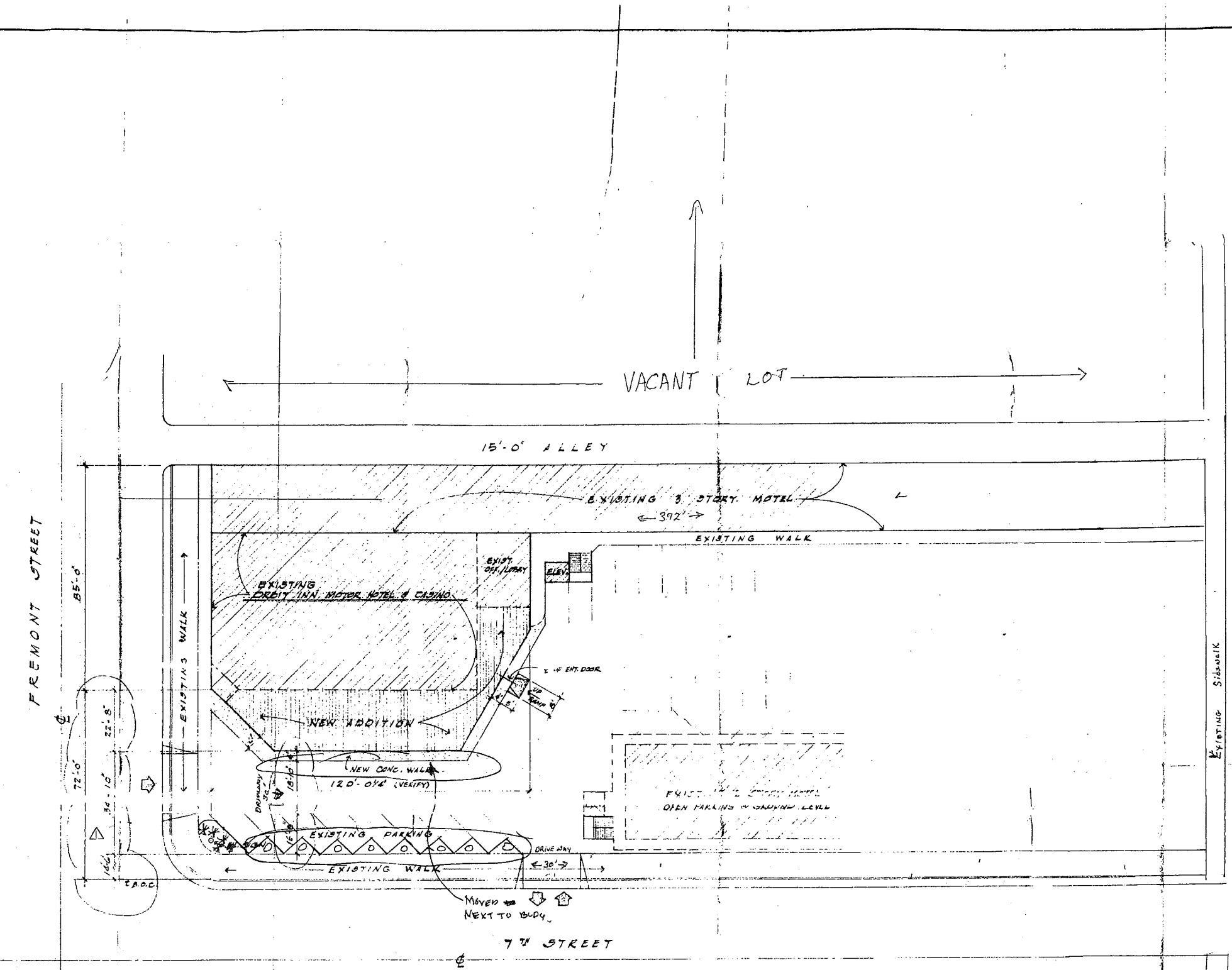


707 E. FREMONT

the drawings and specifications as instruments of service are the property of the architect whether the project for which they are made is executed or not, and that they are not to be used in whole or in part on other projects except by agreement in writing with the architect. It will be the responsibility of the contractor and/or the manufacturer at the time of operation of bid estimates to advise the architect of any errors, ambiguities and/or omissions. The drawings and specifications shall not be added to, deleted or changed in any manner without written authorization from the architect.

