

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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MAP LEGEND

AVERAGE
QA VALUE
22

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE

ROAD ID NUMBER

001
1.00

202
PB 25-45

5

5

GL5

PARCEL NUMBER
ACREAGE

PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

T20S R60E

19

N 2 SE 4

138-19-7

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

8 5 4 3 2 1

7 8 9 10 11 12

13 14 15 16 17 18

19 20 21 22 23 24

25 26 27 28 29 30

31 32 33 34 35 36

126 125 124

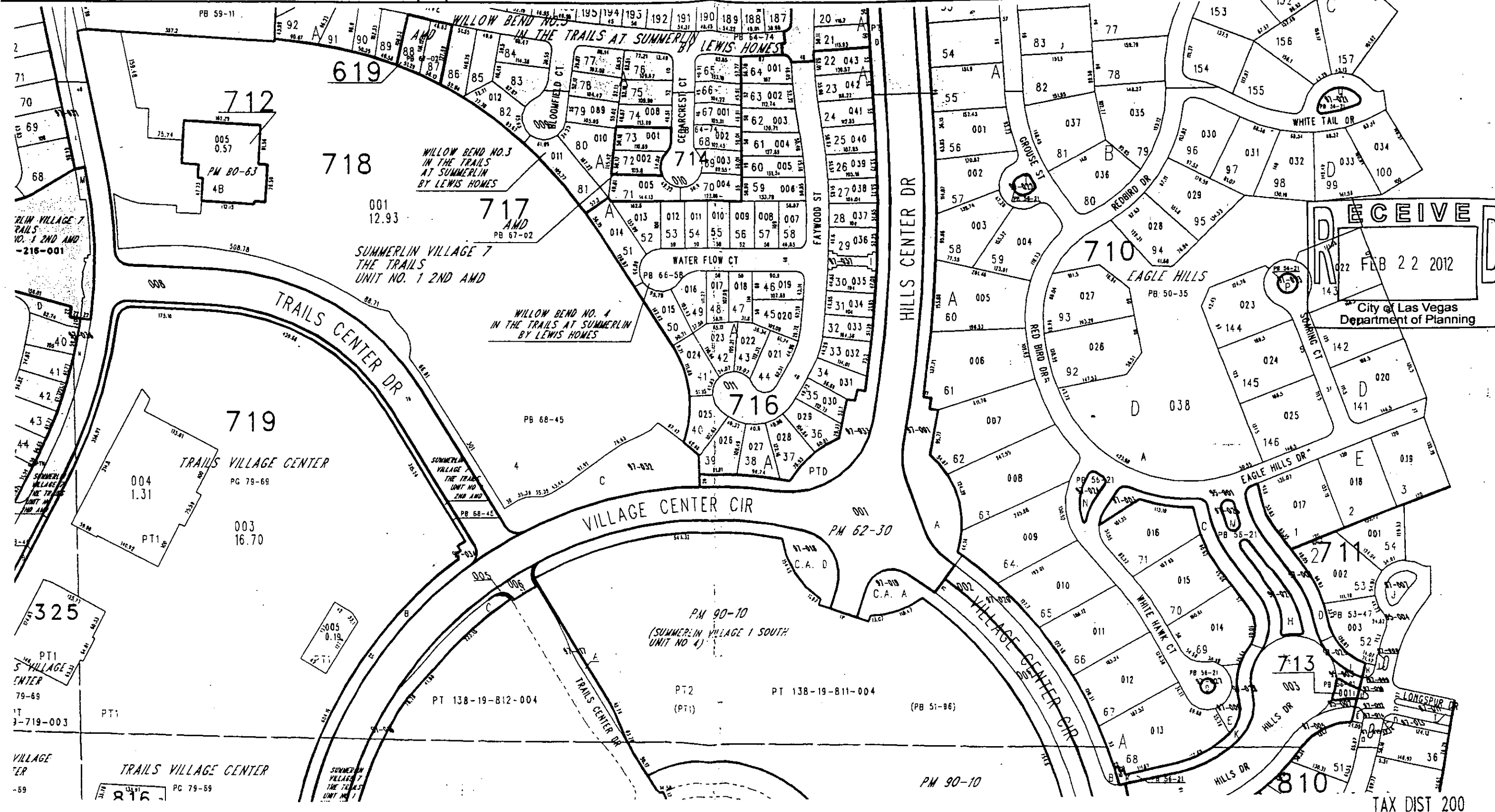
137 138 139

164 163 162

Scale: 1"=200'

