



TEMPORARY SIGN PERMIT

TSP-42093



Description of Sign(s): Temporary Sign Permit - TSP-42093 - This is a request for two banners and eight flags located at 5891 West Craig Road sign information of ("Now Opening, and a sign with the Wireless Toyz logo" and eight flags with the logos of products sold). The flags will be located on west side of the property and banners will be located at the entry and on the east wall of the building. The permit is good from June 14, 2011 to July 28, 2011.

Applicant: K L Y L L C
MCGarey Partner LLC is Management Company Per IX provision 9 authorize management company to signage on property.
980 Tournament Dr
Hillsborough, CA 94010-7428

Type of Signs:

- ☐ Pennants
- ☐ Balloons
- ☐ Streamers
- ☐ Searchlights
- ☒ Portable
- ☒ Other

Parcel(s): 138-01-301-013

Ward(s): WARD 6 (STEVEN D. ROSS)

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 **45 DAYS** FROM **JUNE 14, 2011** TO **JULY 28, 2011**.
- 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.



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: temporary banner and flags
 Project Address (Location) 5851 W. Craig Rd Ste 150
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 13801301013 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C1 proposed _____
 Commercial Square Footage 4,900 Floor Area Ratio _____
 Gross Acres 0.04 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER KYL LLC Contact Chris McGarry
 Address 980 Tournament Drive Phone: _____ Fax: _____
 City Hillsborough State CA Zip 94010
 E-mail Address _____

APPLICANT ~~Brian Kassa~~ KASSA BMT LLC Contact 702-431-9898
 Address 591 N EASTERN Ave Ste 150 Phone: 702-303-1111 Fax: 702-431-1128 9911
 City Las Vegas State NV Zip 89101
 E-mail Address Brian.kassa@hotmail.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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 CHRISTOPHER MCGARRY

Subscribed and sworn before me

This 10 day of June, 20 11

[Signature]

Notary Public in and for said County and State



SHEENA SEMORE
 Notary Public State of Nevada
 No. 05-96688-1
 My appt. exp. May 9, 2013

FOR DEPARTMENT USE ONLY

Case # ISP-42093
 Meeting Date: N/A
 Total Fee: \$600.00
 Date Received: * 6/13/2011
 Received By: MR [Signature]

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

June 8, 2011

To whom it may concern:

Wireless Toyz at 5891 W. Craig Road Ste 150 Las Vegas, NV 89130 is requesting a signage permit for 2 banners and 8 flags posted on or around the building. The signage will promote the new business and help promote our grand opening on July 8th.

Req
Requesting 45 day permit.
Brian Kassa

Wireless Toyz #523

702.431.9898

A large, stylized handwritten signature in black ink, appearing to read 'Brian Kassa', with a long horizontal stroke extending to the right.

McGarey Partners Commercial Real Estate Services

PROPERTY MANAGEMENT AGREEMENT

PROJECT/PROPERTY: The Owner is the owner of that certain real property commonly known as "Regal Plaza Pad Building" located at 5891 West Craig Road - Las Vegas, Nevada located in Clark County, State of Nevada, (the "Property"), on which Property is located certain real property improvements, parking spaces, and related facilities (the "Buildings") which Property, Buildings, and any other improvements now or hereafter located thereon shall hereinafter be collectively referred to as the "Project." The undersigned Owner and Manager hereby agree as follows:

- I. **EFFECTIVE DATE:** This Property Management Agreement (the "Agreement") is effective as of March 5th 2009

PARTIES:

OWNER:

KLY, LLC (Owner)

Tax ID: 94-3292091

Mailing address:

Mr. Bing Leong, Managing Member

KLY, LLC

980 Tournament Drive
Hillsborough, CA 94010

MANAGER: McGarey Partners, LLC ("McGarey Partners" or "Manager")

Mailing Address: McGarey Partners - Commercial Real Estate Services

Attn: Christopher McGarey

Post Office Box 93778

Las Vegas, Nevada 89193-3778

NOTICE: Any notice required under the terms herein shall be deemed given upon the placing of it in the United States Mail, postage prepaid, and addressed to the address set forth above. Said address may be changed by either party by mailing written notice of such change to the other party at the last designated address of the other party as provided herein.

- II. **TERM:** This Agreement shall become effective as of the date indicated above and shall continue in full force and effect from that date forward, subject to the Owner or Manager's right to cancel and terminate this Agreement upon **THIRTY (30) DAYS** written notice at any time during this Agreement. Termination may be without cause and shall be without penalty.
- III. **EXCLUSIVE MANAGER:** In consideration of the property management services to be rendered by Manager pursuant to this Agreement, Owner hereby designates Manager as the

expiration or termination of this Agreement the following: all leases, insurance policies, and unpaid bills which are the property of the Owner.

- 3) Warranties: Manager shall obtain and maintain records and at Owner's expense enforce any guarantees or warranties that may concern Owner's real or personal property, if any included within the Property.
- 4) Budgets: In order for Owner to anticipate and plan for the cash requirements of the Property's operations, an annual cash budget shall be submitted to Owner no later than fifteen (15) days prior to the forthcoming budgeted year as further specified in Section VIII. All expenses within the Owner Approved Budget are to be borne by Owner and it shall be the responsibility of Owner to provide sufficient funds to Manager to meet expenses contemplated in the Approved Budget.
- 5) Legal Assistance: Where legal assistance is required for such matters as enforcing the collection of rents or eviction proceedings such action shall be through counsel designated by Owner and shall be at Owner's expense.
- 6) Legal Conditions: In the event Manager or Owner shall institute legal proceedings against the other arising out of the terms of this Agreement or the performance there under, then the prevailing party shall recover from the other all attorney's fees, costs, and expenses incurred in any such action.
- 7) Severability: Every provision of this Agreement is intended to be severable. If any term or provision hereof is illegal for any reason whatsoever, such provision shall be severed from the Agreement and shall not affect the validity of the remainder of this Agreement.
- 8) Equal Opportunity: Manager is an equal opportunity non-discriminatory employer. Manager and Owner each mutually agree that there shall be no discrimination against or segregation of any person or of a group of persons on account of race, color, religion, creed, sex, or national origin in leasing, transferring, use, occupancy, tenure, or enjoyment of the Property nor shall Owner or Manager permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants.
- 9) Signage: Owner shall permit Manager to place sign(s) on property identified by Management by McGarey Partners with the company phone number. Sign responsibility shall be the sole cost, expense, and upkeep of the Manager. Owner and Manager shall mutually agree on sign location.

X. SIGNATURES:

IN WITNESS WHEREOF, the parties have executed this Agreement.

Owner: KLY, LLC

Manager: McGarey Partners, LLC.

By: Bing Leong
Its: Managing Member

Date: 3/05/2009

By: Christopher McGarey
Its: Managing Member/Broker

Date: 3/5/2009

ATTACHMENT ONE

Disclosure of Vested Interest in Maintenance Company Which Services Management Properties.

McGarey Partners Commercial Real Estate Services Property Maintenance Group

Broker: McGarey Partners Commercial Real Estate Services

Owner: KLY, LLC by Bing Leong Its Managing Member

Property: Regal Plaza Pad Building" located at 5891 West Craig Road - Las Vegas, Nevada

Owner is in a property management agreement with McGarey Partners Commercial Real Estate Services ("McGarey Partners"). McGarey Partners hereby disclosed that it has a financial interest in the Property Maintenance Group ("PMG").

McGarey Partners declares that the services provided by the PMG are at a quality and price consistent or with the maintenance industry standard. McGarey Partners is involved with PMG to better control quality and price in the best interest of its clients.

The Owner is informed that they are under no obligation to use the services of PMG.

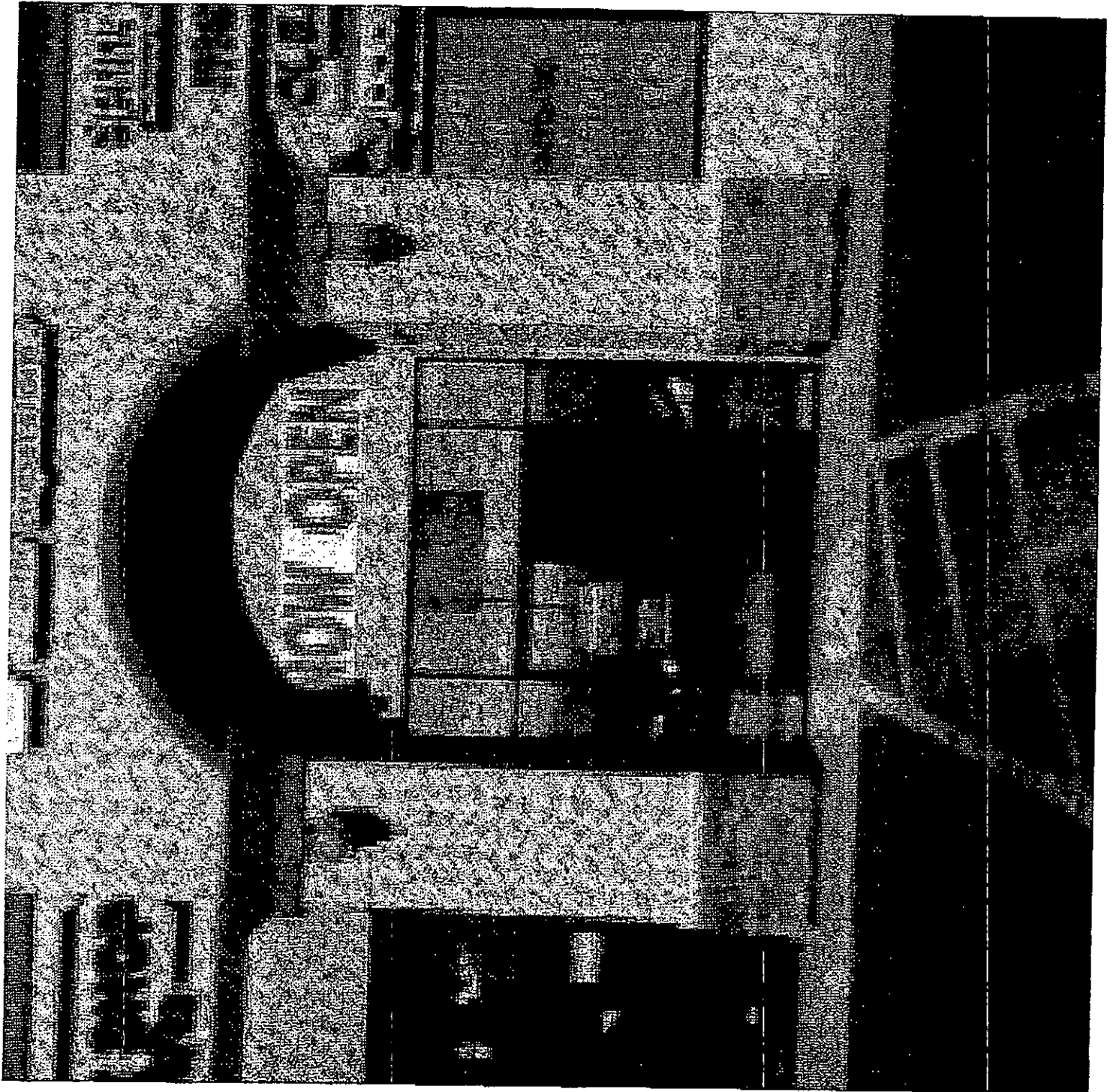
By signing below the client acknowledges that McGarey Partners Commercial Real Estate Services, its broker, hold a financial interest in Property Maintenance Group and grants McGarey Partners Commercial Real Estate Services authorization to utilize the Property Maintenance Group in the maintenance of the Property within the terms of the Property Management Agreement's terms and conditions.