SUPER 8 MOTEL



APPROVED LANDSCAPING PLAN
A77B
Department of Community Planning & Development

LANDSCAPING PLAN
0-5 GAL - ARBOR VITAE
*-5 GAL - JUNIPER TREES 3'-0" L

UNDERGROUND SPRINKLING
SYSTEM REQUIRED IN ALL
LANDSCAPED AREAS

SITE PLAN
50' 1/16" = 1'-0"

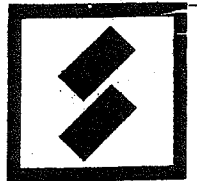
PLOT PLAN APPROVED
COMMUNITY PLANNING & DEVELOPMENT
CITY OF LAS VEGAS

ARC-38109
05/11/10 DDRC

JMM Associates
ARCHITECTS, AIA
NCARB Certificate
1800 E. Desert Inn Rd.
Suite 100
Las Vegas, Nevada 89106
702.733.2544

REVISION- 4-6-78
ADDED DIMENSIONS

project title
CREDIT INN CASINO ADDITION
LAS VEGAS
sheet title
SITE PLAN



designed by
drawn by PAT
checked by WDS
approved by
date MAR. 31. '78
scale 1/16" = 1'-0"
job no. 78-06
sheet no.
C-1

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)	OK	10 color copies of proposed sign.
☒	☐	Grant deed and legal description	OK	
☒	☐	Detailed justification letter	OK	
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations	OK	
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☐	☒	Correct fee(s): \$ 0 \$ 0 \$ 0 Total = \$ 0		
☒	☐	Assessor Parcel Map	OK	
☒	☐	Statement of Financial Interest	OK	
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance	✓	
☒	☐	Copy of Business Licenses (Owner, Applicant, Representative)	OK	
		SITE PLAN	Folded Plans:	10 Rolled/Colored Plans: —
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☐	☒	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized: _____		
☐	☒	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted	OK	
		LANDSCAPE PLAN	Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	<i>All</i> property lines and present dimensions labeled		
☐	☒	<i>All</i> required perimeter landscape planters shown		
☐	☒	<i>All</i> required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
		BUILDING ELEVATIONS	Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of <i>all</i> buildings		
☐	☒	<i>All</i> building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	<i>All</i> wall sign locations shown and sizes noted		
		FLOOR PLANS	Folded Plans:	Rolled Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	<i>All</i> building entrances/exits shown		
☐	☒	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: John Mac Cameron Application Type: ARC-DDRC

APN: 139-34-612-DDS Location: 707 Fremont Street

Planner: Yusef Kugbo, AICP Pre-App Meeting Date: 4/20/10 Earliest PC Date: MAY 11, 2010

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: 1105-01009-3-050507

DATE ISSUED: 02/05/08

TYPE OF LICENSE: HOTEL

147 ROOMS

BUSINESS LOCATION: 707 FREMONT ST

ISSUE TO: DARIO PINI LLC

DBA:

MOTEL 6

5100 PARADISE RD

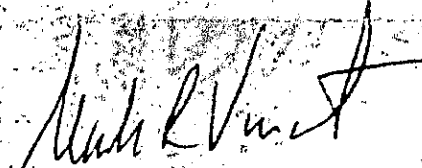
LAS VEGAS NV 89119

PRINCIPAL(S)

PINI, DARIO, OWNER

CAMERON, JOHN M, SECRETARY

LAVERCHIA, ALESSANDRO, MANAGER


Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



I N T E R - O F F I C E M E M O R A N D U M

MAY 24 2010

TO:

YORGO KAGAFAS, AICP
PLANNING & DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN
REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Design Review Committee decision on the application of:

FILE NO.: ARC-38109
APPLICANT: John Mac Cameron
WARD: 5 (Barlow)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

Review requested by City Council / Planning Commission:

Yes

☒ No5/24/2010
DATEVicky Skilbred
CITY CLERKBy: Vicky Skilbred
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Downtown Design Review Committee Action. May 11, 2010

Last day for filing an appeal by applicant or any other
aggrieved person. (Appeal period is ten (10) days after the
date of the DDRC decision.) May 21, 2010Last day for a review being requested by the Planning
Commission or the City Council. (Review period is ten
(10) days after the date of the DDRC decision.) May 21, 2010

2010 MAY 12 A 8:46

RECEIVED
CITY CLERK



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

May 11, 2010

Mr. Dario Pini
707 Fremont Street
Las Vegas, Nevada 89101

RE: ARC-38109

Mr. Dario Pini:

Your request for a Master Sign Plan on an existing Motel 6 at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on May 11, 2010.

The Downtown Design Review Committee (DDRC) voted to **APPROVE** your request, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 04/27/10 in conjunction with this request, except as modified herein.
2. A waiver of Title 19.14.060(F)(5) exceeding the maximum allowed 40' height for a freestanding sign by 10' is granted.
3. All signage shall have proper permits obtained through the Building and Safety Department.

This action by the Downtown Design Review Committee on May 11, 2010 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,

Yorgo Kagafas, AlCP
Urban Design Coordinator
Planning & Development Department

YK:nl

Cc:

Mr. John M. Cameron
707 Fremont Street
Las Vegas, Nevada 89101

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkonian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



07101-001-06-09

I N T E R - O F F I C E M E M O R A N D U M

TO:

YORGO KAGAFAS, AICP
PLANNING & DEVELOPMENT

FROM:

CITY CLERK

SUBJECT:

APPEAL ON DOWNTOWN DESIGN
REVIEW COMMITTEE

COPIES TO:

This is to certify that the following action relative to Downtown Design Review Committee decision on the application of:

FILE NO.: **ARC-38109**
APPLICANT: **John Mac Cameron**
WARD: **5 (Barlow)**

Appeal by applicant or any other aggrieved person:	Yes	No
Review requested by City Council / Planning Commission:	Yes	No

DATE_____
CITY CLERK**PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:**Date of Downtown Design Review Committee Action. **May 11, 2010**Last day for filing an appeal by applicant or any other
aggrieved person. (Appeal period is ten (10) days after the
date of the DDRC decision.) **May 21, 2010**Last day for a review being requested by the Planning
Commission or the City Council. (Review period is ten
(10) days after the date of the DDRC decision.) **May 21, 2010**



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

May 4, 2010

Mr. Dario Pini
707 Fremont Street
Las Vegas, Nevada 89101

RE: ARC-38109

Mr. Dario Pini:

Please be advised your request, as referred to above, will be considered by the **Downtown Design Review Committee on May 11, 2010**. This meeting will be held at 12:15 P.M. at the Development Services Center, 731 South Fourth Street, in Conference Room 2B, Las Vegas, Nevada.

Enclosed please find a copy of staff's recommendations and any conditions related to your application along with an agenda for the May 11, 2010 meeting.

The Downtown Design Review Committee requires that you or your representative be present at this meeting.

Sincerely,

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkenton
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

YK:nl

Enclosures

Cc:

Mr. John M. Cameron
707 Fremont Street
Las Vegas, Nevada 89101



CITY OF LAS VEGAS

PACKET DISTRIBUTION LIST

FROM: PLANNING & DEVELOPMENT

DDRC:
ARC- 38109
MEETING DATE:
05/11/10

SENT VIA U.S. MAIL

PLANNING COMMISSIONER	RICHARD TRUESDELL	Cornerstone Company 9901 Covington Cross Dr #170 Las Vegas, NV 89144
PLANNING COMMISSIONER	STEVE EVANS	State of Nevada 2200 S. Rancho Dr #210 Las Vegas, NV 89102
COMMITTEE MEMBER	MIKE NOLAN	El Cortez Hotel & Casino 600 Fremont St Las Vegas, NV 89101
COMMITTEE MEMBER	DEBRA HEISER	Heiser Designs 107 E Charleston Blvd #250-A Las Vegas, NV 89101-1018
COMMITTEE MEMBER	QUENTIN ABRAMO	Faciliteq Business Interiors 817 S Main St Las Vegas, NV 89101-6424
1,000 MILE ENVELOPE		
COMMITTEE MEMBER - OBD	STEVE VAN GORP, DEPUTY DIRECTOR	Office of Business Development 400 E Stewart Ave -2 nd Fl Las Vegas, NV 89101

HAND-DELIVERED

COMMITTEE MEMBER - P&D	FLINN FAGG, PLANNING MANAGER	Planning & Development 731 S 4 TH St Las Vegas, NV 89101
STAFF MEMBER - P&D	YORGO KAGAFAS, URBAN DESIGN COORDINATOR	Planning & Development 731 S 4 TH St Las Vegas, NV 89101

Memorandum

City of Las Vegas Planning and Development Department

To: Downtown Design Review Committee (DDRC)

From: Yorgo Kagafas, AICP, Urban Design Coordinator *YK*

CC: Andy Reed, AICP, Planning Supervisor

Date: May 11, 2010

Re: DDRC application #ARC-38109

APPLICATION REQUEST

A) Action Requested

This is a request by John Mac Cameron, applicant for Motel 6, for approval of a Master Sign Plan for a replacement freestanding sign located at 707 Fremont Street.

B) Applicant's Justification

The applicant states that the new sign is a requirement by the corporate office in Dallas, Texas.

BACKGROUND INFORMATION

A) Pre-Application Meeting

04/20/10 At the pre-application conference, issues were discussed relative to the requirements of the Entertainment District and the items that would be needed for a complete application for the Downtown Design Review Committee (DDRC).

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Motel
North:	Motel
South:	Retail
East:	Vacant lot
West:	Hotel/Retail

B) Planned Land Use

Subject Property:	C - Commercial
North:	C- Commercial

South: C - Commercial
 East: C - Commercial
 West: C - Commercial

- C) Existing Zoning
 Subject Property: C-2 (General Commercial)
 North: C-2 (General Commercial)
 South: C-2 (General Commercial)
 East: C-2 (General Commercial)
 West: C-2 (General Commercial)

D) General Plan Compliance

This site is located within the boundaries of the Downtown Centennial Plan and the Entertainment District. The existing use is compliant with the Downtown Centennial Plan and the proposed signage is in compliance with the Entertainment District Overlay standards.

ANALYSIS

A) Zoning Code Compliance

The property is located within the Entertainment District which requires all signage at this site to have a minimum of 50% exposed neon and/or animation on all signs. The overlay also seeks to preserve the tradition of neon art and to encourage signage that will enhance the district as a nationally recognized place.

A1) Residential Separation Standards

Per Title 19.08.060(3), Property located within the boundaries of the Downtown Overlay District, as described by ordinance, is not subject to the residential adjacency standards.

A2) Sign Standards

Pursuant to Title 19.14.060(F)(5), the following Sign Standards apply to the existing signage proposal:

Projecting Sign:			
Standards	Allowed	Provided	Complies
Maximum Number	Three (one per 200')	One (1)	Y
Maximum Area	1080 Square Feet	225 Square Feet	Y
Maximum Height	40'	50'	N
Illumination	50% neon/animated	➤ 50% neon/animated	Y

B) General Analysis and Discussion

The applicant is coming before the DDRC to request approval of one (1) refurbished 50' high freestanding sign with a surface area of 225' square feet. This sign is technically

grandfathered in at a height of 50' which exceeds the current high limit for a freestanding sign by 10'. Since the applicant is requesting approval of the refurbished sign, staff recommends a waiver be granted to permit the sign to exceed the height limit by 10' as currently permitted under the grandfather clause.

As dictated by Motel 6's corporate office, this is a somewhat standard corporate sign. The applicant has added several bands of neon and incorporated some animation in order to comply with the unique Entertainment District signage standards. Specifically, 10 bands of alternating red and blue neon have been added to the pole just below the sign area and three bands of neon were added to frame the sign. The large "6" in the sign is enhanced by 32 horizontal bands of neon that will animate in sequence from top to bottom.

The Entertainment District was designed to foster bold, grand signage that utilizes neon. The large size and the ample use of neon and animation meet the minimum requirements of the Entertainment District Overlay signage standards.

Staff Recommendation: **Approval**, subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 04/27/10 in conjunction with this request, except as modified herein.
2. A waiver of Title 19.14.060(F)(5) exceeding the maximum allowed 40' height for a freestanding sign by 10' is granted.
3. All signage shall have proper permits obtained through the Building and Safety Department.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Motel 6
Project Address (Location) 707 Fremont St. Las Vegas NV 89101
Project Name New Motel 6 Sign Proposed Use Signage
Assessor's Parcel #(s) 139-34-612-005 Ward # C-2
General Plan: existing _____ proposed ☒ Zoning: existing _____ proposed ☒
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Dario Pini Contact Mr. Young
Address 707 Fremont St. Phone: ⁷⁰² 622 2902 Fax: ⁷⁰² 388 9622
City Las Vegas State NV Zip 89101
E-mail Address m-6434680@motel6.com

APPLICANT John Mac Cameron Contact same
Address 707 Fremont St. Phone: ⁷⁰² 635-5914 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address rosemaccam@aol.com

REPRESENTATIVE John M. Cameron Contact same
Address 707 Fremont St Phone: ⁷⁰² 635 5914 Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address ROSEMACCAM @ AOL.COM

Property Owner Signature* Dario Pini

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

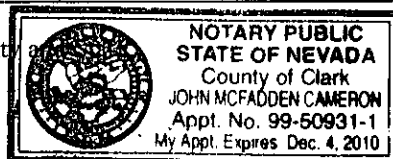
Print Name Dario Pini

Subscribed and sworn before me

This 24 day of April, 2010

John McFadden Cameron

Notary Public in and for said County of



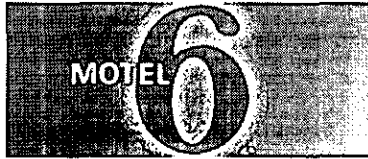
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ARC-38109</u>
Meeting Date:	<u>5/11/10</u>
Total Fee:	<u>N/A</u>
Date Accepted:	<u>4/27/10</u>
Accepted By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.doc



Justification Letter of New Signage

April 25, 2010

Planning Board

To Whom It May Concern:

In regards to the proposed signage of Motel 6 located at the SE corner of 7th and Fremont Street, please accept the reasons at below in order to justify the necessity of a new signage as proposed.

1. It is a franchise requirement with Accor (Motel 6 Franchisor) to equip with proper signage on the property. The current signage is currently in violation with the Agreement.
2. For a better marketing and brand image purpose, having a new signage is inevitable for the future business.
3. The proposed design of the signage is in compliance with what's required by Fremont Street Entertainment District.

We appreciate in advance your cooperation in this matter.