Rev: 02/10/99

CLARK COUNTY
ASSESSOR
FIELD DIVISION
NEVADA



APPROVED
 BY OUTDOOR COMMERCIAL EVENT 2-22-12
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

Trails Village Art Walk Summerlin



- Artist displays
- Children's Art Area

RECEIVED
 FEB 22 2012
 City of Las Vegas
 Department of Planning

SUMMARY

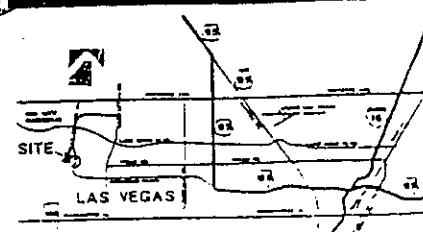
NET SITE AREA	• 848,736 SF (19.48 ac)
BUILDING AREA:	
BUILDING 'A'	7,372 SF.
BUILDING 'B-C'	9,835 SF.
BUILDING 'D'	25,856 SF.
BUILDING 'E-P'	8,775 SF.
BUILDING 'G' VONS	58,660 SF.
BUILDING 'H'	11,375 SF.
BUILDING 'I'	4,819 SF.
BUILDING 'J'	12,475 SF.
BUILDING 'K'	12,475 SF.
BUILDING 'L'	5,100 SF.
BUILDING 'M'	13,842 SF.
BUILDING 'N'	4,434 SF.

TOTAL BLDG.	• 168,827 SF.
BUILDING COV.	(70% AS RESTAURANT)
BUILDING COV.	• 118,178 (69.5% L/R RATIO)
PARKING PROVIDED	• 855 STALLS (APPROX)
PARKING REQUIRED	• 715 STALLS
PARKING/BUILDING RATIO	• 5.06/1,000 SF

PARKING CALCULATIONS BASED UPON THE FOLLOWING:
 RETL: 158,295 SF (1/250) : 637 STALLS
 RESTAURANT: 175 GFA > 4,434 SF :
 1,000 SF (1/75) : 59 STALLS
 BANK: 1,000 SF (1/employee/1,000) : 59 STALLS

70,383 SF (70% AS RETAIL)
 21,088 (1,388/1 L/R RATIO)
 555 STALLS (APPROX)
 680 STALLS
 5.01/1,000 SF
 GENL. RETAIL: 1/250 SF - 165,283 SF - 681 STALLS
 BANK: 1/employee/1,000 GFA : 5,000 SF : 59 STALLS

VICINITY MAP



A PROJECT FOR

TRAILS VILLAGE CENTER PARTNERSHIP
 3146 REDHILL AVENUE, SUITE 200 A
 COSTA MESA, CA 92626
 (TEL) 714-955-1618 (FAX) 714-955-1670
 LEASING/MANAGEMENT: 2421 TECH CENTER COURT, SUITE 103
 LAS VEGAS, NV 89128
 (TEL) 702-228-0816 (FAX) 702-228-0708

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
 911 Shattuck Road, Long Beach, California 90803
 (310) 336-4333



ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

138-19-8

S 2 SE 4

19

120S R60E

Scale: 1"=200'

Rev: 06/12/06

Parcel Number: 811

Parcel Sub/Sec Number: 202

Plat Recording Number: 138

Block Number: 5

Lot Number: 137

Map Legend

Parcel Boundary

Subdivided Boundary

Road Easement

Plat Boundary

Match Line / Leader Line

Notes

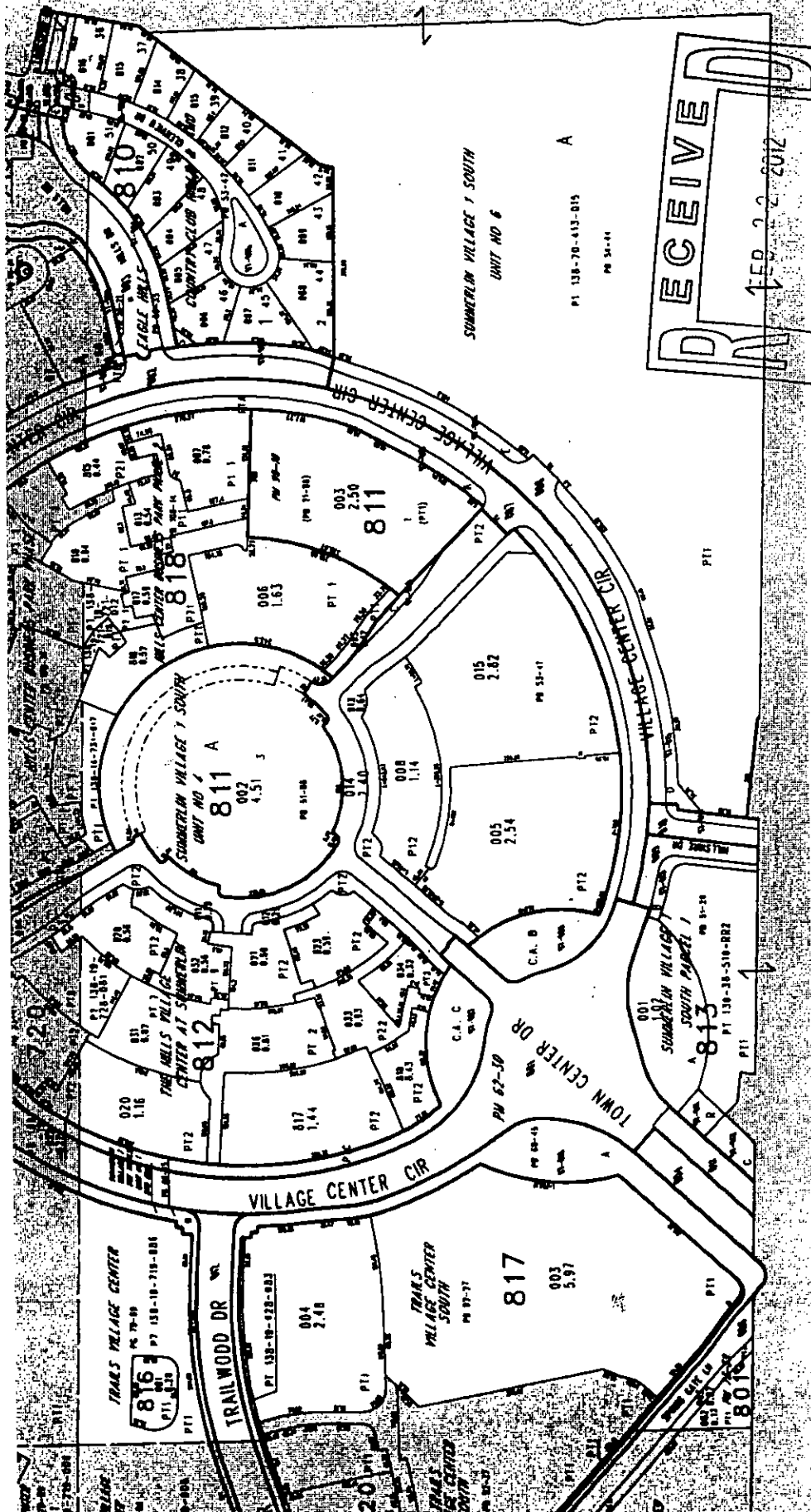
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THE STATE ENGINEER'S OFFICE

NOTES

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2. THE STATE ENGINEER'S OFFICE



RECEIVED

FEB 22 2012

City of Las Vegas
Department of Planning

TAX DIST 200



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 SQFT Floor Area Ratio _____
 Gross Acres 19.48 ACRES Lots/Units _____ Density _____
 Additional Information DATES OF EVENT : APRIL 28 : 29, 2012

PROPERTY OWNER <u>TRAILS VILLAGE CENTER COMPANY</u>	Contact <u>SANDY RAY</u>
Address <u>1970 VILLAGE CENTER CIRCLE #57</u>	Phone: <u>228-0816</u> Fax: <u>228-1708</u>
City <u>LAS VEGAS</u>	State <u>NEVADA</u> Zip <u>89134</u>
E-mail Address _____	

APPLICANT <u>MARK VRAJESH</u>	Contact <u>MARK VRAJESH</u>
Address <u>1700 S. 8TH STREET</u>	Phone: <u>245-6077</u> Fax: _____
City <u>LAS VEGAS</u>	State <u>NEVADA</u> Zip <u>89104</u>
E-mail Address <u>markvrareshstudio@yahoo.com</u>	

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

TRAILS VILLAGE CENTER CO., AND OWNERSHIP BY INVESTMENT PROPORTIONS IS ALL
 ITS MANAGING GENERAL PARTNER

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

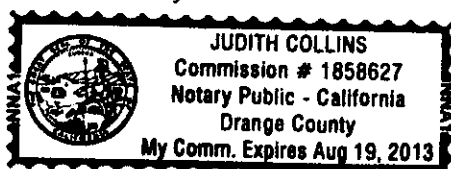
Subscribed and sworn before me

This 21st. day of February, 2012

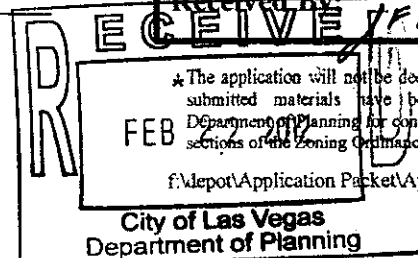
Judith Collins

Notary Public in and for said County and State

Revised 10/27/08



Case #	<u>TCP-44673</u>
Meeting Date:	<u>7</u>
Total Fee:	<u>100.00</u>
Date Received:	<u>2-22-12</u>
Received By:	<u>J. Christensen</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.

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City of Las Vegas
Department of Planning

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, April 28 & 29, 2012 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 a year for fourteen 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 5 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 14 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



INVESTMENT PROPERTIES II, LLC

A NEVADA LIMITED LIABILITY COMPANY

February 21, 2012

CITY OF LAS VEGAS

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

RE: Spring Art Walk – April 28 & 29, 2012
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,

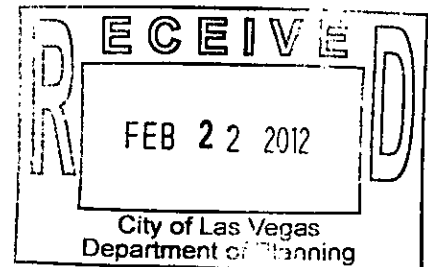
TRAILS VILLAGE CENTER COMPANY,
a Nevada General Partnership

By Investment Properties II, LLC,
a Nevada limited liability company, its General Partner

By Christensen Development, LP,
a California limited partnership, its Managing Member

By: 

James A. Christensen
Designated Agent



Investment Properties, II, LLC
A Nevada Limited Liability Company

February 17, 2012

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

RE: Spring ArtWalk – April 28 & 29, 2012
Trails Village Center
1970 Village Center Circle, Suite #7
Las Vegas NV 89134

To Whom It May Concern:

I hereby authorize Mark Vranesh of Mark Vranesh Studio to coordinate and produce the Trails Village Center ArtWalk on April 28 & 29, 2012.

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

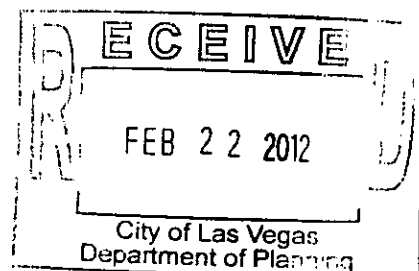
The event will take place at the Trails Village Shopping Center, which is located at Village Center Circle and Trailwood Drive in Summerlin.

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





TEMPORARY COMMERCIAL PERMIT

ARTS AND CRAFTS FAIR

TCP-44673

Valid April 27, 2012 To April 29, 2012

Description of Event: TCP-44673 - TEMPORARY COMMERCIAL PERMIT - This is a request for :
Temporary Commercial Permit for an outdoor arts and crafts fair to occur Saturday and
Sunday, April 28 and 29, 2012 at Trails Village Center located at 1970 Village Circle in
Summerlin. The event will occur from 10 a.m. to 5 p.m. both days. Setup will occur on
Friday April 27, 2012 and breakdown will occur on Sunday April 29, 2012.

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



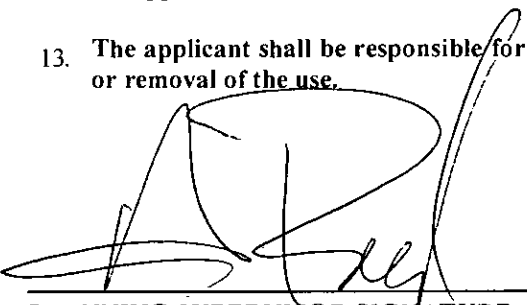
TEMPORARY COMMERCIAL PERMIT

ARTS AND CRAFTS FAIR

TCP-44673

Valid April 27, 2012 To April 29, 2012

1. BUSINESS HOURS SHALL BE FROM 10 Am TO 5 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 As APPROVED.
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

2-23-12
DATE

PLANNING MANAGER SIGNATURE

DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE