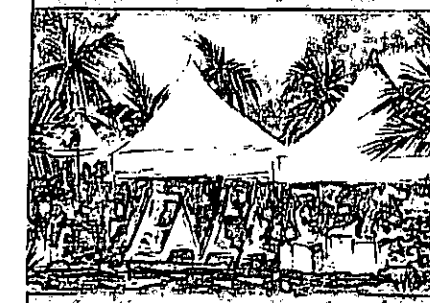


Trails Village Art Walk Summerlin



- Artist displays
- Children's Art Area

■ BANNERS

○ = DIRECTIONAL SIGNAGE

APPROVED
TSP-44674

COMMERCIAL PROJECT

NWC OF VILLAGE CENTER CIRCLE
& TRAILWOOD DR.
TRAILS VILLAGE CENTER

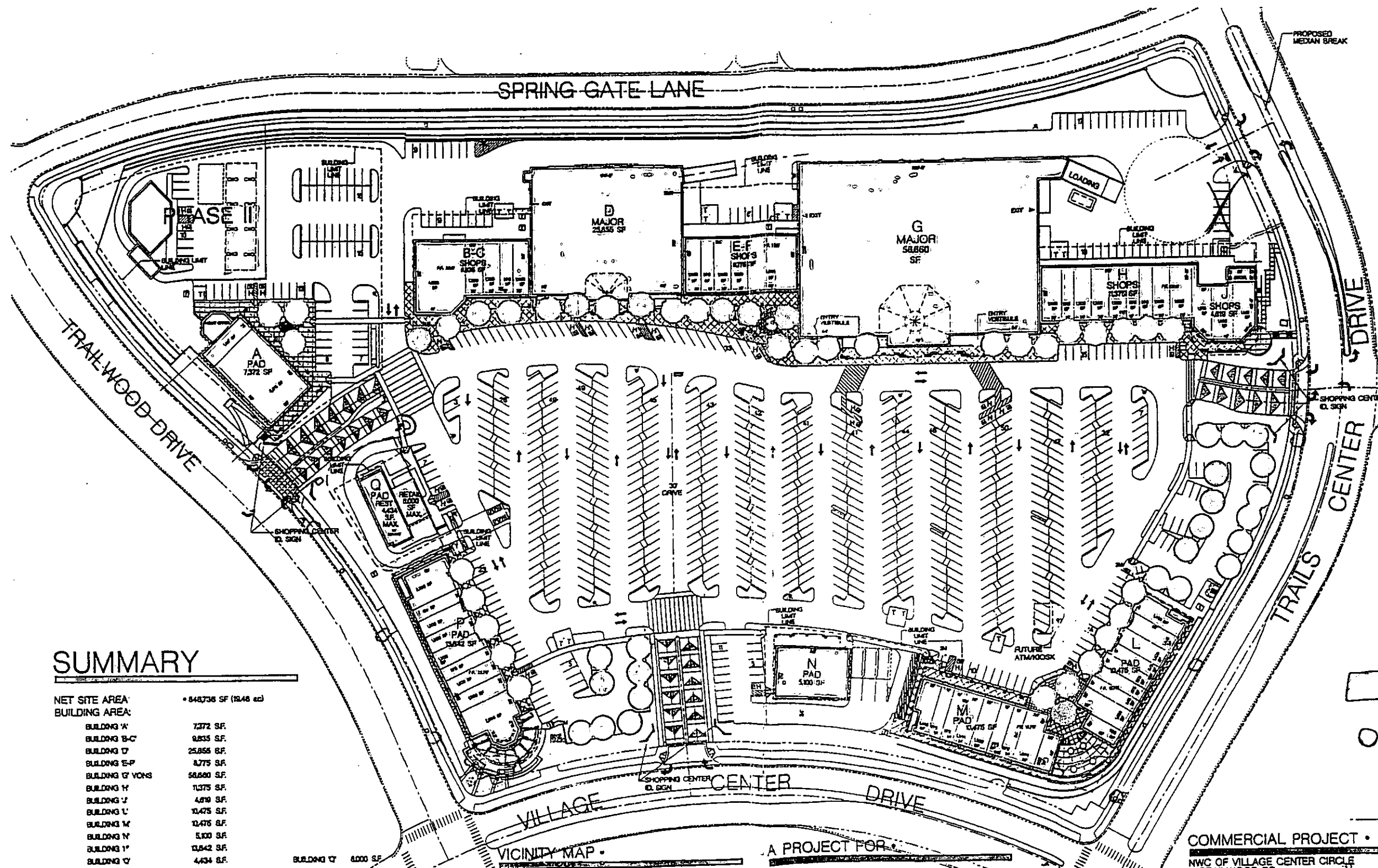
SUMMERLIN
LAS VEGAS, NEVADA

EXHIBIT SITE PLAN

Musil Perkowitz Ruth, Inc.
Architecture Planning

FEB 22 2012

City of Las Vegas
Department of Planning



SUMMARY

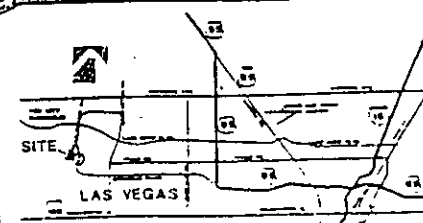
NET SITE AREA:	• 848,736 SF (19.46 ac)
BUILDING AREA:	
BUILDING A	7,372 SF
BUILDING B-C	9,835 SF
BUILDING D	25,856 SF
BUILDING E-F	8,775 SF
BUILDING G VONS	58,660 SF
BUILDING H	11,375 SF
BUILDING I	4,910 SF
BUILDING J	10,475 SF
BUILDING K	12,475 SF
BUILDING L	5,100 SF
BUILDING M	13,842 SF
BUILDING N	4,434 SF

TOTAL BLDG:	• 188,217 SF
BUILDING COV:	• 18.89% (100% U/S RATIO)
PARKING PROVIDED:	• 855 STALLS (APPROX)
PARKING REQUIRED:	• 775 STALLS
PARKING/BUILDING RATIO:	• 1.08/1,000 SF

PARKING CALCULATIONS BASED UPON THE FOLLOWING:
RETL: 150,295 SF (1/250) : 637 STALLS
RESTAURANT: 175 GFA : 4,434 SF : 1,000 SF (1/75) : 50 STALLS
BANK: 1,000 SF (1/500) : 10 STALLS

170,383 SF (COV AS RETAIL)
20.08% (13.98% U/S RATIO)
855 STALLS (APPROX)
680 STALLS
501/1,000 SF
GENL RETAIL: 175,000 SF : 165,283 SF : 661 STALLS
BANK: 1,000 SF : 1,000 SF : 10 STALLS

VICINITY MAP

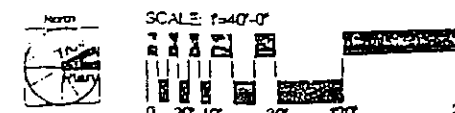


A PROJECT FOR

TRAILS VILLAGE CENTER PARTNERSHIP

3148 REDHILL AVENUE, SUITE 200 A
COSTA MESA, CA. 92626
(TEL) 714-955-1816 (FAX) 714-955-1870

LEASING/MANAGEMENT: 2421 TECH CENTER COURT, SUITE 103
LAS VEGAS, NV 89128
(TEL) 702-228-0816 (FAX) 702-228-7008





TEMPORARY SIGN PERMIT

TSP-44674

Description of Sign(s): Temporary Sign Permit - 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 APRIL 19, 2012 TO APRIL 30, 2012.
- 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 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: APRIL 28 + 29, 2012

PROPERTY OWNER <u>TRAILS VILLAGE CENTER COMPANY</u>		Contact <u>SANDY KAY</u>
Address <u>1970 VILLAGE CENTER CIRCLE #7</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 VRANESH</u>		Contact <u>MARK VRANESH</u>
Address <u>1700 S. 8TH STREET</u>	Phone: <u>245-6071</u>	Fax: _____
City <u>LAS VEGAS</u>	State <u>NEVADA</u>	Zip <u>89104</u>
E-mail Address <u>markvraneeshstudio@yahoo.com</u>		

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

TRAILS VILLAGE CENTER CO. AND PARTNERSHIP BY INVESTMENT
PROPERTIES II, INC. GENERAL PARTNER
 FOR DEPARTMENT USE ONLY

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.

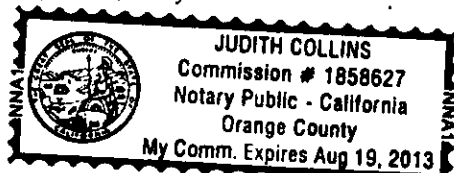
Print Name James A. Christensen

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>TSP-44674</u>
Meeting Date: <u>-</u>
Total Fee: <u>100.00</u>
Date Received*: <u>2-22-12</u>
Received By: <u>JFm</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.

f:\depot\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 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.

Signage request for the event is as follows:

Banners will be installed on Thursday April 19 and removed at the close of the show on Monday April 30.

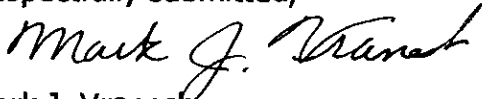
3 Banners 5'x12 full color professionally produced.

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.

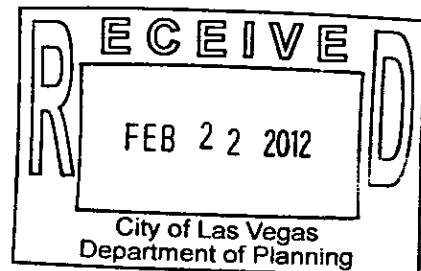
Directional signs will be installed on Friday April 27 and removed at the close of the show on Sunday April 29.

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

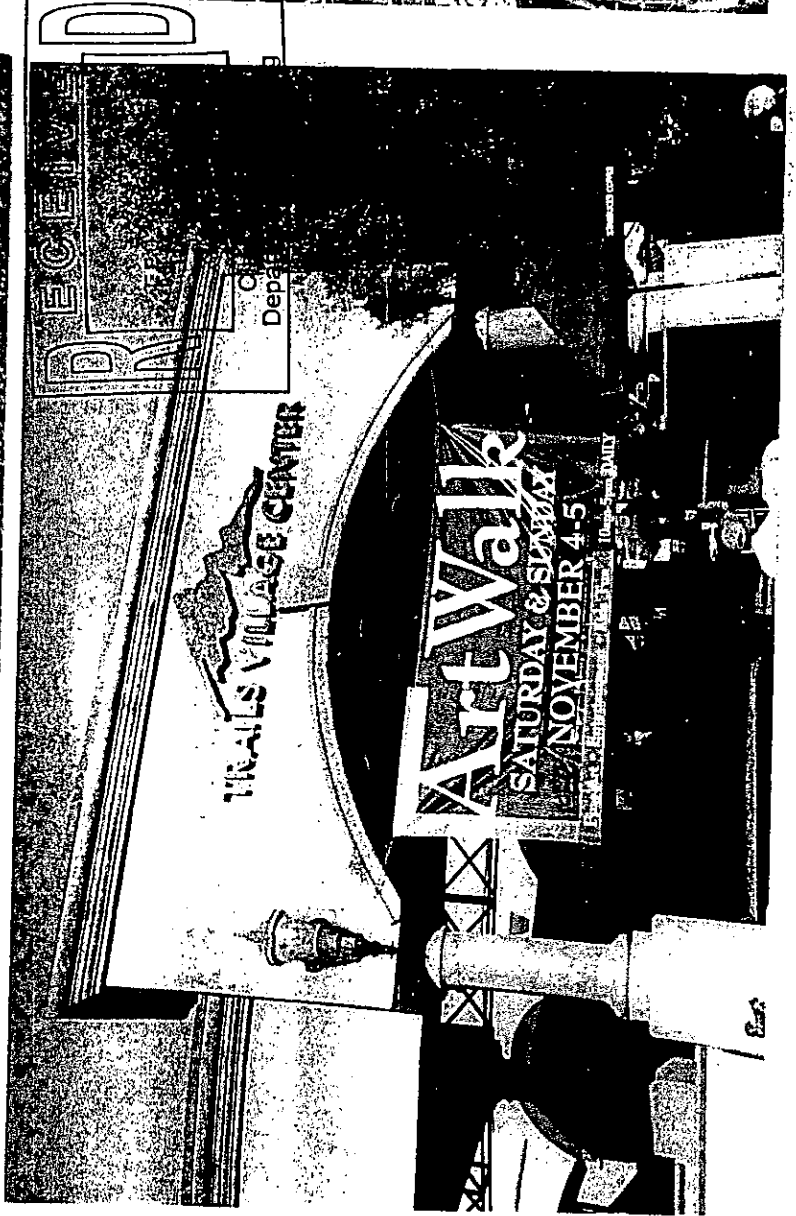
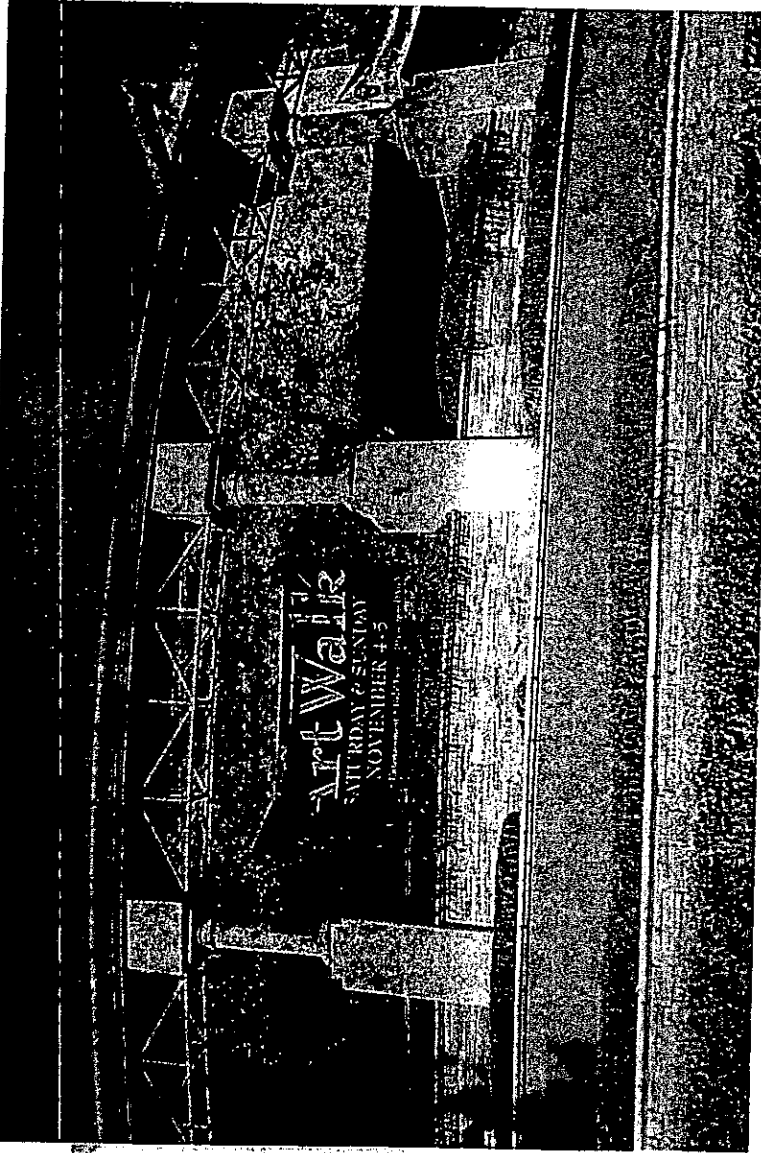
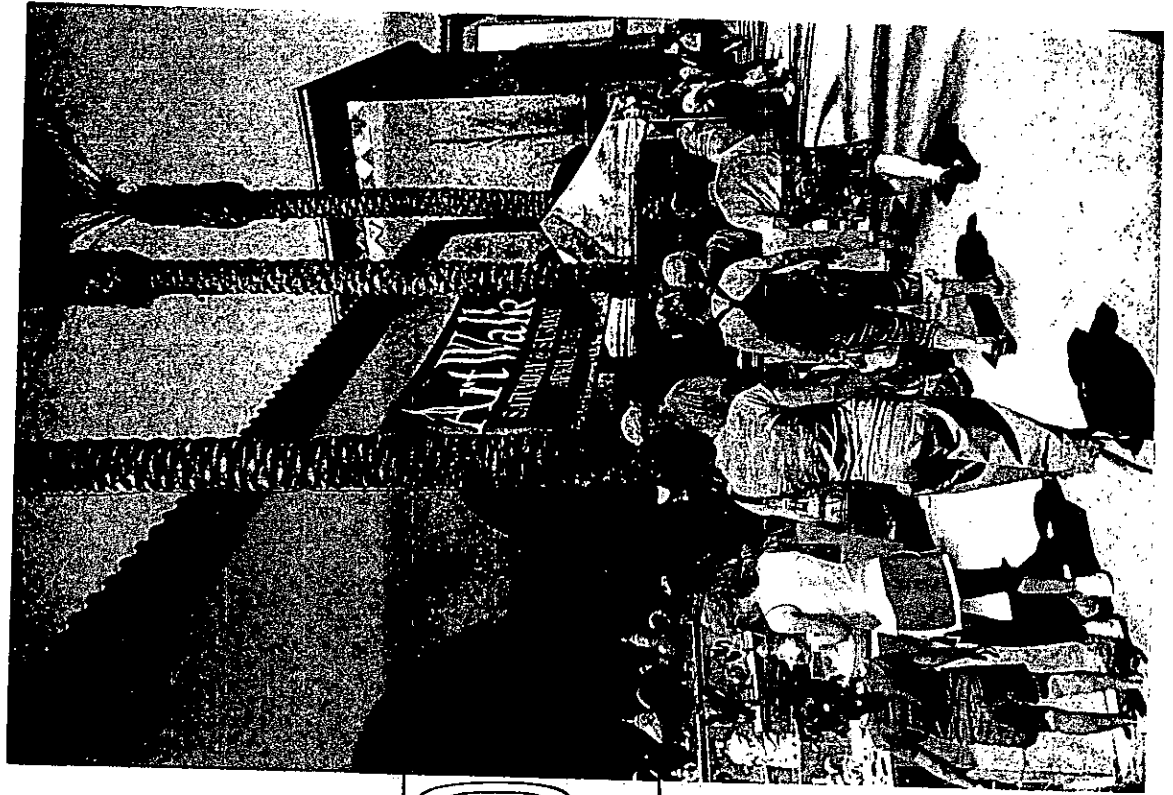


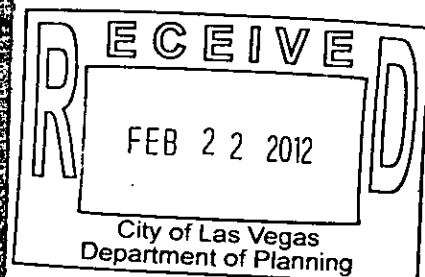
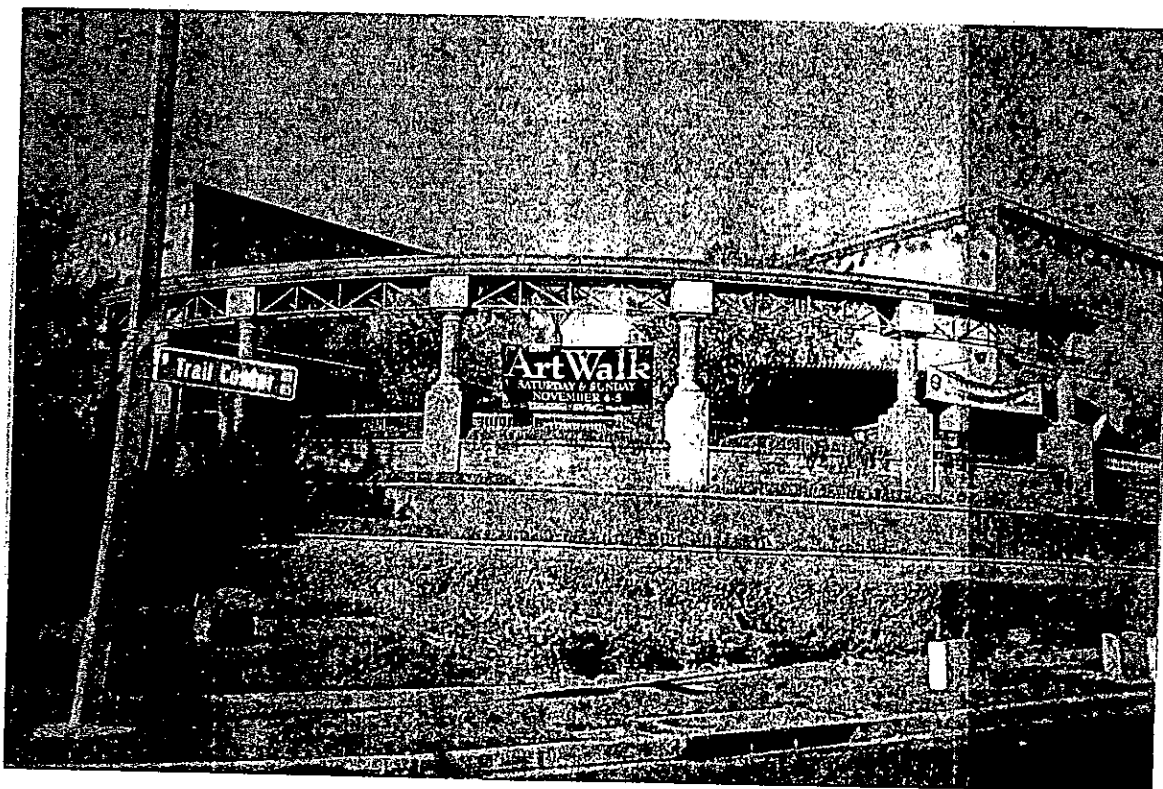
APPROVED

TSP- 44674

2-22-12

BY *JFW*
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS





APPROVED
750-446741

JFm 2-22-12
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS