vegas Blvd., Las Vegas, NV 89103
2. Juhl, a 344,000 SF, 306-unit apartment building, located at 353 E. Bonneville Avenue, Las Vegas, NV 89101
3. One Las Vegas, a 437,000 SF, 295-unit apartment building, located at 8255 S. Las Vegas Blvd., Las Vegas, NV 89123
4. Loft 5, a 384,000 SF, 241-unit apartment building, located at 2715 W. Pebble Rd., Las Vegas, NV 89123
5. Spanish Palms, a 186,000 SF, 188-unit apartment building, located at 5250 S. Rainbow Blvd., Las Vegas, NV 89118



DK LAS VEGAS, LLC

Business Entity Information			
Status:	Active	File Date:	12/18/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0608222013-9
Qualifying State:	NV	List of Officers Due:	12/31/2016
Managed By:	Managers	Expiration Date:	
Foreign Name:		On Admin Hold:	No
NV Business ID:	NV20131734639	Business License Exp:	12/31/2016

Additional Information	
	Central Index Key

Registered Agent Information			
Name:	KN LAS VEGAS LLC, C/O NORTHCAP	Address 1:	815 PILOT ROAD, SUITE E
Address 2:		City:	LOS ANGELES
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:	815 PILOT ROAD, SUITE E	Mailing Address 2:	
Mailing City:	LOS ANGELES	Mailing State:	NV
Mailing Zip Code:	89119		
Agent Type:	Noncommercial Registered Agent		
View all business entities under this registered agent ()			

Officers		☐ Include Inactive Officers	
Manager: KRE LAS VEGAS LLC			
Address 1: 315 S BEVERLY DRIVE, 201		Address 2:	
City: BEVERLY HILLS		State: CA	
Zip Code: 90212		Country: USA	
Status: Active		Email:	

Actions/Amendments	
Click here to view 4 actions/amendments associated with this company ()	

Disclaimer ()

PRJ-65158
09/27/16



KRE LAS VEGAS LLC

Business Entity Information			
Status:	Active	File Date:	12/10/2013
Type:	Foreign Limited-Liability Company	Entity Number:	E0693292013-8
Qualifying State:	DE	List of Officers Due:	12/31/2015
Managed By:		Expiration Date:	
Foreign Name:		On Admin Hold:	No
NV Business ID:	NV20131717301	Business License Exp:	12/31/2015

Additional Information	
	Central Index Key

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

View all business entities under this registered agent ()

Officers		☐ Include Inactive Officers	
Manager: - MATTHEW KHOURY			
Address 1:	315 SOUTH BEVERLY DRIVE, #201	Address 2:	
City:	BEVERLY HILLS	State:	CA
Zip Code:	90212	Country:	USA
Status:	Active	Email:	

Actions/Amendments
Click here to view 3 actions/amendments associated with this company ()