Truly Yours,

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

Dario Pini
Owner of Dario Pini, LLC dba Motel 6 Downtown

ARC-38109
05/11/10 DDRC



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C11-08482-I-130713

DATE ISSUED: 12/17/08

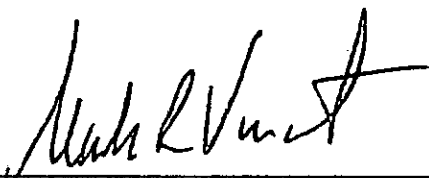
TYPE OF LICENSE: CONTRACTOR

BUSINESS LOCATION: 3387 W OQUENDO RD

ISSUE TO: 88 ENTERPRISE

DBA:
CITRUS SIGNS
3387 W OQUENDO RD
LAS VEGAS NV 89118

PRINCIPAL(S)
CHEN, JASON, PRES 100%


Director, Department of Finance and Business Services

ARC-38109
05/11/10 DDRC

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

**Request for Taxpayer
Identification Number and Certification**

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

BB ENTERPRISE

Business name, if different from above

CITRUS SIGUS

Check appropriate box: ☐ Individual/Sole proprietor ☒ Corporation ☐ Partnership

☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt
payee

Address (number, street, and apt. or suite no.)

3387 W. OQUENDO RD

City, state, and ZIP code

LAS VEGAS, NV. 89118

Requester's name and address (optional)

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

or

Employer identification number

BB 0497721

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

**Sign
Here**

Signature of
U.S. person ▶

Date ▶

1/4/10

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

ACORD CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YYYY)
12/01/2009

PRODUCER

ANIELLO INSURANCE AGENCY INC
PO BOX 27979
LAS VEGAS, NV 891261979
(888) 661-3938
SV447 882

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC

INSURED

CITRUS SIGNS
3367 OQUENDO
LAS VEGAS, NV 89118

INSURER A: THE CHARTER OAK FIRE INSURANCE COMPANY

INSURER B: THE TRAVELERS INDEMNITY COMPANY OF AMERICA

INSURER C:

INSURER D:

INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	X	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☒ HIRED AUTO ☒ NON OWNED AUTO GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC	68D-1494W0D9-D9	05/04/2009	05/04/2010	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
						MED EXP (Any one person)	\$5,000
						PERSONAL & ADV INJURY	\$1,000,000
						GENERAL AGGREGATE	\$2,000,000
						PRODUCTS - COMP/OP AGG	\$2,000,000
B		AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS	BA-1591W067-09	05/04/2009	05/04/2010	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY ☐ ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN EA ACC	\$
						AUTO ONLY: AGG	\$
		EXCESS/UMBRELLA LIABILITY ☐ OCCUR ☐ CLAIMS MADE ☐ DEDUCTIBLE RETENTION \$				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
							\$
							\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATU- TORY LIMITS	OTH- ER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

AS RESPECTS TO GENERAL LIABILITY, CERTIFICATE HOLDER IS ADDITIONAL INSURED - BLANKET ADDITIONAL INSURED-OWNERS/LESSEES/CONTRACTORS, CG D1 05, BUT ONLY AS RESPECTS TO ONGOING SIGN WORK BEING PERFORMED BY THE INSURED AT 6775 W FLAMINGO RD, SUITE 1001, LAS VEGAS, NV 89103.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE





Search

Display Options

Tools

Points of Interest

Resources

Tools

Select Property

Click to Close

Click Here for Printable Map

Property Info

Misc. Info

Elected Officials

Link Info

Parcel: 13934612005

Owner Name(s): PINE DARIO

Site Address: 707 FREMONT ST

Jurisdiction: Las Vegas - 89101

Zoning Classification:

General Commercial District (C-2)

Information

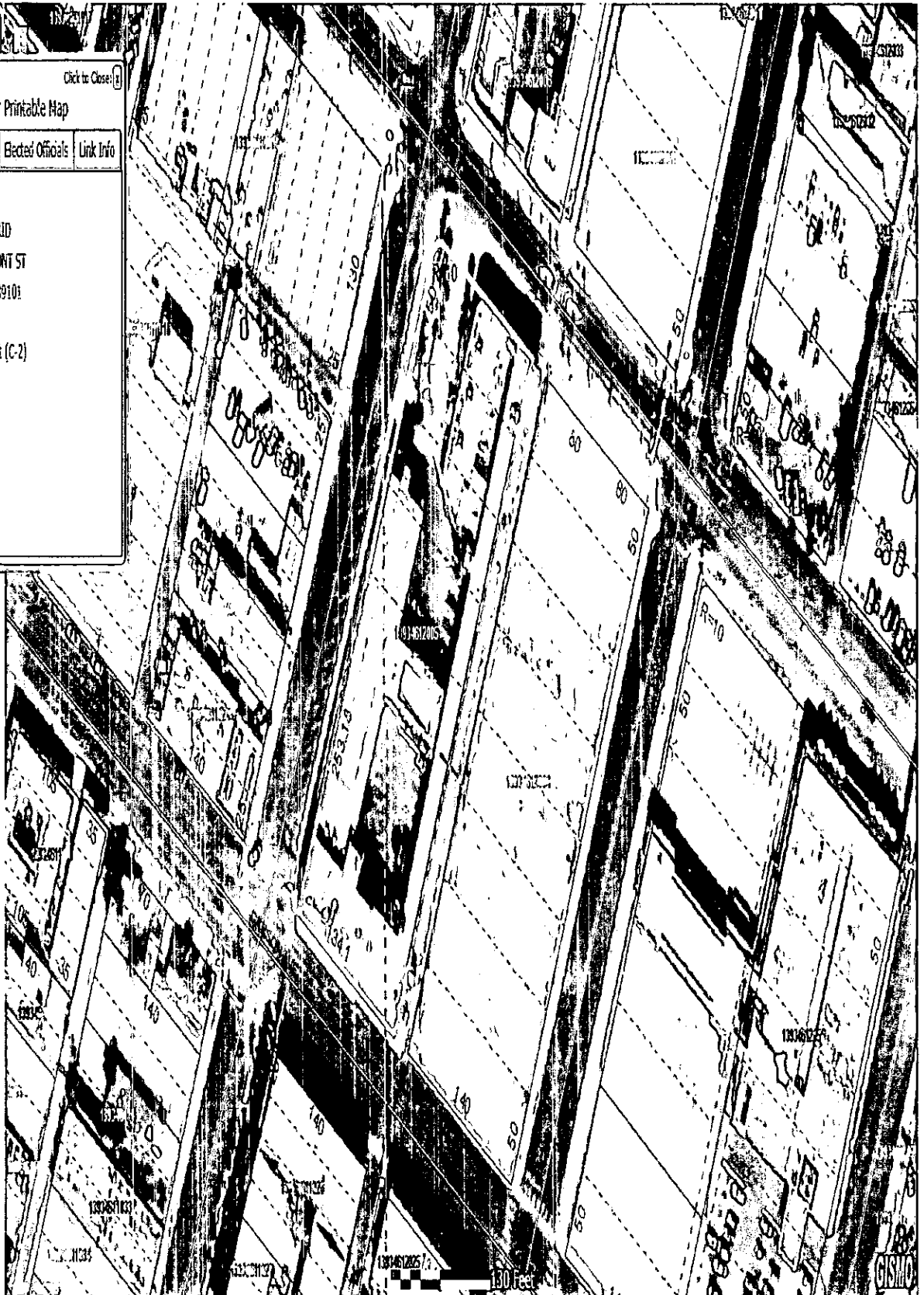
Current Tool: Select Property

Coordinates in State Plane ft

X: 737523 Y: 26763252

Flight Date: Most Current Flight

Current View: Assessor Map



Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 4/26/2010

Property Information

Parcel: 13934612005
 Owner Name(s): PINI DARIO
 Site Address: 707 FREMONT ST
 Jurisdiction: Las Vegas - 89101
 Zoning Classification: General Commercial District (C-2)

Misc Information

Subdivision Name:	BUCKS SUB		
Construction Year:	1963		
Sale Date:	12/2003	T-R-S:	20-61-34
Sale Price:	\$4,075,000	Census Tract:	700
Recorded Doc Number:	2003122202115	Estimated Lot Size:	1.29

Elected Officials

Commission District:	D - LAWRENCE WEEKLY	City Ward:	5 - RICKI Y. BARLOW
US Senate:	JOHN ENSIGN, HARRY REID	US Congress:	01 - SHELLEY BERKLEY
State Senate:	3 - VALERIE WIENER	State Assembly:	9 - "TICK" SEGERBLOM
School District:	C - LINDA E. YOUNG	University Regent:	1 - CEDRIC CREAR
Board of Education:	3 - WILLIA CHANEY	Minor Civil Division:	Las Vegas Township

CITRUS SIGNS

3387 W. Oquendo Rd., Las Vegas, NV. 89118

Tel. 702-364-8388 Fax. 702-364-0188 citrus_signs@yahoo.com

State Lic #0064934 C6 Plans Prepared by Jason Chen

FILE NAME : Layout_5_041410

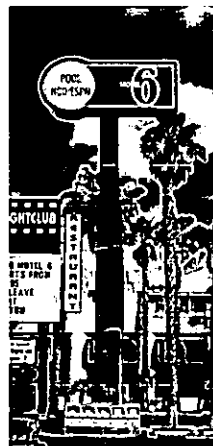
DESIGN BY : Hunter

ELECTRICAL CONNECTION MUST BE SUPPLIED BY CUSTOMER. SIGNATURE _____

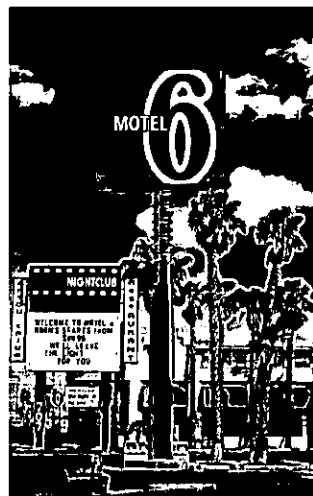
Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

