

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

19

T20S R6DE

138-19-7

138-19-7

N 2 SE 4

Parcel Boundary: 1.98 Acreage

Subd Boundary: 202 Parcel Sub/STO Number

Road Easement: 137 Plat Recording Number

PM/ALO Boundary: 5 Block Number

Non-Parcel Lot Line: 5 Lot Number

Match Line / Leader Line: 5 Lot Number

Scale: 1"=100'

Rev: 06/12/06

Parcel Number: 001

Subd Number: 202

Road Easement: 137

PM/ALO Boundary: 5

Non-Parcel Lot Line: 5

Match Line / Leader Line: 5

Scale: 1"=100'

Rev: 06/12/06

Map Legend

Parcel Boundary

Subd Boundary

Road Easement

PM/ALO Boundary

Non-Parcel Lot Line

Match Line / Leader Line

Scale: 1"=100'

Rev: 06/12/06

Map Legend

Parcel Boundary

Subd Boundary

Road Easement

PM/ALO Boundary

Non-Parcel Lot Line

Match Line / Leader Line

Scale: 1"=100'

Rev: 06/12/06

Notes

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data depicted 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 this recorded documents for more detailed legal information.

USE THIS SCALE(111) WHEN MAP REMOVED FROM THIS ORIGINAL

Notes

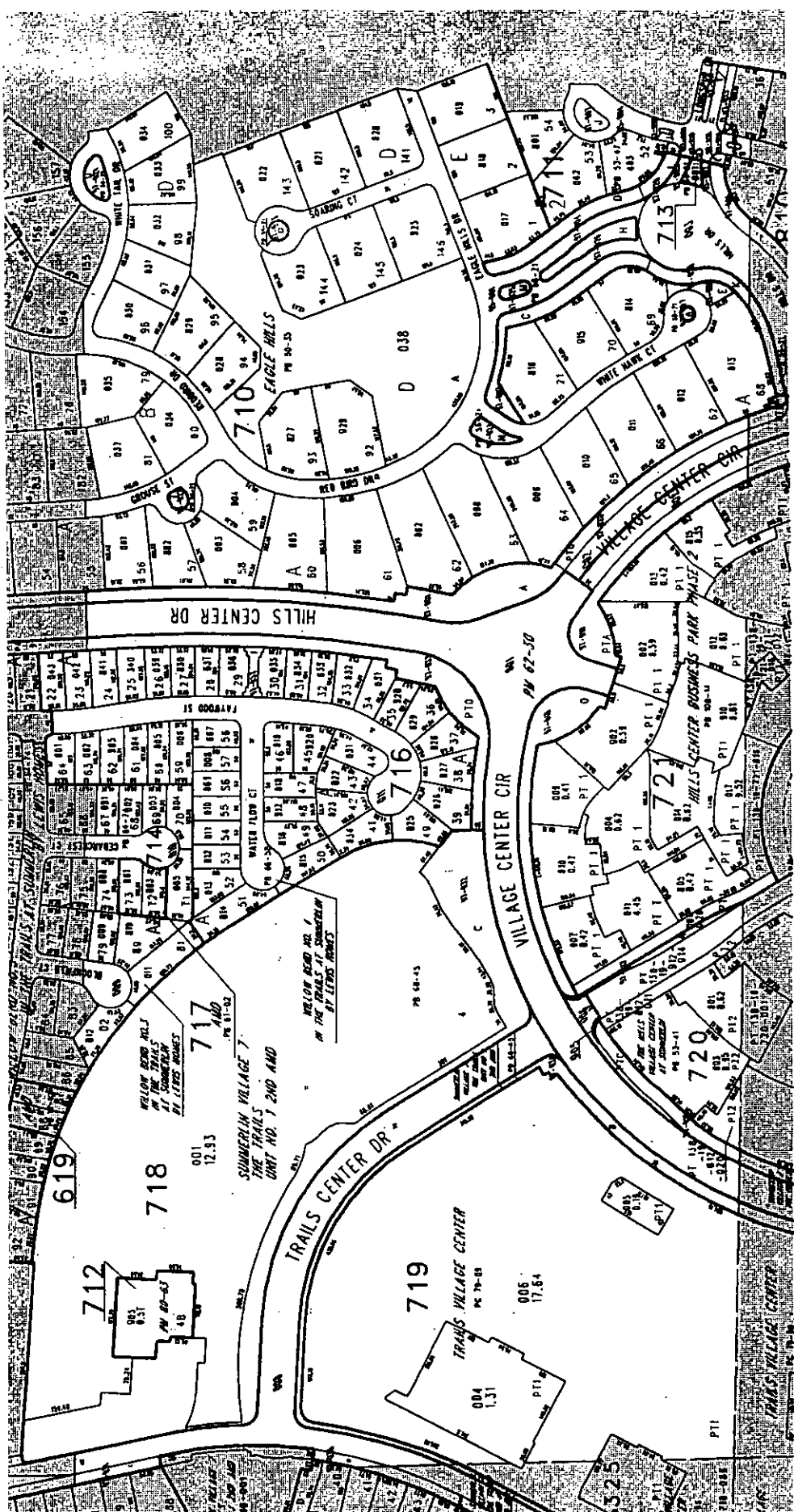
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USE THIS SCALE(111) WHEN MAP REMOVED FROM THIS ORIGINAL



