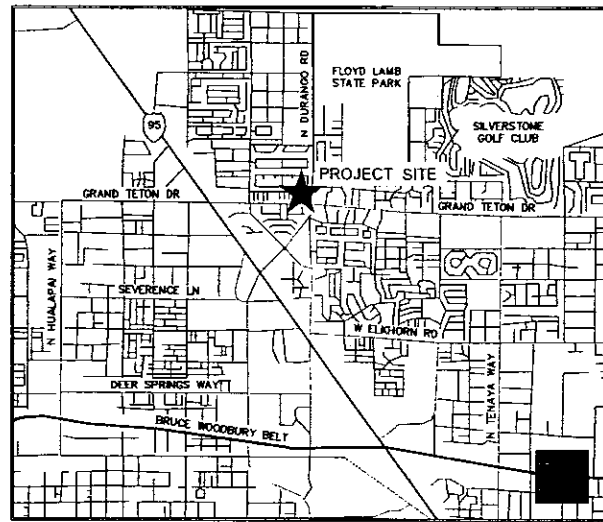


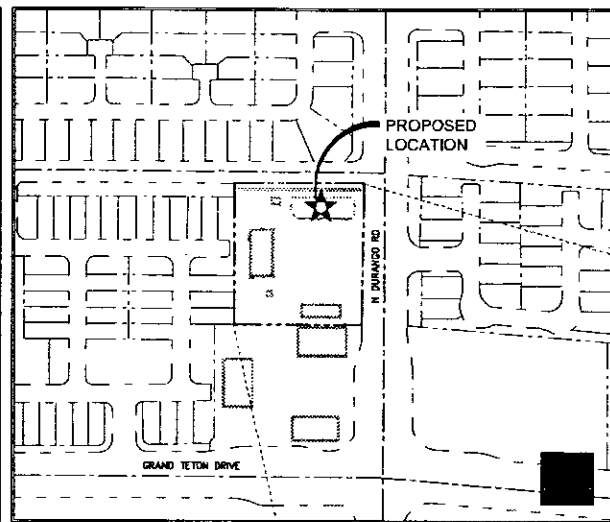
HOUSE OF VINO TENANT IMPROVEMENTS AT BUILDING 2 - RETAIL

8053 N. DURANGO DR LAS VEGAS, NEVADA 89143 - CITY OF LAS VEGAS

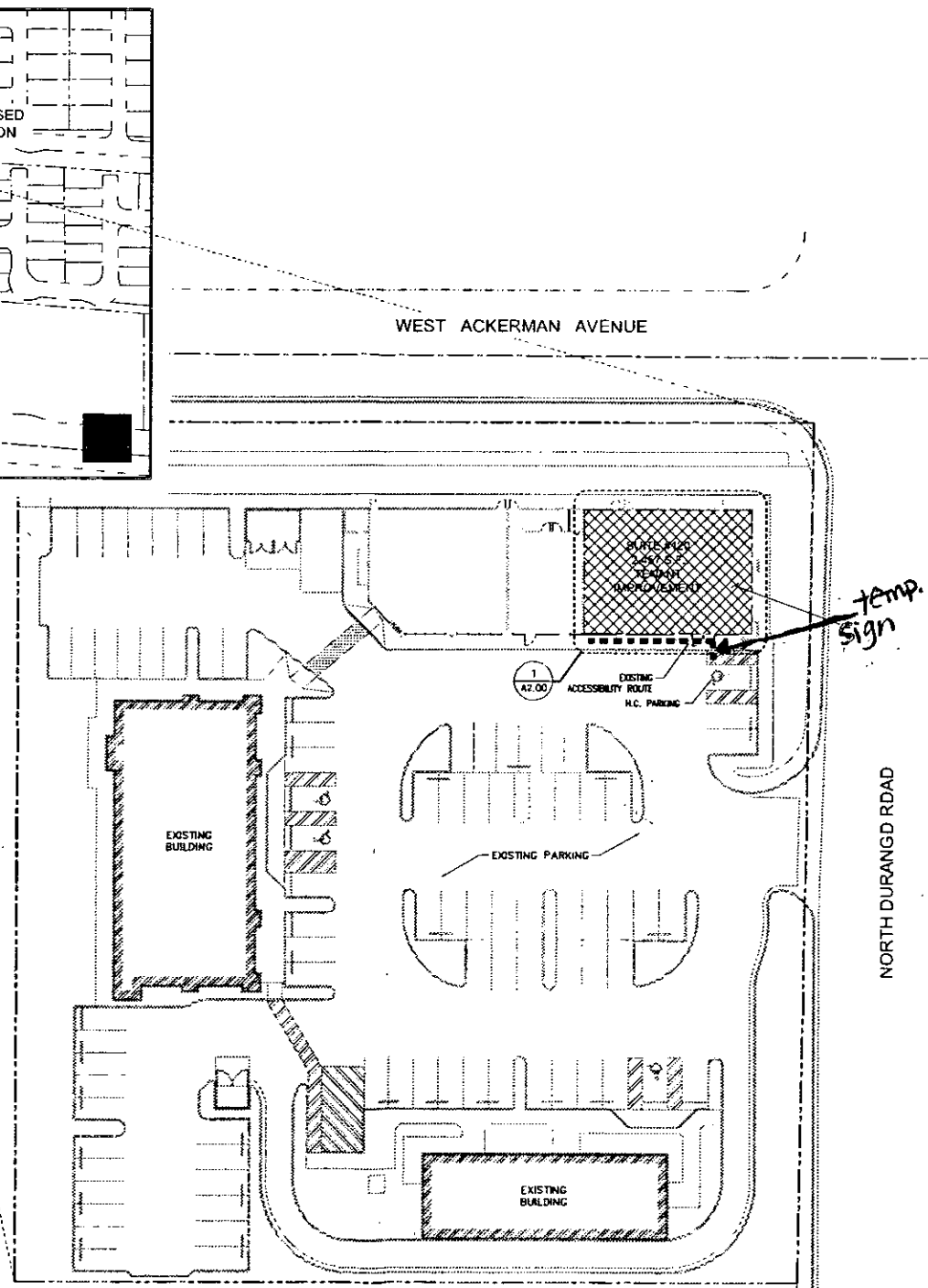
A TENANT IMPROVEMENT TO THE APPROVED BUILDING SET AS DRAWN BY JEFF LOOKER, ARCHITECT



VICINITY MAP



LOCATION MAP



GENERAL NOTES:

1. THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED AGENTS, ON THE DESIGNATED PROPERTY ONLY.
2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH THE EXISTING SITE CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE AND FAMILIARIZE THEMSELVES WITH ALL ELEMENTS AND CONDITIONS IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND REPORT IMMEDIATELY ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF APPLICABLE BUILDING CODES AND ALL FEDERAL, STATE AND CITY LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
5. FEDERAL LAW REQUIRES THAT THE CONSTRUCTION MEET ALL REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT GUIDELINES.
6. ALL PLAN DIMENSIONS ARE TO FACE OF STUDS, FACE OF CURB WALL OR CENTER LINE OF GRIDS UNLESS NOTED OTHERWISE.
7. AS A RESULT OF THE REPROGRAPHIC PROCESSES, THESE PLANS MAY NOT BE ACCURATE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN AND IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS OR DETAILS.
8. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD / TRADE AND SHALL (BEFORE SUBMISSION OF BID OR PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR AND THE DEVELOPER, IN WRITING, OF ANY WORK CALLED OUT ON THE DRAWINGS OR IN THE SPECIFICATIONS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED AND / OR DETAILED.
9. THE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE DEVELOPER'S ATTENTION FOR CLARIFICATION.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF SPECIAL MANUFACTURING EQUIPMENT NOT SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND / OR EQUIPMENT MANUFACTURER PRIOR TO FORMING THE SLAB FOR PROPER SIZE AND LOCATION OF FOUNDATION/DEPRESSIONS, DRAINS, WARPS, ECT.
11. UNLESS OTHERWISE NOTED, MANUFACTURER'S ITEMS SHALL BE PROVIDED. CONTRACTOR SHALL VERIFY ANY SUBSTITUTIONS WITH THE OWNER AND DEVELOPER PRIOR TO BID / OR INSTALLATION.
12. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE DEVELOPER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.
13. ALL EXISTING UTILITIES OR STRUCTURES ARE INDICATED ON THESE PLANS BASED ON INFORMATION OF RECORD. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.
14. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE STATE OF NEVADA OCCUPATIONAL SAFETY AND HEALTH ACT.
15. MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. THE WORK SHALL BE PERFORMED BY SKILLED MECHANICS IN A WORKMANLIKE MANNER.
16. CLEAN, PATCH AND/OR REPAIR ALL SURFACES DAMAGED BY DEMOLITION OR LATERATION OF WORK AS REQUIRED.
17. CONTRACTOR SHALL PICK-UP AND PAY FOR ALL PERMITS NOT PROVIDED BY THE BUILDING OWNER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE BUILDING PREMISES. BUILDING TRASH RECEPTACLES ARE NOT TO BE USED FOR CONSTRUCTION DEBRIS.
19. ALL EXISTING WALLS SHALL BE FINISHED AS NECESSARY FOR SPECIFIED INTERIOR FINISH APPLICATION.

CODE ANALYSIS:

PROJECT DESCRIPTION:

A TENANT IMPROVEMENT FOR HOUSE OF VINO AT 57 S.F. FOR A RETAIL TENANT IMPROVEMENT WITHIN AN EXISTING APPROVED BUILDING SHELL.

PROPERTY LOCATION & INFORMATION:

OWNER: TETON DURANGO 2008, LLC
 ADDRESS: 8053 N. DURANGO DR. UT 110
 JURISDICTION: LAS VEGAS, NEVADA 89143
 APN: 125-06-306-003
 ZONING: LIMITED COMMERCIAL DISTRICT (LC-1)

APPLICABLE BUILDING CODES:

1. BUILDING CODE: 2006 IBC W/ SOUTHERN NEVADA AMENDMENTS
2. ELECTRICAL CODE: 2005 NEC
3. MECHANICAL CODE: 2006 UMC
4. PLUMBING CODE: 2006 UPC
5. FIRE CODE: 2003 NFPA 1
6. ENERGY CODE: 2006 IECC
7. GAS CODE: 2003 IGC

OCCUPANCY GROUPS:

OCCUPANCY: M
 DESCRIPTION: MERCHANTILE

OCCUPANCY SEPARATION:

SEPARATION REQUIREMENTS ARE UNALTERED PER EXISTING BUILDING AND TENANT SEPARATIONS

TYPE OF CONSTRUCTION:

TYPE: VB

AUTOMATIC SPRINKLER SYSTEM:

YES REASON: IBC 2006 (SECTION 904.3) SHELL EQUIPPED WITH EXISTING APPROVED FIRE EXTINGUISHER SYSTEM

REQUIRED PLUMBING FACILITIES:

ALTERATIONS DO NOT EFFECT EXISTING APPROVED MINIMUM PLUMBING FACILITIES

1 TENANT IMPROVEMENT PLAN - SITE PLAN
 NOT TO SCALE

PROJECT TEAM

ARCHITECT
 KERRI M. SHAHAN, AIA
 LAS VEGAS, NEVADA 89148
 TEL: (702) 355-9638

CONTRACTOR
 LF HARRIS AND COMPANY, LLC
 6312 WEST CHEYENNE AVENUE
 LAS VEGAS, NEVADA 89108
 TEL: (702) 976-4246
 FAX: (702) 580-2055

MECHANICAL
 SUNRISE MECHANICAL
 7380 COMMERCIAL WAY
 HENDERSON, NEVADA 89011
 TEL: (702) 568-5600
 FAX: (702) 568-5356

PLUMBING
 BORLASE PLUMBING
 3120 MEADE AVENUE
 LAS VEGAS, NEVADA 89102
 TEL: (702) 873-3512
 FAX: (702) 873-3513

ELECTRICAL
 LEGACY ELECTRICAL INC.
 3650 E. SUNSET ROAD #105
 LAS VEGAS, NEVADA 89120
 TEL: (702) 456-8579
 FAX: (702) 456-5318

DATE	REV. NO.	DESCRIPTION	DATE
11-13-09	01	ISSUED FOR PERMITS	
	02	REVISED PER COMMENTS	
	03	REVISED PER COMMENTS	
	04	REVISED PER COMMENTS	
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	100	REVISED PER COMMENTS	

PROJECT: SUITE 120 TENANT IMPROVEMENT BUILDING 2 - RETAIL
 8053 N. DURANGO DRIVE
 LAS VEGAS, NEVADA 89143
 SHEET: GENERAL COVER SHEET

G0.00 SHEET 1

RECEIVED
 NOV 28 2011
 City of Las Vegas



TEMPORARY SIGN PERMIT

TSP-44007

Description of Sign(s): TSP-44007 - Temporary Sign Permit to allow one banner sign "NEW YORK DELI AND PIZZA" the sign size is (5' x 10') located at 8053 N. Durango Drive, Suite 160 from November 28th to December 31st, 2011.

Applicant: Teton Durango 2008 L L C
3225-a S Rainbow Blvd #102
Las Vegas, NV 89146-6216
(702)951-8414 x

Parcel(s): 125-08-806-003

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

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 **34 DAYS FROM NOVEMBER 28, 2011 TO DECEMBER 31, 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.

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NOV 28 2011

City of Las Vegas

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: House of VINO, LLC
Project Address (Location) 8053 N. Durango Dr. Ste #1160
Project Name Petition for temporary sign permit Proposed Use outdoor signage
Assessor's Parcel #(s) 125-08-806-003 Ward # 6
General Plan: existing X proposed Zoning: existing X proposed
Commercial Square Footage 2400 Floor Area Ratio
Gross Acres 1.93 Lots/Units Density
Additional Information

PROPERTY OWNER Teton Durango 2008, LLC Contact Janet Robinson
Address 3225A South Rainbow Blvd #102 Phone: 702-880-5818 Fax: 702-880-5819
City Las Vegas, NV State NV Zip 89146
E-mail Address jrobinson@las.vegas.com

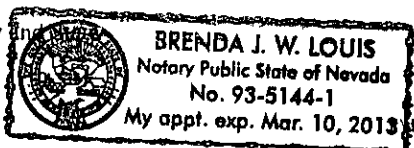
APPLICANT House of VINO, LLC Contact Matt Ricciardella
Address 8053 N. Durango Dr Ste #1160 Phone: 834-8466 Fax: 586-7902
City Las Vegas State NV Zip 89131
E-mail Address mricciardella@gmail.com

REPRESENTATIVE Matt Ricciardella Contact
Address 2009 Amber Stone Ct Phone: 502-810-3105 Fax: 702-666-8616
City Las Vegas State NV Zip 89134
E-mail Address mricciardella@gmail.com

Property Owner Signature* [Signature]
Print Name JANET ROBINSON

Subscribed and sworn before me
This 28th day of November, 2011
Brenda J. W. Louis

Notary Public in and for said County



FOR DEPARTMENT USE ONLY

Case # TSP 44007
Meeting Date: ADMIN
Total Fee: \$100
Date Accepted: 11/28/11
Accepted By: [Signature]

*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.



NOV 23 2011

City of Las Vegas

Justification Letter

November 28, 2011

BUSINESS: House of Vino

ADDRESS: 8053 N Durango Dr. Las Vegas, NV 89131

RE: Petition for Temporary Sign Permit

House of Vino, LLC is requesting authorization to put up a promotional sign. The time frame request is for November 28, 2011 through ~~January 30~~ ^{December}, 2011. The proposed sign is as follows:

5'X10' plastic coated outdoor board that reads NEW YORK DELI & PIZZA

Thank you in advance for consideration in this petition. Please feel free to contact me should you have any questions.



Matt Ricciardella

House of Vino

562-810-3165

mricciardella@gmail.com

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City of Las Vegas

NEW YORK DELI & PIZZA



5'X10' plastic coated outdoor board
White background with red lettering

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NOV 28 2011

City of Las Vegas