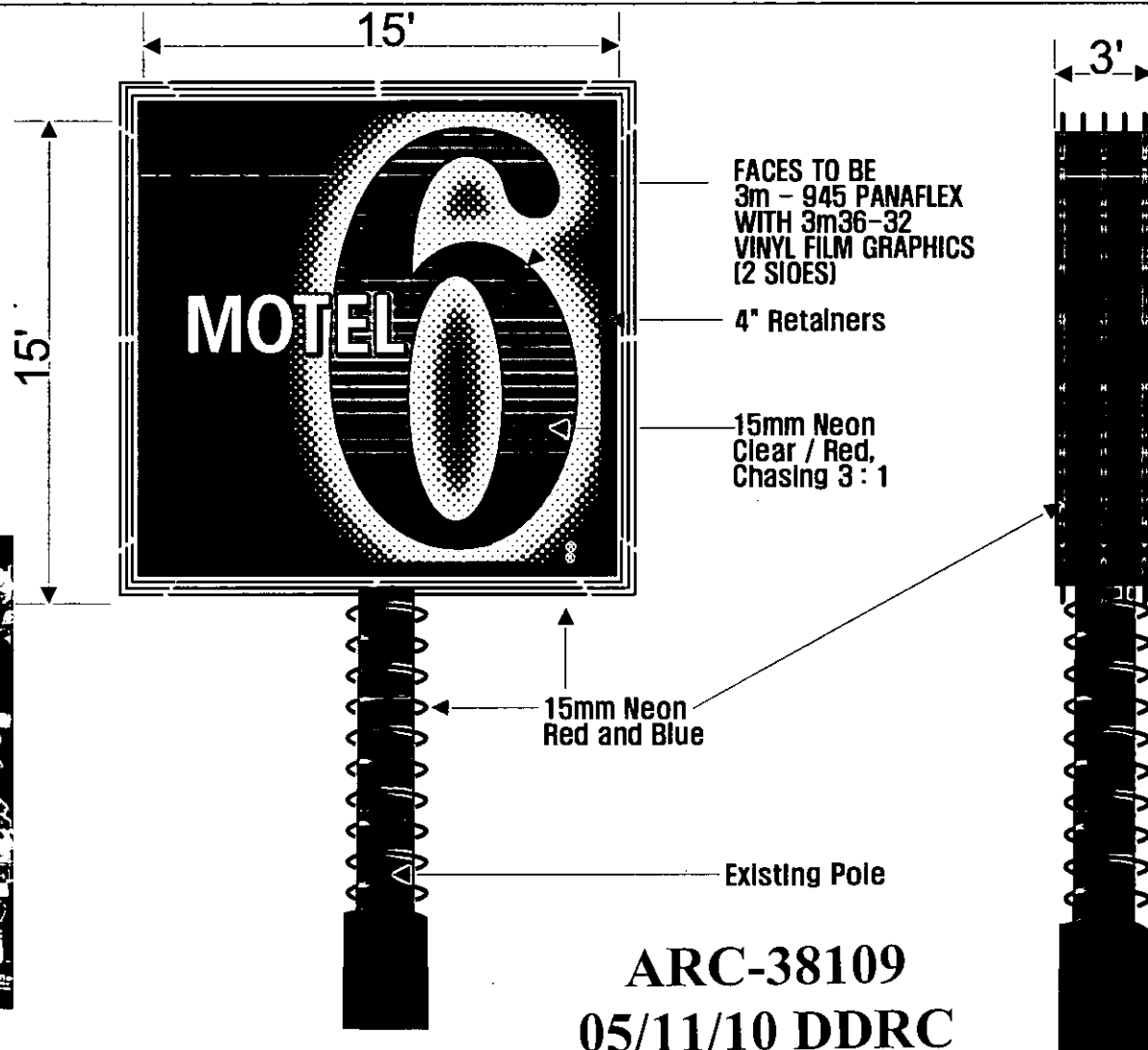
Location: **707 E Fremont St., Las Vegas, NV 89101**



Existing Sign



Proposed Sign



Kubota & Associates LTD
(Structral Engineers)
5125 W Oquendo Rd, STE 4
Las Vegas, NV 89118

Dupont Engineering, INC
(Third Party Inspections-QAA)
4420 Arville St,
Las Vegas, NV 89103