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AUG 08 2011

City of Las Vegas

ASSASSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

138-19-8

19

T20S R60E

Scale: 1"=200'

Rev: 06/12/06

Parcel Number: 001
Acreage: 1.38
Parcel Sub/SEA Number: 202
Plat Recording Number: 138-19-8
Block Number: 5
Lot Number: 3
Gov. Lot Number: 615

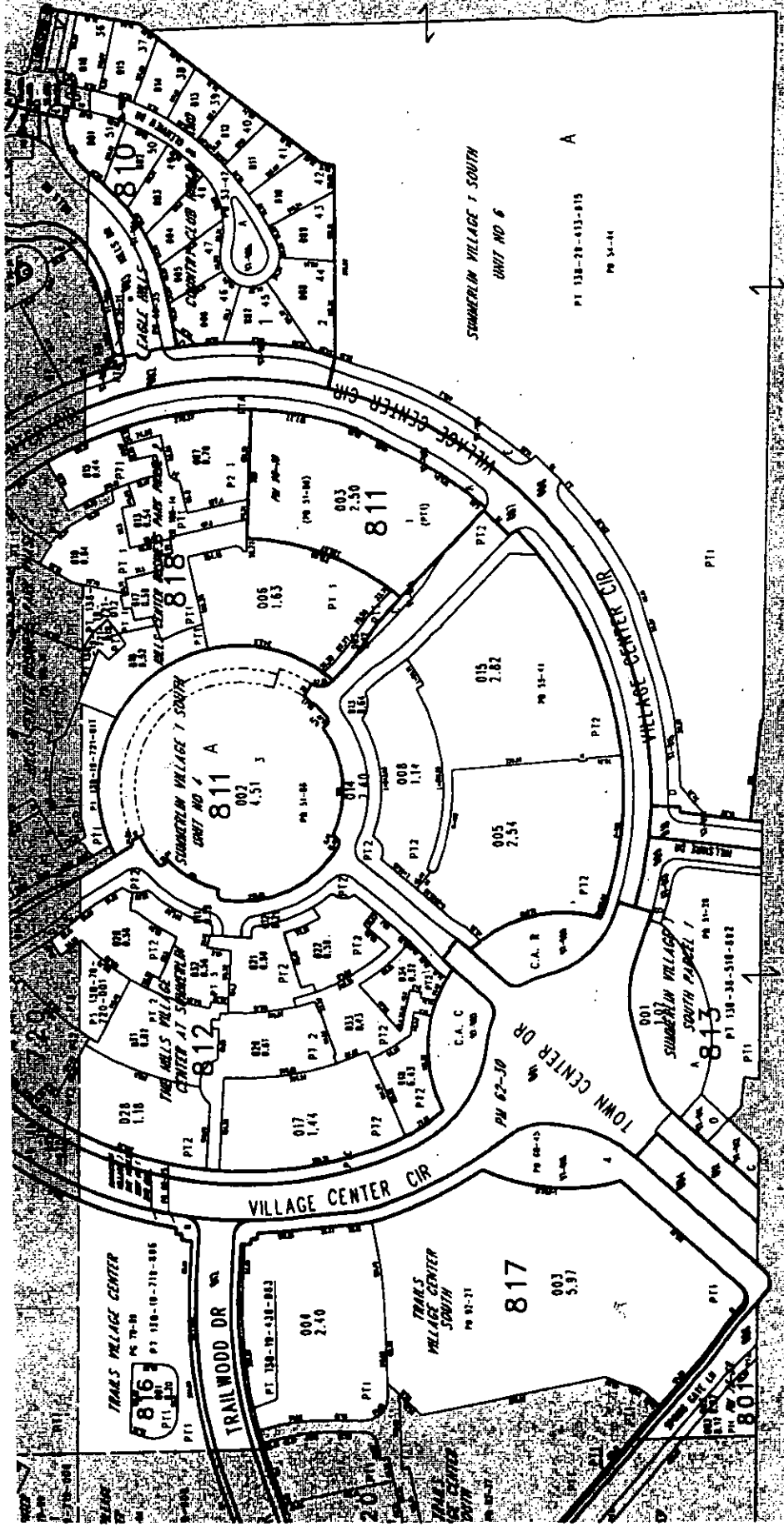
Map Legend

Parcel Boundary
Sub Boundary
Road Easement
Paved Boundary
Non-Paved Lot Line
Match Line / Leader Line

Notes

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SEE THE RELEVANT MAPS FOR MORE INFORMATION



ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

138-19-8

19

T20S R60E

Scale: 1"=200'

Rev: 06/12/06

Parcel Number: 811
Acreage: 4.51
Sub/Seg Number: 1
Plat Recording Number: 002
Block Number: 5
Lot Number: 1

Parcel Boundary
Sub Boundary
Road Easement
Paved Boundary
Match-Line / Leader Line