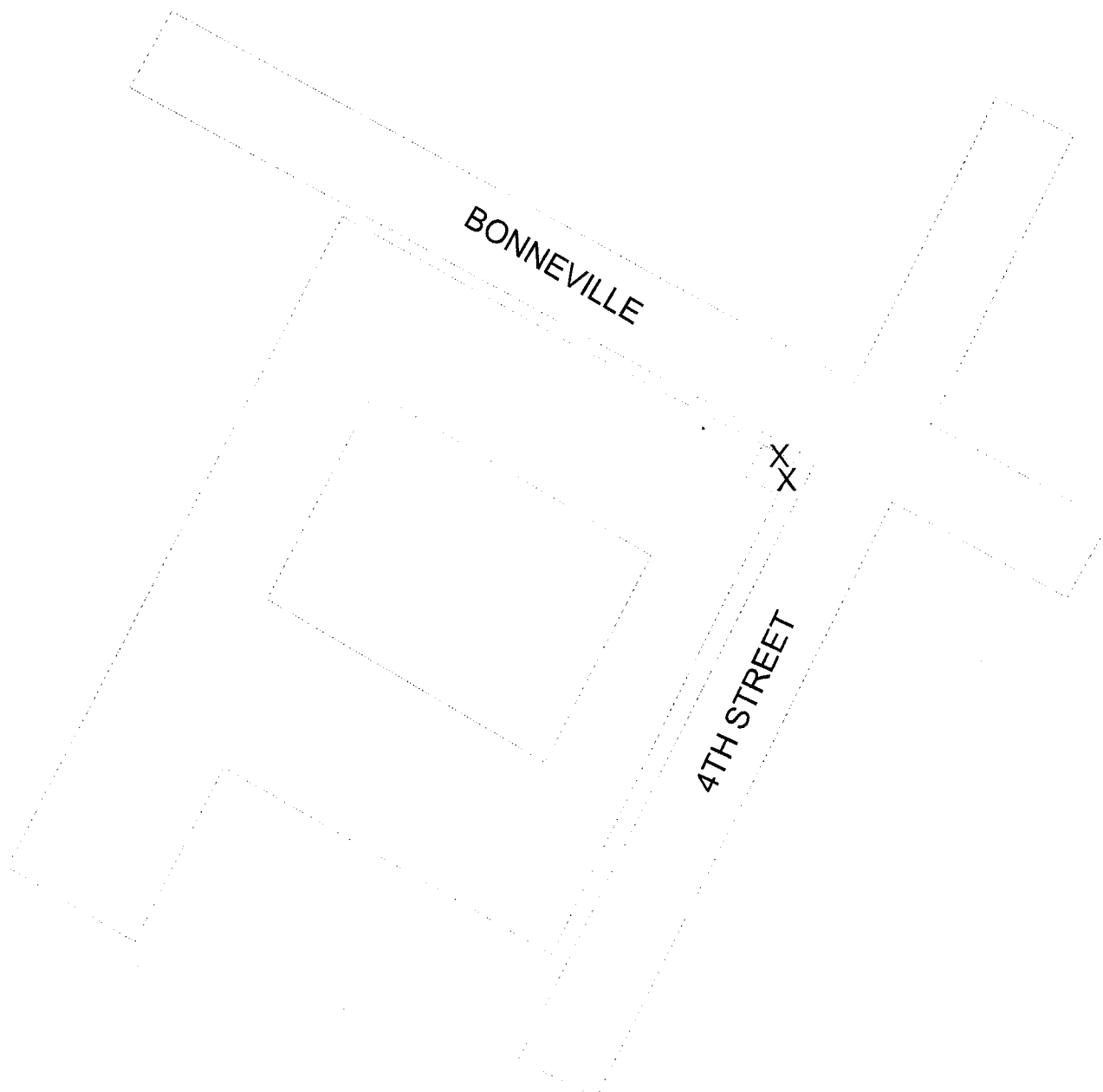
Disclaimer ()

PRJ-65158
09/27/16

ROUGH PLOT PLAN - LOCATION MAP



Greens & Proteins
353 E Bonneville #191
Las Vegas, NV 89101



Nevada Contractors License # 53031
Business License #1001991485



May 25, 2016

City of Las Vegas
Department of Planning
333 N. Rancho #2
Las Vegas, NV

RE: Greens & Proteins
353 E. Bonneville #191
Zoned C-2

Attention: Jonathan Boyles

Customer is seeking sign approval for (2) permanent signs reading GREENS & PROTEINS HEALTHY KITCHEN & JUICE BAR. Signs to be located on (1) storefront facing Bonneville and on (1) storefront facing 4th street.

Signs will consist open faced channel letters with neon illumination to read GREENS (green neon) & PROTEINS (yellow neon) including cabinet with tag line to be LED illuminated. All signs to be mounted to raceways painted to match building.

The proposed sign conforms to the Scenic Byway Overlay District requirement of 75% neon. Proposed sign also meets all Title 19 requirements, located in the C-2 zone, and does not exceed the 20% of allowable signage for the storefront.

Sincerely,

Tarynn Harden



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ARC-66955 APN: _____
Name of Property Owner: DK Suhl, LLC.
Name of Applicant: Greens & Proteins
Name of Representative: Greg Jarmolowich

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: MATT KHOURY

Subscribed and sworn before me

This 22 day of Sept, 2016
See CA notary attachment.
Notary Public in and for said County and State

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles

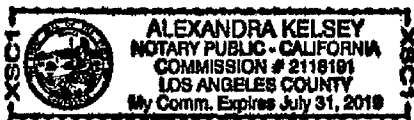
Subscribed and sworn to (or affirmed) before me

on this 22 day of September, 2016
 by Date Month Year

(1) Matt Khoury

(and (2) N/A),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.