McGarey Partners, LLC

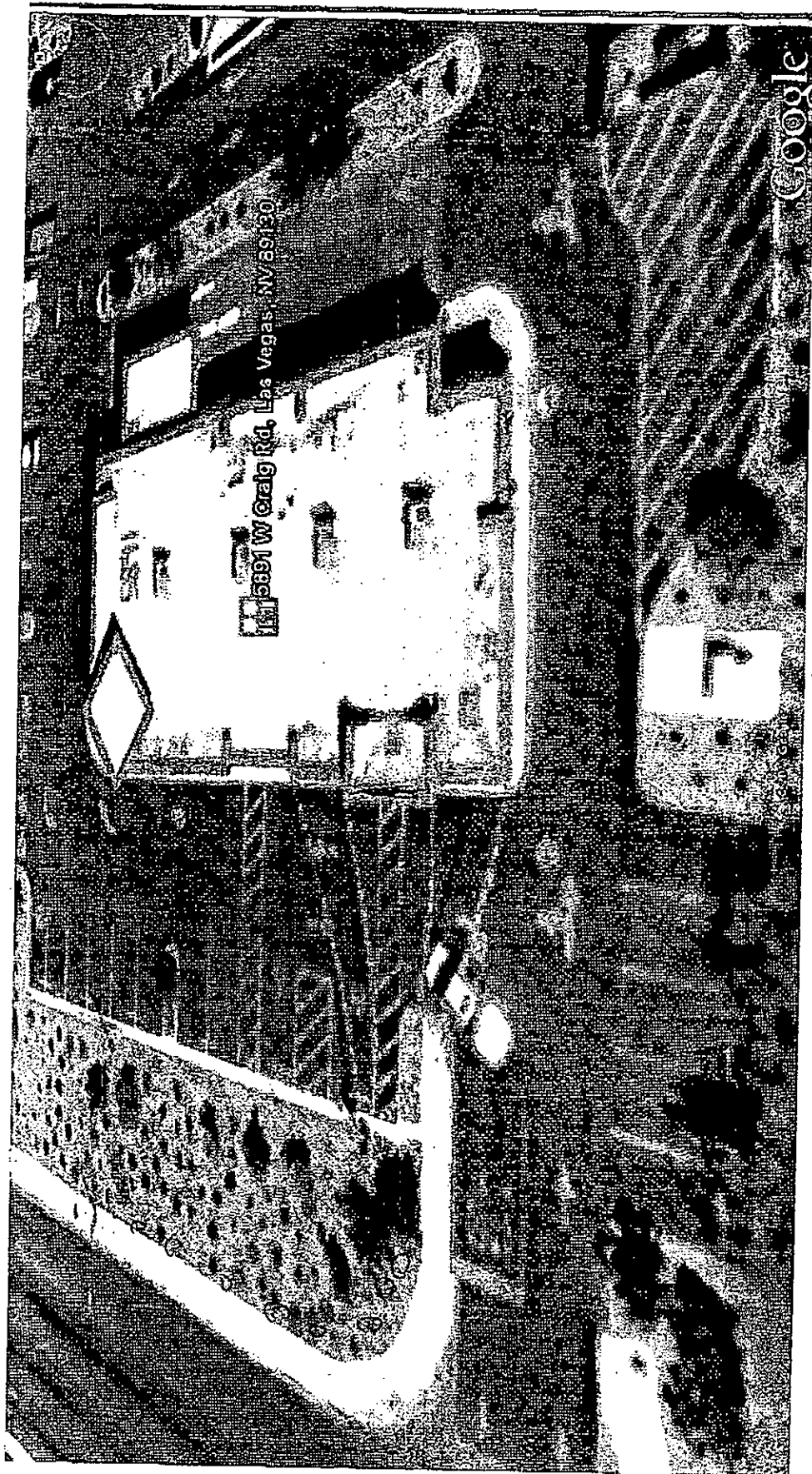
KLY, LLC

By: Christopher McGarey
Its: Managing Member/Broker
Date: 3/5/2009

By: Bing Leong
Its: Managing Member
Date: 3/5/2009



752-920
BY 
CURRENT
CITY



1515591 W Craig Rd, Las Vegas, NV 89130

Google

APPROVED

SP-42093 and

BY *[Signature]*

CURRENT PLANNING DIVISION

CITY OF LAS VEGAS

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