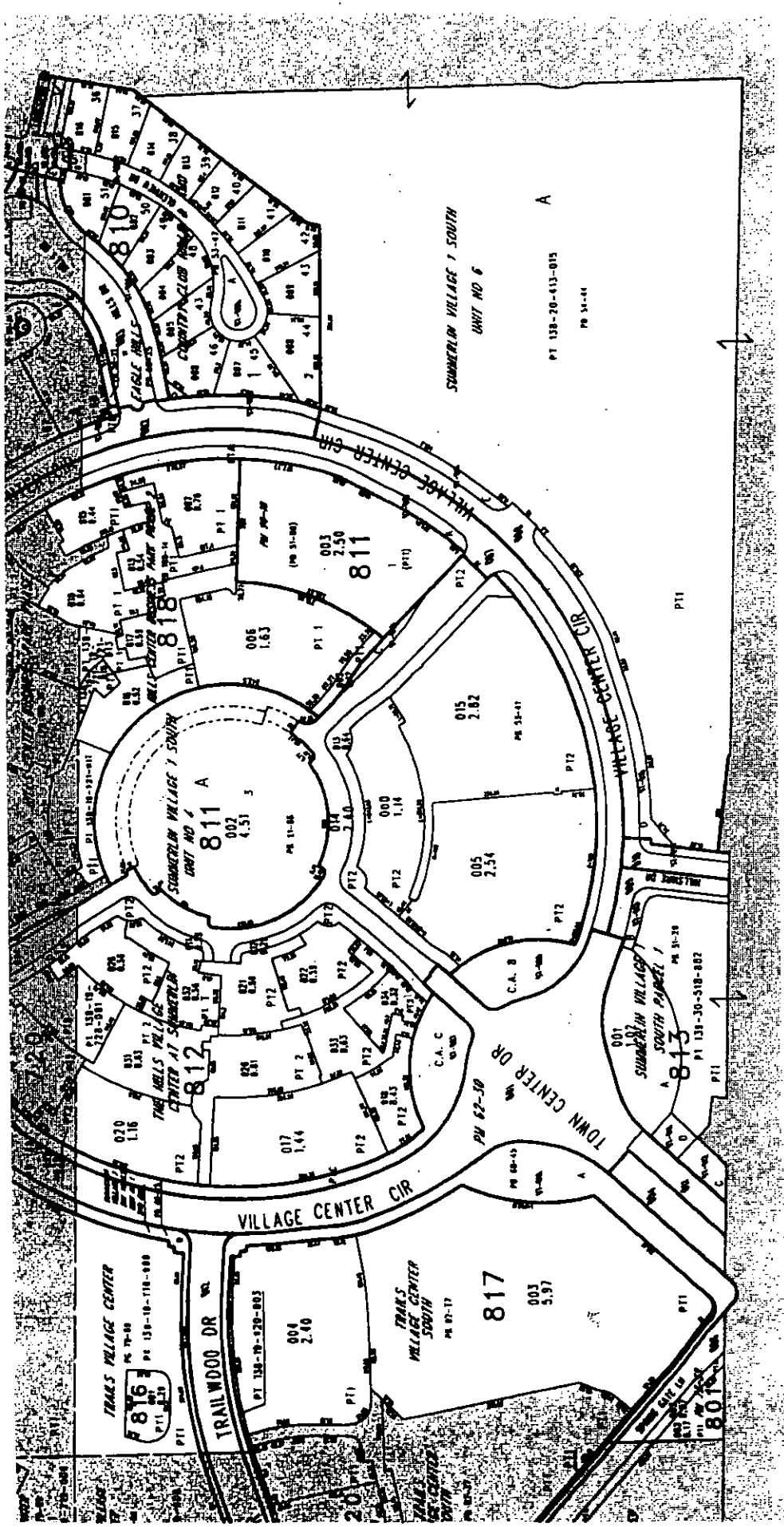
Map Legend

Notes

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This map is compiled from official records, including surveys and deeds. It may contain information required for assessment. See the recorded documents for more detailed legal information.

Map Date: 06/12/06



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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY COMMERCIAL PERMIT
 Project Address (Location): 1970 VILLAGE CENTER CIRCLE (TRAILS VILLAGE CENTER)
 Project Name: TRAILS VILLAGE CENTER ARTWALK Proposed Use: OUTDOOR ART FESTIVAL
 Assessor's Parcel #(s): 138-19-719-003 Ward #: _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage: 168,817 SQ FT Floor Area Ratio: _____
 Gross Acres: 19.48 ACRES Lots/Units: _____ Density: _____
 Additional Information: DATES OF EVENT: NOVEMBER 5 & 6, 2011

PROPERTY OWNER: TRAILS VILLAGE CENTER COMPANY Contact: SANDY RAY
 Address: 1970 VILLAGE CENTER CIRCLE #7 Phone: 228-0816 Fax: 228-1708
 City: LAS VEGAS State: NEVADA Zip: 89134
 E-mail Address: _____

APPLICANT: MARK VRANESKI Contact: MARK VRANESKI
 Address: 1700 S. 8TH STREET Phone: 245 6077 Fax: _____
 City: LAS VEGAS State: NEVADA Zip: 89104
 E-mail Address: markvranski@studio@yahoo.com

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

Trails Village Center By Investment Properties II, LLC its
 Managing Partner By: James A. Christensen its Managing Member

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: JAMES A. CHRISTENSEN

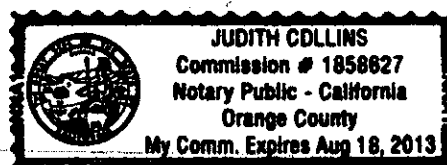
Subscribed and sworn before me

This 4th day of August, 20 11

[Signature: Judith Collins]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #: TCR-42739
 Meeting Date: —
 Total Fee: 100
 Date Received: 8-2-11
 Received By: FS

*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.

E:\epot\Application Packet\A\Application Form.pdf

Justification Letter for Temporary Commercial Permit
Trails Village Art Festival

The event will be an outdoor arts and crafts fair, to be held Saturday and Sunday, November 5 & 6, 2011 at Trails Village Center, located at 1970 Village Center Circle in Summerlin.

Local artist Mark Vranesh will coordinate the artisans and work with the Center management to create the weekend community event. The show will enhance the cultural climate by featuring hand-crafted arts, allowing the public to meet the artisans and talk about their work. The art work will be for sale, but the event is free and open to the public.

The art festival will feature 90 juried arts and crafts booths of local and regional artists. The Trails Village Center will provide ample maintenance crew for additional traffic and overnight security for the event. Mark Vranesh has been coordinating this event twice year for thirteen years at this location. The art show has been recognized in Summerlin as one of the most anticipated outdoor cultural events. The event always includes a children's art area allowing free art projects for children and their parents.

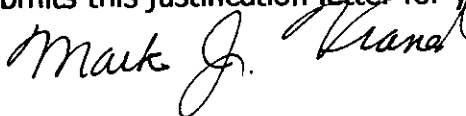
Set-up is carefully coordinated on Friday afternoon beginning at 4 p.m. The show hours are 10 until 4 on Saturday and Sunday, with the artists taking their booths down Sunday evening. The staff from the Center and Mark are on site during the weekend along with three security officers who patrol from 10 p.m. until 7 a.m.

Parking for the artists will be allowed behind the shopping center as well as along Springate Street. There is ample customer parking in the center as well as access at entrances and exits on all three streets that border the Trails Center.

The show will be situated along the wide common walkways throughout the center as well as safely coned area in the north parking area and the southeast parking area. This layout is the same as has been approved for the past 13 years. Handicapped spaces and marked pathways will not be used for the artist booths. The artists will be required to use the 10'x10' canopies which are sold for this type of event and carry a fire-retardant certificate. Mark Vranesh, who has over 35 years experience participating in art shows, will lay out the show allowing walkways for customers, including strollers and wheelchairs. He understands the restrictions of the handicapped and red zones and will not allow the artists to use these areas to unload.

He respectfully submits this justification letter for your approval.

Mark J. Vranesh



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AUG 08 2011

City of Las Vegas

INVESTMENT PROPERTIES, II, LLC
A Nevada Limited Liability Company

August 3, 2011

CITY OF LAS VEGAS
ATT: Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Fall Art Walk – November 5 & 6, 2011
Trails Village Center
1970 Village Center Circle, Suite 7
Las Vegas, Nevada 89134

To whom it may concern:

I hereby authorize Mark Vranesh of Mark Vranesh Studio to coordinate and produce the Trials Village Center Art Walk on November 5 & 6, 2011:

Mark Vranesh Studio
1700 8th Street
Las Vegas, NV 89104

The event will take place at the Trails Village Shopping Center, which is located at Village Center Circle and Trailwood Drive in Summerlin.

Should you have any questions regarding this event, please feel free to contact me at 702-595-8255.

Sincerely,

INVESTMENT PROPERTIES, II, LLC
For Trails Village Center Company



Sandy Ray
Marketing Consultant
Agent for Investment Properties II, LLC
On behalf of
Trials Village Center Company

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AUG 08 2011
City of Las Vegas

INVESTMENT PROPERTIES II, LLC

A NEVADA LIMITED LIABILITY COMPANY

August 4, 2011

CITY OF LAS VEGAS

ATTN: Planning & Development
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Spring Art Walk – November 5th & 6th 2011
Trails Village Center
1970 Village Center Circle, Suite 7
Las Vegas, Nevada 89134

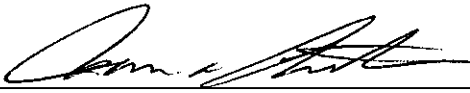
To whom it may concern:

This letter is to confirm that Ms. Sandra J. Ray is authorized to act as Agent for Investment Properties II, LLC on behalf of Trails Village Center with regard to the above referenced event (see enclosed applications).

Very truly yours,

TRAILS VILLAGE CENTER COMPANY

By its Managing Partner
Investment Properties II, LLC

By: 
James A. Christensen, Managing Member

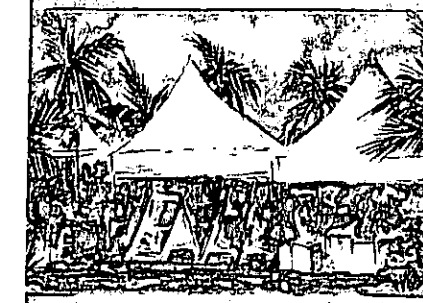
JAC/JC

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AUG 08 2011

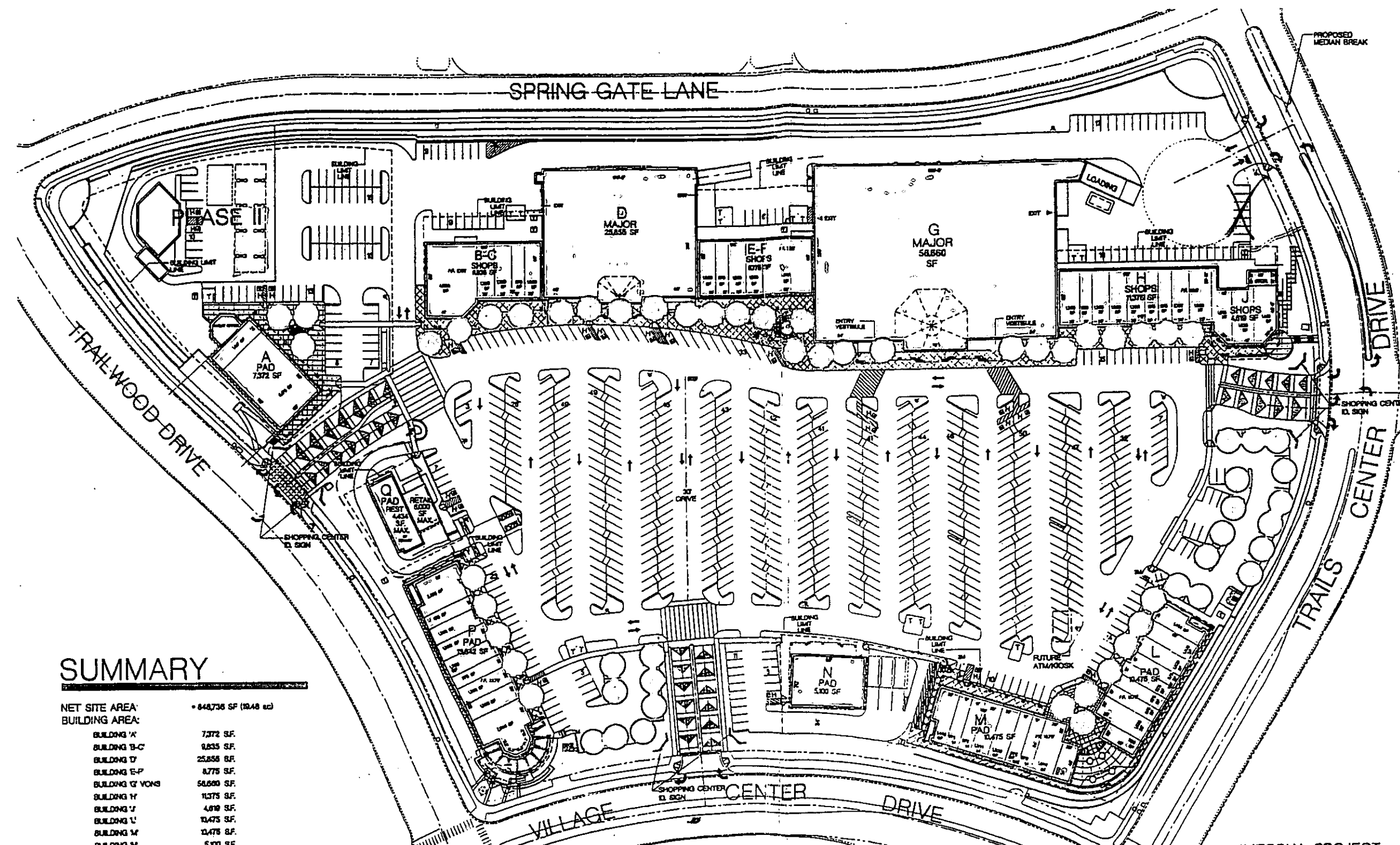
City of Las Vegas

Trails Village Art Walk Summerlin



- Artist displays
- Children's Art Area

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City of Las Vegas



SUMMARY

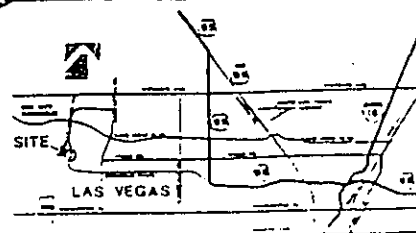
NET SITE AREA:	• 848,736 SF (19.48 ac)
BUILDING AREA:	
BUILDING 'A'	7,372 SF.
BUILDING 'B-C'	9,835 SF.
BUILDING 'D'	25,858 SF.
BUILDING 'E-F'	8,775 SF.
BUILDING 'G' VONS	58,880 SF.
BUILDING 'H'	11,375 SF.
BUILDING 'I'	4,919 SF.
BUILDING 'J'	11,475 SF.
BUILDING 'K'	11,475 SF.
BUILDING 'L'	5,100 SF.
BUILDING 'M'	11,642 SF.
BUILDING 'N'	4,434 SF.

TOTAL BLDG:	• 168,817 SF.
	(70% AS RESTAURANT)
BUILDING COVERAGE	• 31.89% (403/1 L/B RATIO)
PARKING PROVIDED	• 855 STALLS (APPROX.)
PARKING REQUIRED	• 775 STALLS
PARKING/BUILDING RATIO	• 5.08/1,000 SF

PARKING CALCULATIONS BASED UPON THE FOLLOWING:
 RETL: 168,228 SF (1/250) : 637 STALLS
 RESTAURANT: 175 GFA > 4,434 SF :
 3,000 SF (1/75) : 50 STALLS
 BANK: 5,000 SF (1/400) : 10 STALLS

270,383 SF (70% AS RETAIL)	20.08% (138/1 L/B RATIO)	855 STALLS (APPROX.)
GENL. RETAIL: 1720 SF • 165,283 SF • 641 STALLS		
BANK: 10,000 SF • 1,000 SF • 10 STALLS		

VICINITY MAP



A PROJECT FOR

TRAILS VILLAGE CENTER PARTNERSHIP

3146 REDHILL AVENUE, SUITE 200 A
 COSTA MESA, CA 92626
 (TEL) 714-955-1818 (FAX) 714-955-1870
 LEASING/MANAGEMENT: 2421 TECH CENTER COURT, SUITE 103
 LAS VEGAS, NV 89128
 (TEL) 702-228-0816 (FAX) 702-228-1708

COMMERCIAL PROJECT

NWC OF VILLAGE CENTER CIRCLE
 & TRAILWOOD DR.
 TRAILS VILLAGE CENTER