Signature Alexandra Kelsey
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

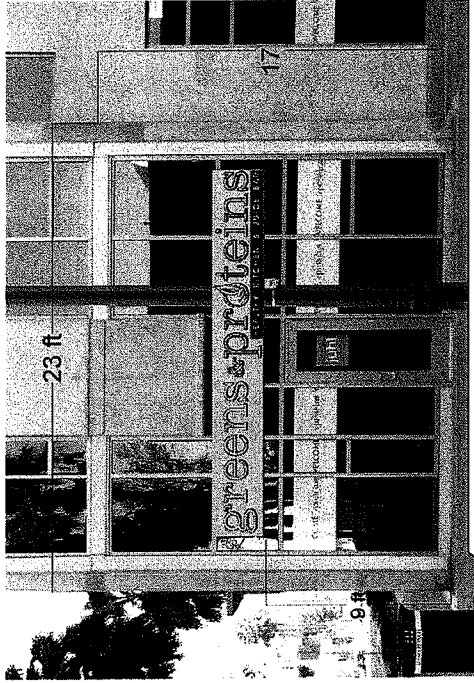
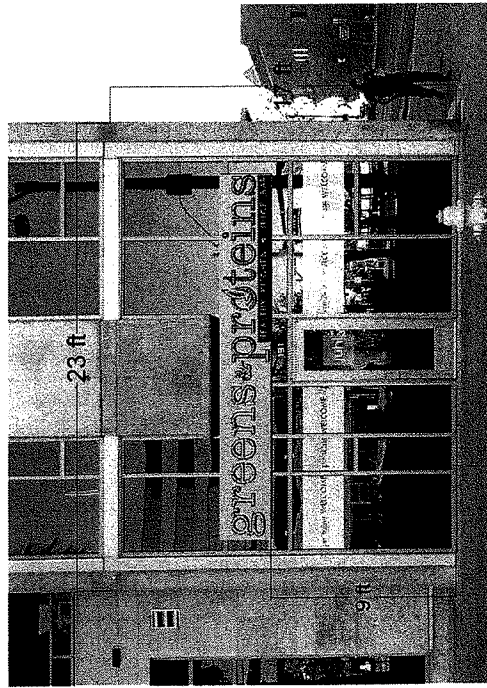
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement of Fin. Interest Document Date: N/A

Number of Pages: 1 Signer(s) Other Than Named Above: _____

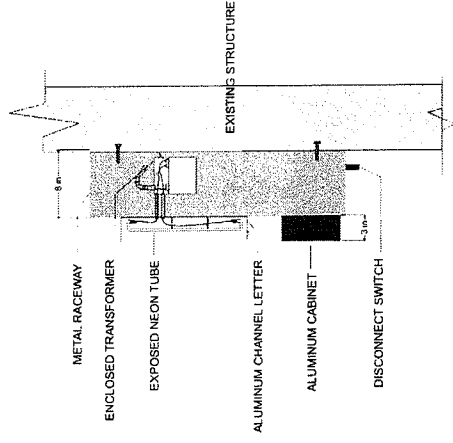
EXPOSED CHANNEL LETTERS



EXPOSED NEON ILLUMINATED OPEN FACE CHANNEL LETTERS

3" DEEP CHANNEL LETTERS PAINTED BRIGHT GREEN AND BROWN WITH 15mm EXPOSED BRIGHT GREEN & YELLOW NEON FLUSH MOUNTED CABINET WHICH IS TO BE HUNG FROM THE EXISTING OVERHANG TAGLINE CABINET PAINTED BROWN WITH INTERNAL LED ILLUMINATION, FLUSH MOUNTED TO THE SAME CABINET
TWO (2) ELEVATIONS, INSTALLED TO UL STANDARDS WITH PERMIT.

	HEIGHT	WIDTH	SQ.FT	% OF TOTAL
BLDG FASCIA	17 FT	23 FT	391 SQ.FT	
ELIGIBLE WALL AREA			0.20 (391) = 78.20 SQ.FT	20 %
ELECTRICAL SIGN	30 IN	216 IN	45 SQ.FT	11.5 %



greens & proteins
HEALTHY KITCHEN & JUICE BAR



NOTE: It is the Customers responsibility to provide 120 volt primary electrical service (including ground) for all directly connected signs. Signs are UL listed for signage. Installation to meet N.E.C. code.

Nevada Contractors License # 53031



6647 Schuster Street
Las Vegas, NV 89118
Ph: 702-795-7446
Fax: 702-795-8005
www.uniquesigns.com

Greens & Proteins
353 E Bonneville #191
Las Vegas, NV 89101
Downtown
Patrick
702-813-4312

JOB NUMBER: TT030216G
DRAWN BY: Troy
SALES PERSON: Dave Monk
CELL: 702-203-7204
dave@uniquesigns.com