ARC-38109
05/11/10 DDRC



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CITRUS SIGNS

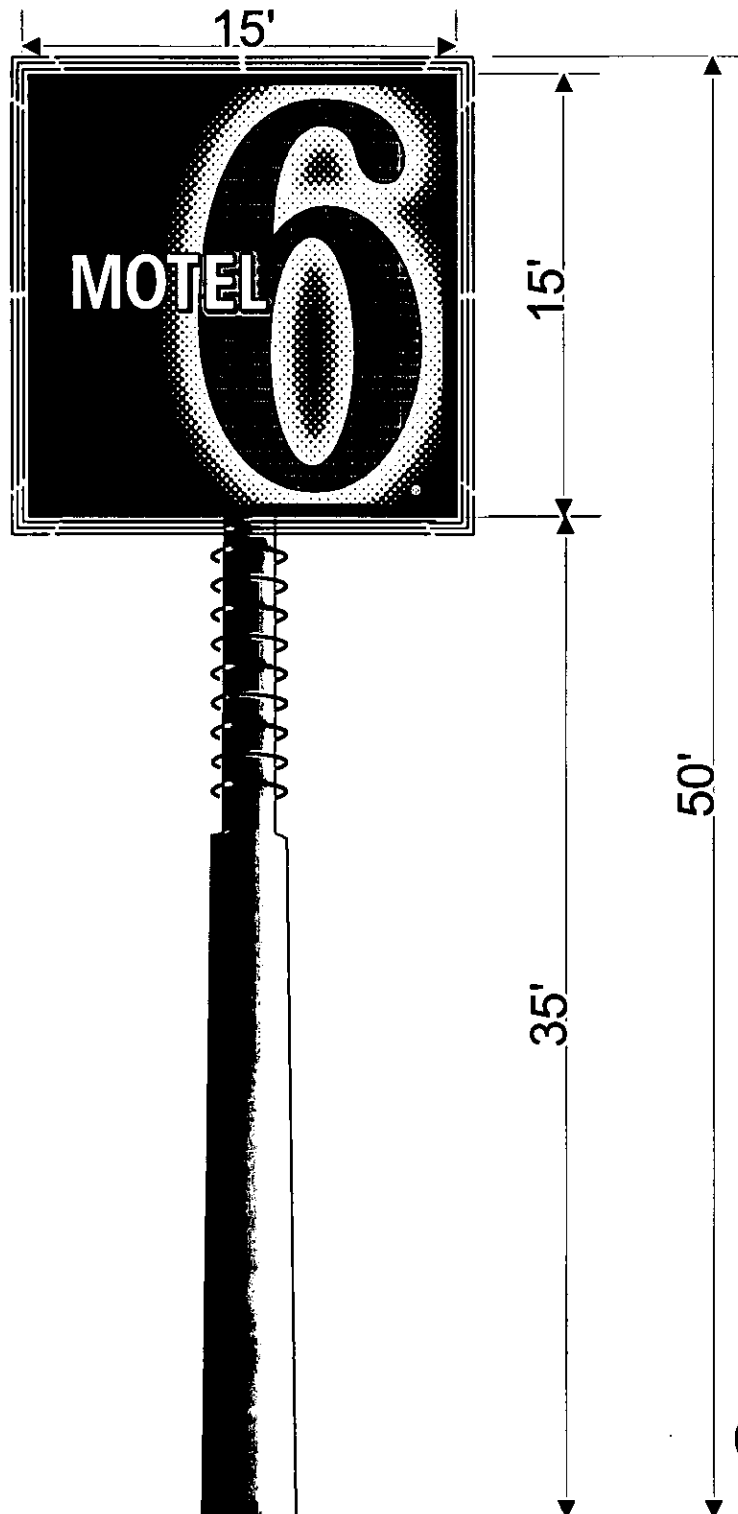
3387 W. Oquendo Rd., Las Vegas, NV. 89118
Tel. 702-364-8388 Fax. 702-364-0188 citrus_signs@yahoo.com
State Lic #0064934 C6 Plans Prepared by Jason Chen
File: Layout_5_2_042610 Design By: Hunter

ELECTRICAL CONNECTION MUST BE SUPPLIED BY CUSTOMER. SIGNATURE _____

Customer Approval: _____ Date: _____

Landlord Approval: _____ Date: _____

Location: **707 E. Fremont St. LAS VEGAS, NV 89101**



ARC-38109
05/11/10 DDRC



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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 Record 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 11X17 ORIGINAL

0 54 108 216 432 864 1728 3456

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

AVERAGE
QA VALUE
35

001
1.00
202
PB 139-34-5
5
5
GLS

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEO NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

T20S R61E

R60E	R61E	R62E
125	126	123
138	139	140
163	162	161

Scale: 1"=200'

34

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Scale: 1"=200'

S 2 NE 4

6	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-34-6



