

Trails Village Art Walk Summerlin



- Artist displays
- Children's Art Area

SUMMARY

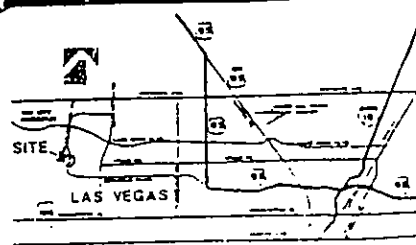
NET SITE AREA	• 648,736 SF (19.48 ac)
BUILDING AREA:	
BUILDING A	7,372 SF
BUILDING B-C	9,835 SF
BUILDING D	25,855 SF
BUILDING E-F	8,775 SF
BUILDING G VONS	58,860 SF
BUILDING H	11,375 SF
BUILDING I	4,819 SF
BUILDING L	10,475 SF
BUILDING M	10,475 SF
BUILDING N	5,100 SF
BUILDING P	10,842 SF
BUILDING Q	4,434 SF

TOTAL BLDG:	• 168,817 SF
BUILDING COVERAGE	• 16.8% (100% L/R RATIO)
PARKING PROVIDED	• 655 STALLS (APPROX)
PARKING REQUIRED	• 715 STALLS
PARKING/BUILDING RATIO	• 508/1,000 SF

PARKING CALCULATIONS BASED UPON THE FOLLOWING:
 RETAIL: 168,295 SF (1/250) : 672 STALLS
 RESTAURANT: 1/75 GFA : 4,434 SF : 3,000 STALLS (1/75) : 50 STALLS
 BANK: 5,000 SF (1/employee) : 100 STALLS

170,383 SF (100% AS RETAIL)	20,084 (1/381 L/R RATIO)
655 STALLS (APPROX)	680 STALLS
508/1,000 SF	
GENL. RETAIL: 170,383 SF : 681 STALLS	
BANK: 5,000 SF : 100 STALLS	

VICINITY MAP



A PROJECT FOR

TRAILS VILLAGE CENTER PARTNERSHIP
 3146 REDHILL AVENUE, SUITE 200 A
 COSTA MESA, CA 92628
 (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

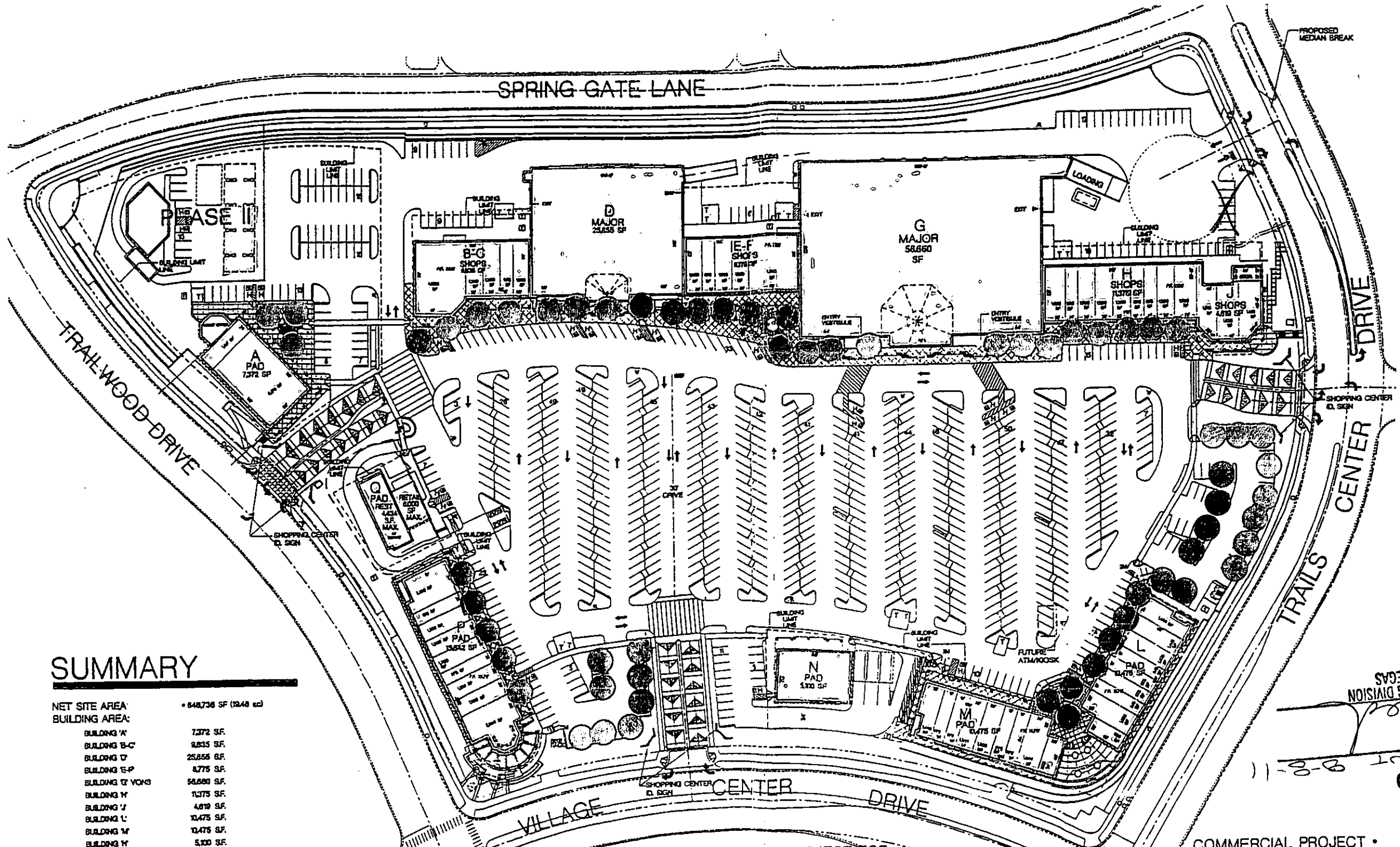
COMMERCIAL PROJECT •
 NWC OF VILLAGE CENTER CIRCLE
 & TRAILWOOD DR.
 TRAILS VILLAGE CENTER
 SUMMERLIN
 LAS VEGAS, NEVADA

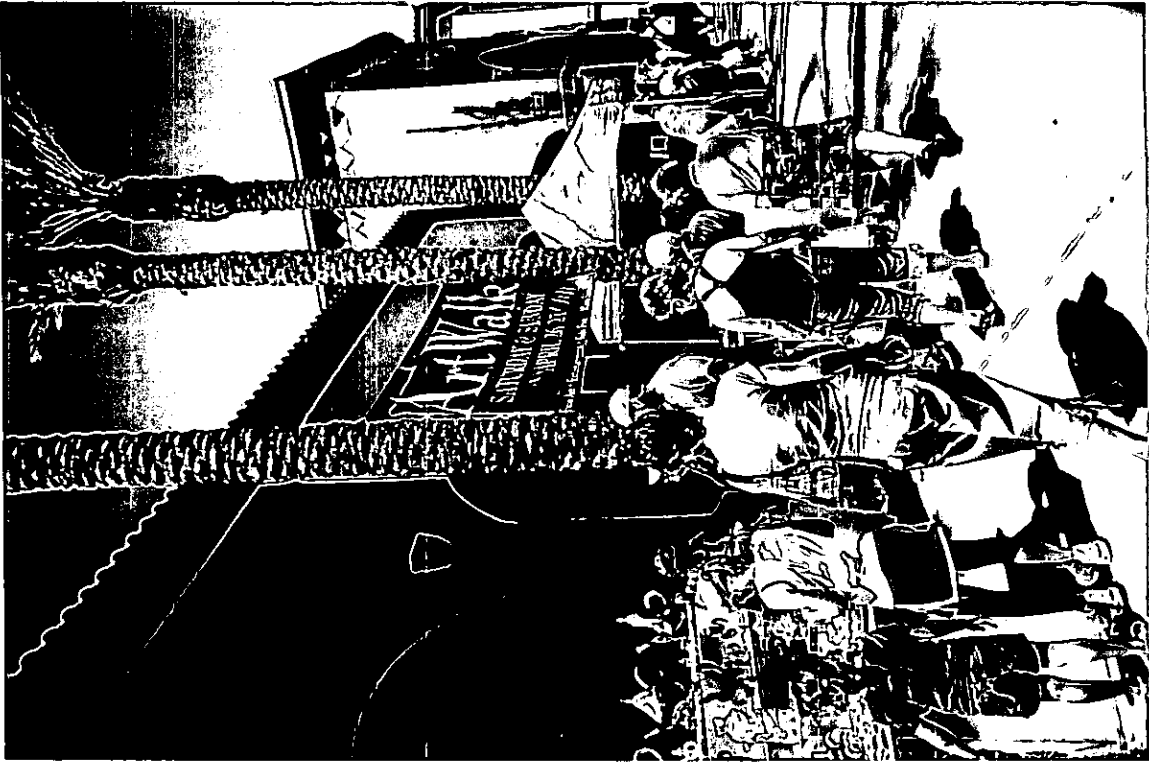
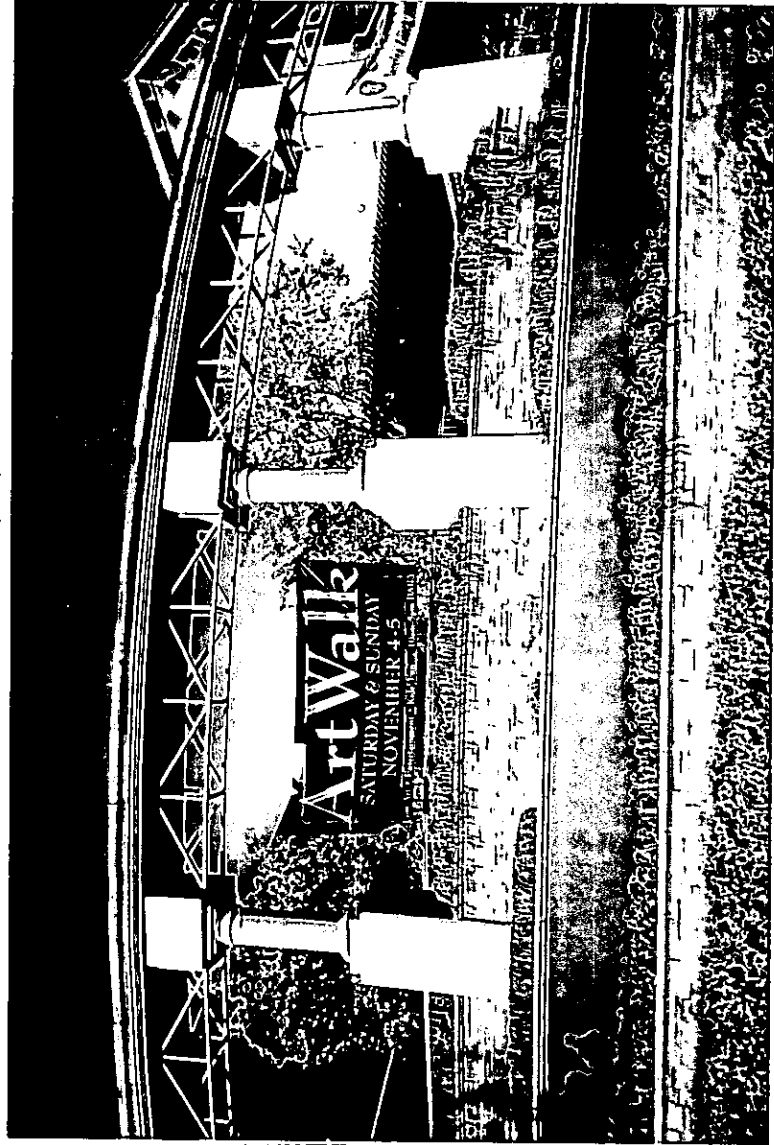