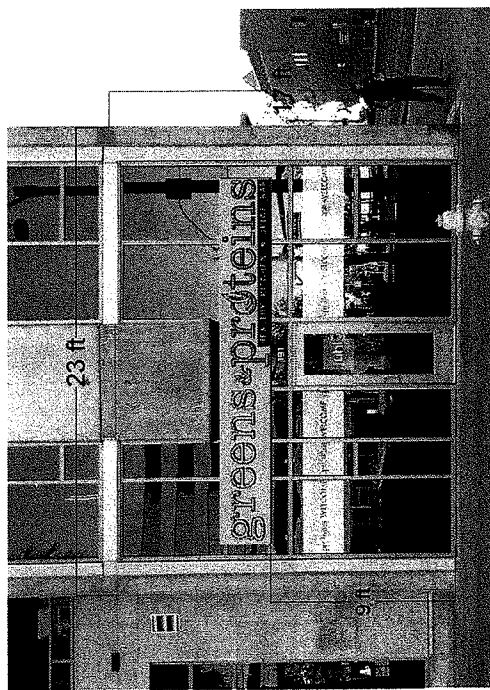
APPROVALS

CLIENT	DATE
LANDLORD	DATE
SALESPERSON	DATE

THIS RENDERING IS TO AID CUSTOMER VISUALIZATION ONLY. THESE RENDERED COLORS ARE REPRESENTATIONAL. COLORS MAY VARY FROM ACTUAL MATERIALS. ACTUAL LAYOUT ON BUILDING MAY VARY IF UNUSUAL CONDITIONS EXIST. A FIELD CHECK IS REQUIRED.

All artwork remains the property of UniQue Signs USA, Inc. Unauthorized use of this artwork could result in copyright infringement. Use of this artwork without the written consent of UniQue Signs USA, Inc. is strictly prohibited.

EXPOSED CHANNEL LETTERS



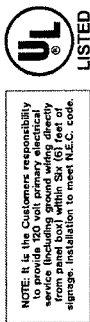
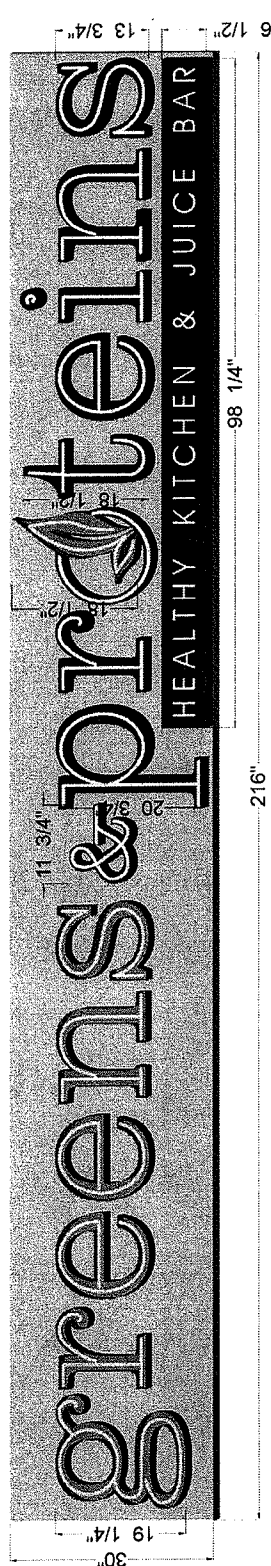
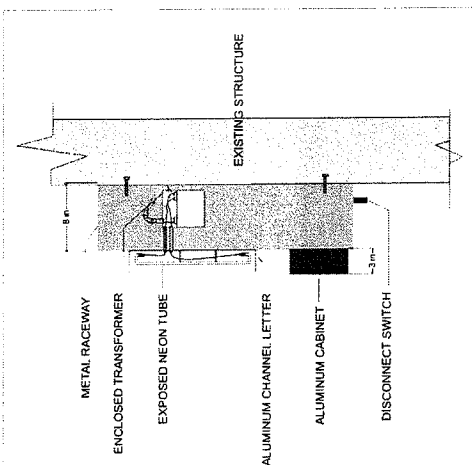
EXPOSED NEON ILLUMINATED OPEN FACE CHANNEL LETTERS

3" DEEP CHANNEL LETTERS PAINTED BRIGHT GREEN AND BROWN WITH 15mm EXPOSED BRIGHT GREEN & YELLOW NEON FLUSH MOUNTED CABINET WHICH IS TO BE HUNG FROM THE EXISTING OVERHANG

TAGLINE CABINET PAINTED BROWN WITH INTERNAL LED ILLUMINATION, FLUSH MOUNTED TO THE SAME CABINET

TWO (2) ELEVATIONS. INSTALLED TO UL STANDARDS WITH PERMIT.

BLDG. FASCIA	HEIGHT	WIDTH	SQ.FT	% OF TOTAL
ELIGIBLE WALL AREA	17 FT	23 FT	391 SQ.FT 0.20 (391) = 78.20 SQ.FT	20 %
ELECTRICAL SIGN	30 IN	2'6 IN	45 SQ.FT	11.5 %



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APPROVALS

CLIENT _____ DATE _____
LANDLORD _____ DATE _____
SALES PERSON _____ DATE _____

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