 SUMMERLIN
 LAS VEGAS, NEVADA

EXHIBIT SITE PLAN

Musil Perkowitz Ruth, Inc.
 Architecture Planning
 811 Westmoreland Blvd., Suite 200, Oakland, CA 94612
 (415) 835-4333

APPROVED

Outdoor Event 08-08-11

CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



TEMPORARY COMMERCIAL PERMIT

ARTS AND CRAFTS FAIR

TCP-42739

Valid November 04, 2011 To November 07, 2011



Description of Event: TCP-42739 - TEMPORARY COMMERCIAL PERMIT - This is a request for :
Temporary Commercial Permit for an outdoor arts and crafts fair to occur Saturday and
Sunday, November 5 and 6, 2011 at Trails Village Center located at 1970 Village Circle in
Summerlin. The event will occur from 10 a.m. to 4 p.m. both days. Setup will occur on
Friday November 4, 2010 and breakdown will occur on Sunday November 7, 2010.

Applicant: Mark Vranesh
Mark vranesh studio
1700 S 8th St
Las Vegas, NV 89104
(702)245-6077 x

Parcel(s): 138-19-719-006
Ward(s): WARD 2 (STEVE WOLFSON)

**THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS
MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:**

See page 2 for conditions

**THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS /
PERMITS / LICENSES HAVE BEEN OBTAINED:**

☐ FIRE _____ (Initials)

☐ BUSINESS SERVICES _____ (Initials)

☐ SEWER _____ (Initials)

☐ TRAFFIC _____ (Initials)

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



TEMPORARY COMMERCIAL PERMIT

ARTS AND CRAFTS FAIR

TCP-42739

Valid November 04, 2011 To November 07, 2011



1. BUSINESS HOURS SHALL BE FROM 10 Am TO 4 PM.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 8-8-11.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

PLANNING SUPERVISOR SIGNATURE

8-8-11

DATE

PLANNING MANAGER SIGNATURE

DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE