



TEMPORARY SIGN PERMIT

TSP-43946

Description of Sign(s): Temporary sign permit to allow a "Grand Opening" banner and two "A" frame signs. Permit is valid from December 1, 2011 to December 30, 2011.

Applicant: Aslatti Mirwais
4644 W. Charleston
Las Vegas, NV 89101
(702)541-3939 x

Parcel(s): 139-31-410-130

Ward(s): WARD 1 (LOIS TARKANIAN)

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 30 DAYS FROM DECEMBER 1, 2011 TO DECEMBER 30, 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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SIN CITY SMOKE SHOP
 Project Address (Location) 1644 W. CHARLESTON Blvd. LV, NV, 89101
 Project Name Hyde Park Plaza Proposed Use marketing
 Assessor's Parcel #(s) 139-31-410-102 139-31-410-130 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Schwimer Family Trust Contact Bonnie Schwimer
 Address 2240 Barbary Coast Rd Phone: _____ Fax: _____
 City Tucson State AZ Zip 85749
 E-mail Address _____

APPLICANT MIR. WAIS ASLAMI Contact 702-541-3939
 Address 4644 W. Charleston Blvd. Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89101
 E-mail Address waiss @ Cox.net

REPRESENTATIVE The Equity Group Contact Lori J. Eggleston
 Address 8367 W. Flamingo Rd. Suite 201 Phone: 796-5500 Fax: 796-5525
 City Las Vegas State NV Zip 89147
 E-mail Address Legg@equitygroup.com

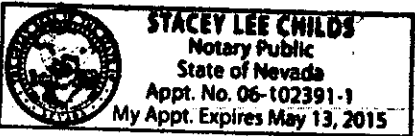
Property Owner Signature* [Signature]
 * An authorized agent of Lori J. Eggleston, Property Manager Parcel Maps.
 Print Name Ali Bubba, Inc. dba The Equity Group.
 As Authorized Agent for Hyde Park Plaza
 Subscribed and sworn before me
 This 18 day of OCTOBER, 20 11

FOR DEPARTMENT USE ONLY

Case #	<u>TSP43946</u>
Meeting Date:	_____
Total Fee:	<u>100</u>
Date Received:*	<u>11/21/11</u>
Received By:	<u>FS</u>

Notary Public in and for said County and State
COUNTY OF CLACK
STATE OF NEVADA
 Revised 10/27/08
Stacey Lee Childs

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
 E:\depot\Application Packet\Application Forms.pdf



To whom it may concern

I would like to request approval for a temporary sign for the business "Sin City Smoke Shop" located at 4644 W. Charleston Blvd Las Vegas NV 89102 for promotional and marketing purpose.

Please see included in the application the street view from google map, but unfortunately is not an updated photo and showing the previous business at that location "Southern Nevada Legal Services".

The signs will be placed;

- 1) on top of building above business name " Grand Opening"-banner
- 2) front entrance store 'Marlboro' – sign- A frame
- 3) landscaping area next to pedestrian - ' Smoke Shop Now Open" - A frame

Please contact me for further info.

Regards

Mirwais Aslami
Sin City Smoke Shop
702-541-3939



PROPERTY MANAGEMENT AGREEMENT

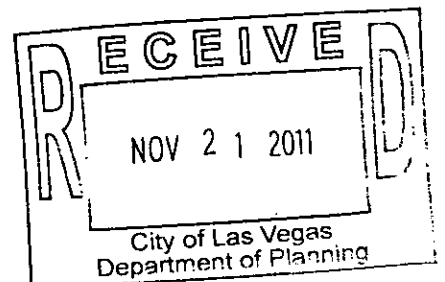
by and between

THE EQUITY GROUP.
Las Vegas, Nevada

and

HYDE PARK PLAZA

Commencing: April 1, 2011



PS 2

DATE & PARTIES

This Agreement is made this 28th day of **February, 2011** by and between **THE EQUITY GROUP.**, (hereinafter referred to as "Agent") and **HYDE PARK PLAZA** (hereinafter referred to as "Owner") of the property located at **4616-4676 W. Charleston Blvd. Las Vegas, Nevada 89107.**

EXCLUSIVE AGENT

In consideration of the property management services to be rendered by Agent pursuant to this Agreement, Owner hereby designates Agent as the exclusive Agent and representative of Owner for the purposes of management and operation for Owner's account of the property described in the paragraph above.

Agent and Owner agree that their respective authorities, duties and responsibilities with respect to the Property shall be as follows:

I. TERM

This Agreement shall become effective on **April 1, 2011** and shall continue in full force and effect for a period equal to one (1) year and terminate on **March 31, 2012** subject to the Owner or Agent's right to cancel this Agreement upon **THIRTY (30) DAYS** written notice at any time during this Agreement. Termination may be without cause. At the expiration of said period, if this Agreement has not been renewed by both parties in writing for an additional fixed period, it shall be deemed a month-to-month agreement cancelable by either party on not less than **THIRTY (30) DAYS** advance written notice, which notice may be given at any time during the month provided that in any event the cancellation shall be effective at the end of the calendar month during which the **THIRTY (30) DAY** notice period expires.

II. MANAGEMENT FEE

A. **Compensation for Services:** Agent shall receive [redacted] of gross income collected per month, whichever is greater, during the period this Agreement remains in effect. This amount shall be paid to Agent on or before the 20th of each month. Agent shall have the right to increase the fee on an annual basis with a 30 day written notice to owner.

B. **Hourly Fee:** In the event services outside of the scope of this Agreement are required by Agent, including but not limited to arbitration hearings, depositions, court appearances, etc., and preparation of documents, including, but not limited to Tenant Estoppel Certificates, Subordination Agreements, Lease Assignments, Sub-Leases, Credit/Background checks, Tenant Improvements (Auditing Services, etc., Agent will receive [redacted] per hour for said services. Hourly fees shall be paid to Agent within thirty (30) days of receipt of Agent's statement to Owner.

2. prepare lease 1.85⁰⁰

Handwritten initials/signature



It's Your Property...
It's Our Business.

P53

Owner or Agent permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants.

O. **Signage:** Owner shall permit Agent to place sign(s) on property identified as *Professionally Managed by The Equity Group* with the company phone number. Sign responsibility shall be the sole cost, expense, and upkeep of the Agent. Owner and Agent shall mutually agree on sign location.

SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Agreement the 20th day of February, 2011.

OWNER:
HYDE PARK PLAZA
12240 E. Barbary Coast Road
Tucson, Arizona 85749

By: Bonnie J. Schwimer
Bonnie J. Schwimer
Its: Owner

AGENT:
THE EQUITY GROUP.
8367 West Flamingo, Suite 201
Las Vegas, Nevada 89147

By: Barbara M. Barron
Barbara M. Barron, CPM
Its: President



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It's Our Business.

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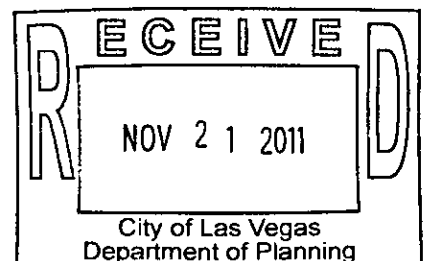
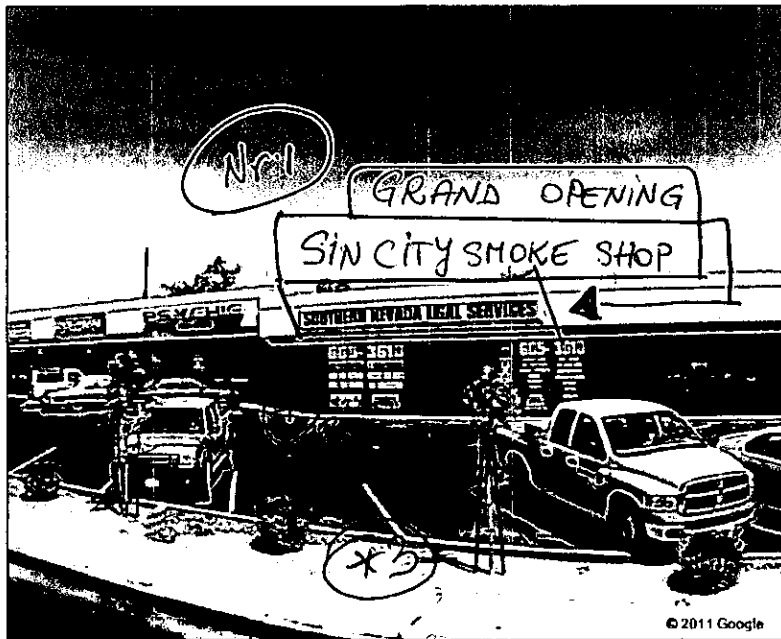
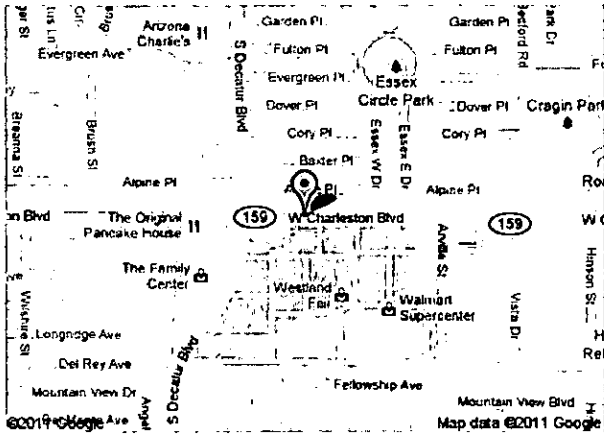
Google

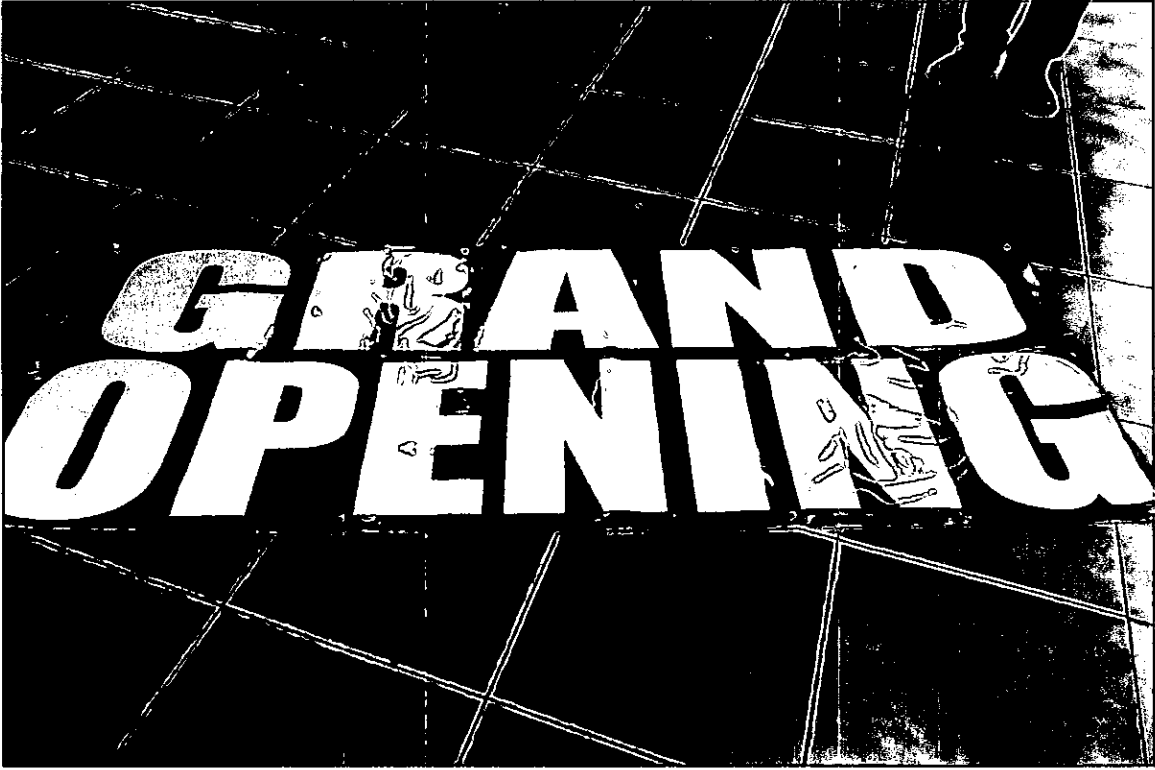
Address West Charleston Boulevard

Address is approximate

Save trees. Go green!

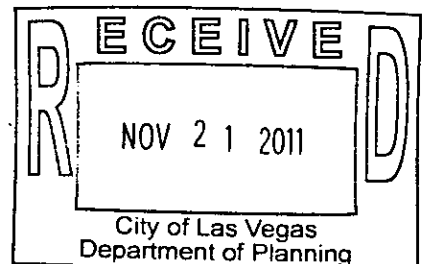
Download Google Maps on your phone or tablet. Change the way you see the world.





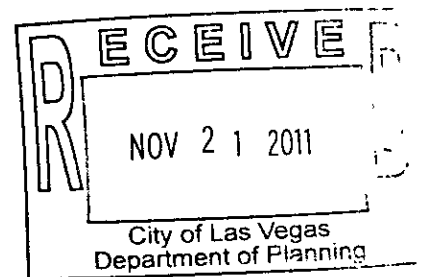
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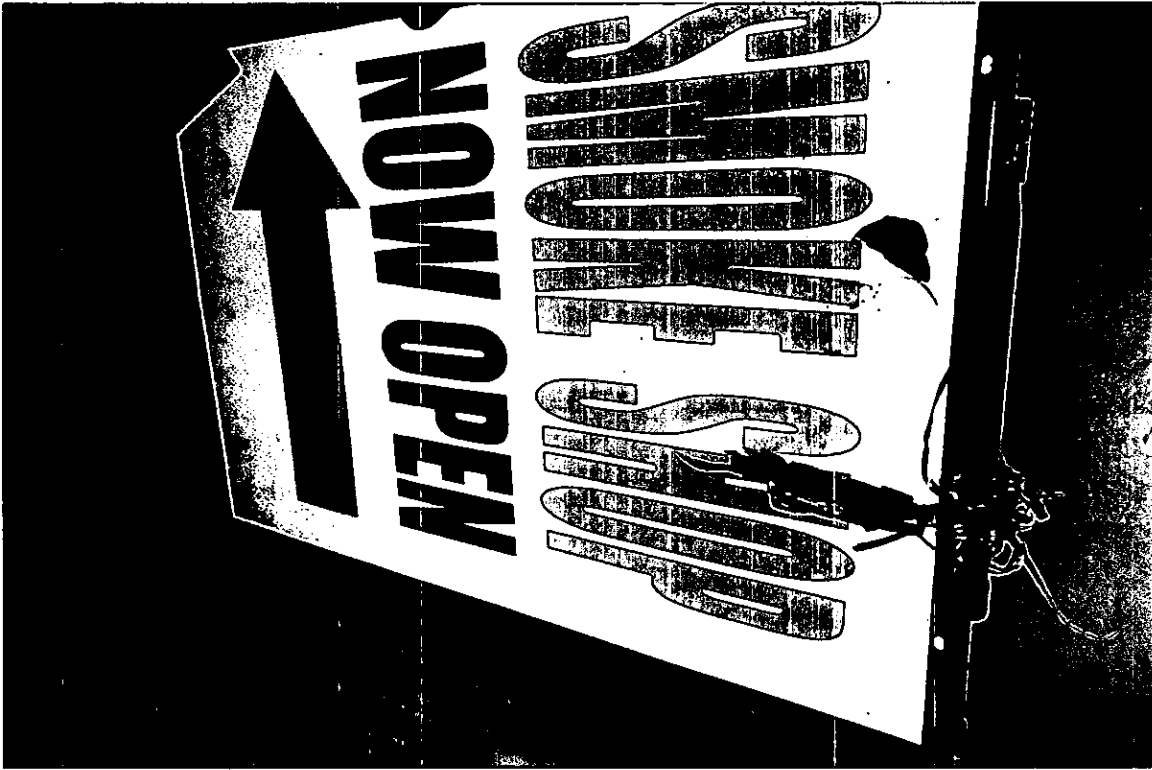
Above business name





No: 2 Business entrance - standing A frame





Nr: 3 Front entrance of business
center
next to pedestrian area.

