

144"

34"

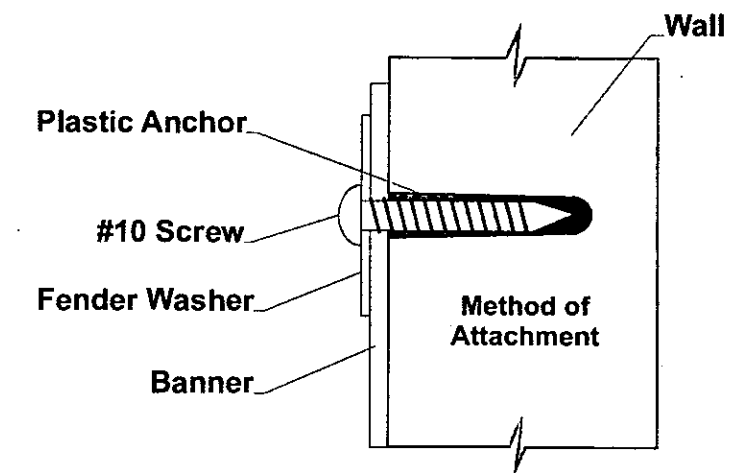
FOR LEASE

BEKS GROUP **395-9244**

Scale: 1" = 1'



INSTALL: (1) One, 3'x12' white banner with red copy reading "FOR LEASE - BEKS GROUP- 395-9244" above vacant tenant space.



Approval: _____ Revisions: _____

Terms: All prices are estimates for the item represented in this rendering. This estimate is subject to customer approval of all colors and materials. Any charges submitted by customer might change this estimate. Customer approval is made by signing and returning either the original or a copy accompanied by a 50% deposit. The remaining 50% due upon completion, unless other terms of payment have been established.

DATE: 6/05/12
JOB: Lease Banner
DRAWN BY: A. Stokes

RECEIVED

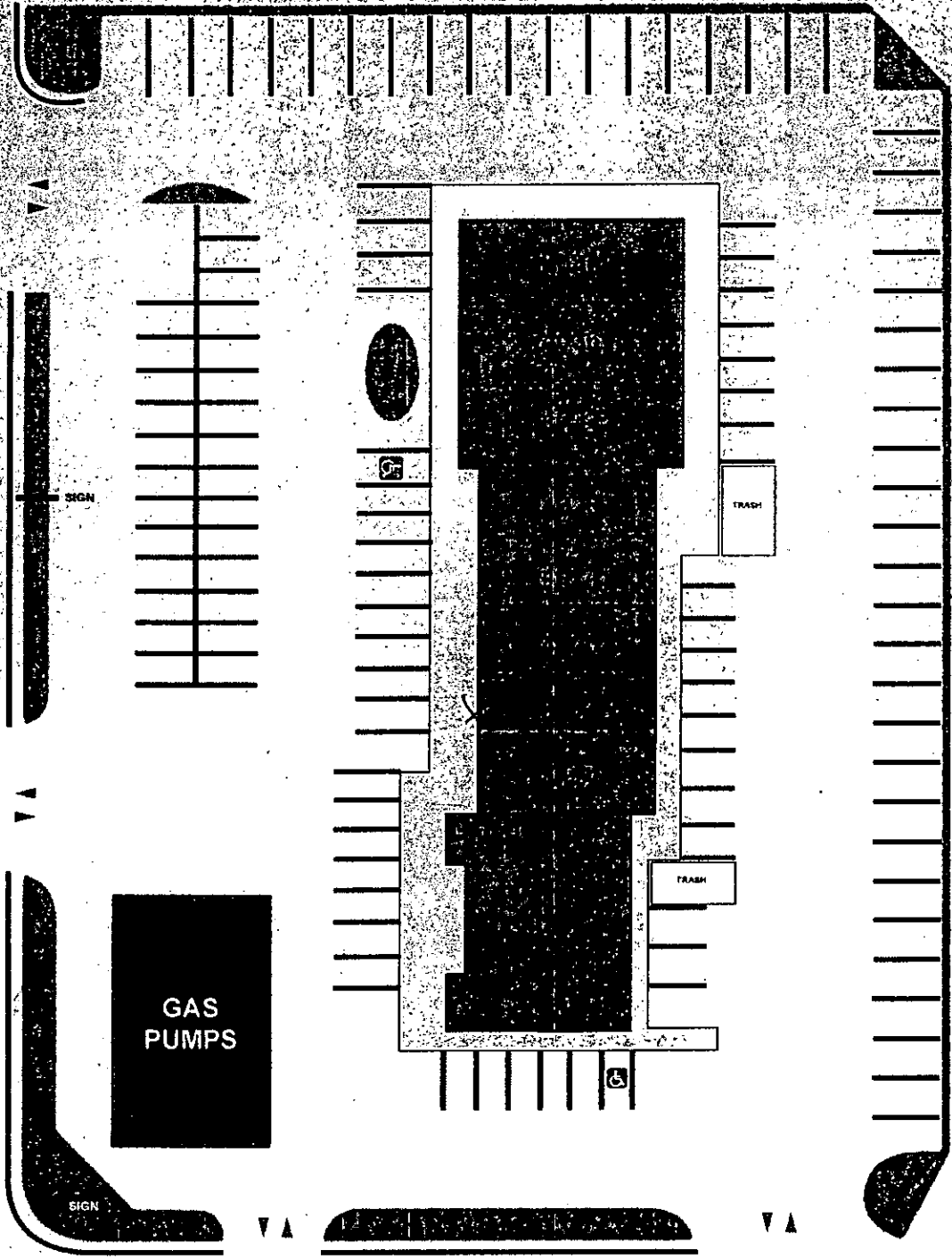
JUN 21 2012

City of Las Vegas
Department of Planning

APPROVED
TSP-45839

BY: *JFW* 6-21-12
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

TENAYA WAY



ALEXANDER ROAD

RECEIVED
 JUN 21 2012
 City of Las Vegas
 Department of Planning

APPROVED
 TSP-43 839

BY *J. F. ...* 6-21-12
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



BEKS GROUP
 QUAIL TREE PLAZA



TEMPORARY SIGN PERMIT

TSP-45839

Description of Sign(s): TSP-45839 - Temporary Sign Permit for a 3 x 12 (36 Sf) banner sign at 4016 North Tenaya Way . The signs will be displayed for 60 days from 6/25/12 to 8/23/12.

Applicant: Alexander-Tenaya L L C
Brian Becker
8090 S Durango Dr #115
Las Vegas, NV 89113-4427
(702)395-9244 x

Parcel(s): 138-03-801-001

Ward(s): WARD 4 (STAVROS S. ANTHONY)

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 60 DAYS FROM JUNE 25, 2012 TO AUGUST 23, 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- "For Lease" Banner

Project Address (Location) 4004 North Tenaya Way

Project Name Quail Tree Plaza Proposed Use _____

Assessor's Parcel #(s) 138-03-801-001 Ward # 4/3/44

General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1

Commercial Square Footage 12,510 leasable Floor Area Ratio n/a

Gross Acres 2.08 Lots/Units _____ Density _____

Additional Information permit requested to install one "For Lease" banner on the front of the building until such time as all units have been leased.

PROPERTY OWNER Alexander-Tenaya LLC Contact Ernest A. Becker, IV
Address 8090 S Durango Dr. Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155
City Las Vegas State NV Zip 89113
E-mail Address eabj@beksgroup.com

APPLICANT Alexander-Tenaya LLC Contact Ernest A. Becker, IV
Address 8090 S DURANGO DR. STE 115 Phone: (702) 395-9244 Fax: (702) 395-4155
City Las Vegas State NV Zip 89113
E-mail Address eabj@beksgroup.com

REPRESENTATIVE Alexander-Tenaya LLC Contact Brian T. Becker
Address 8090 S Durango Dr., Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155
City Las Vegas State NV Zip 89113
E-mail Address eabj@beksgroup.com

Property Owner Signature* _____

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

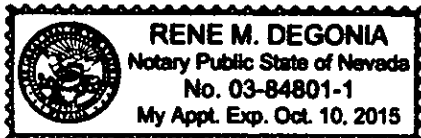
Print Name Ernest A. Becker, IV

Subscribed and sworn before me

This 18 day of May, 20 12

Rene M. Degonia

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>TSP-45839</u>
Meeting Date:	<u>—</u>
Total Fee:	<u>100.00</u>
Date Received:*	<u>6-21-12</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.



BEKS GROUP

June 5, 2012

City of Las Vegas Building and Safety Department
Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter
Temporary Sign Permit application
4004 N Tenaya Way
Owner: Alexander-Tenaya, LLC

Dear Sir or Madame;

Let this letter serve as the Justification Letter for our application for a permit to install one (1) 36"x144" vinyl "For Lease" banner at our commercial shopping center located at 4004 N Tenaya Way, Las Vegas Nevada until all the available suites have been leased. An example of the banner and its initial proposed location is shown on the attached building elevations/photograph.

Please feel free to call me at (702) 395-9244 extension 413 if you have any questions or concerns regarding this matter.

Yours truly,
Alexander-Tenaya, L.L.C.

Ernest A. Becker, Jr.
Manager