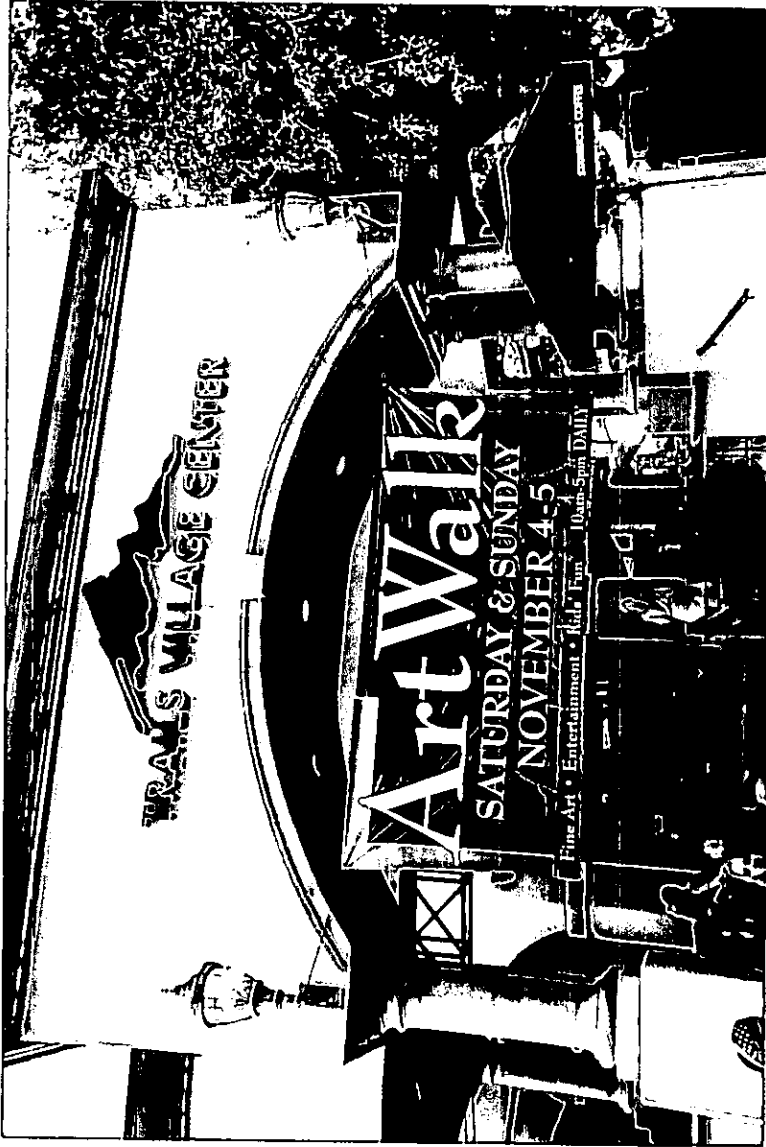
EXHIBIT SITE PLAN

Musil Perkowitz Ruth, Inc.
 Architecture Planning
 111 Shattuck Road, Long Beach, California 90801
 (714) 435-4322

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APPROVED
 Outdoor Event 8-8-11
 BY
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS





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AUG 08 2011

City of Las Vegas



TEMPORARY SIGN PERMIT

TSP-42740



Description of Sign(s): Trails Village Center Art Walk - Temporary Signage to include 3 (5x12) banners and associated ground level directional signage.

Applicant: Trails Village Center Company
% invest ppty
1970 Village Center Cir #7
Las Vegas, NV 89134-6241
(702)228-0816 x

Parcel(s): 138-19-719-006

Ward(s): WARD 2 (STEVE WOLFSON)

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 **12 DAYS** FROM **OCTOBER 27, 2011** TO **NOVEMBER 7, 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.
- 9) NO SIGNS SHALL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY SIGN PERMIT
 Project Address (Location) 1970 VILLAGE CENTER CIRCLE (TRAILS VILLAGE CENTER)
 Project Name TRAILS VILLAGE CENTER 4th WALK 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 SQFT. 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 VRANESH Contact MARK VRANESH
 Address 1700 S. 8TH STREET Phone: 245-6077 Fax: _____
 City LAS VEGAS State NEVADA Zip 89104
 E-mail Address markvraneishstudio@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* James A. Christensen

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

Print Name James A. Christensen

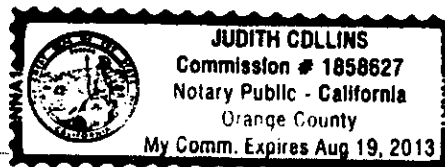
Subscribed and sworn before me

This 4th day of August, 2011

Judith Collins

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>TSO-42740</u>
Meeting Date:	_____
Total Fee:	<u>100</u>
Date Received:	<u>8-8-11</u>
Received By:	<u>FS</u>

*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:\depo\Application Packet\Application Form.pdf

Justification Letter for Temporary Sign 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.

Signage request for the event is as follows:

Banners will be installed on Thursday October 27 and removed at the close of the show on Monday November 7.

3 Banners 5'x12 full color professionally produced.

Two of the banners will be placed near the corners of the property hanging from the Center's structure. One banner is installed on the VON's central structure. All banners are placed high and above reach from the walkway.

Directional signs will be installed on Friday November 4 and removed at the close of the show on Sunday November 6.

The directional signage is approved by the Summerlin community. Sandy Ray, agent and director of the Trails Center, has been coordinating this aspect for each event.

Respectfully submitted,


Mark J. Vranesh

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AUG 08 2011

City of Las Vegas