

**PROJECT INFORMATION :**

PROJECT NAME: ASHLEY FURNITURE TENANT IMPROVEMENTS  
 PROJECT DESCRIPTION: 14,282 S.F. TENANT IMPROVEMENTS OF AN EXISTING BUILDING PERMITTED FOR HOME USE FURNITURE STORE, CONSIST OF NEW INTERIOR WALLS AND FINISHES  
 PROJECT ADDRESS: 81 S. MATRIN LUTHER KING BLVD. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA  
 LEGAL DESCRIPTION: THOSE PORTIONS OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 31 EAST, N.D.S. 6 N.  
 PARCEL NO. 138-33-810-002  
 SITE ZONING: M - INDUSTRIAL  
 SITE AREA: 244,424.51 S.F. (8.581 AC)  
 PARKING REQUIREMENTS: EXISTING SITE PLAN AND PARKING TO REMAIN, ACCOMMODATE NEW ACCESSIBLE ISLANDS AND RE-STRIPE. PARKING WAS PERMIT UNDER SAME USE - (FURNITURE SHOWROOM)  
 EXISTING PARKING TO REMAIN: 283 P.S. (INCLUDING 8 ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE)

**BUILDING CODE ANALYSIS FOR PLAN SUBMITTAL 2006 INTERNATIONAL BUILDING CODE:**

ANALYSIS ITEMS	CODE SECTION REFERENCE
1. CODE YEAR/TYPE	CITY ORDINANCE AS OF JANUARY 17TH 2007, THE ADOPTED CODES FOR THE CITY OF LAS VEGAS ARE AS FOLLOWS: 1997 UNIFORM ADMINISTRATIVE CODE WITH MODIFYING ORDINANCE 5884. 2006 INTERNATIONAL BUILDING CODE WITH MODIFYING ORDINANCE 5883. 2006 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 5880. 2006 UNIFORM PLUMBING CODE WITH MODIFYING ORDINANCE 5881. 2006 NATIONAL ELECTRICAL CODE (NFPA 70) WITH MODIFYING ORDINANCE 5878. 2003 UNIFORM FIRE CODE (NFPA 1) WITH MODIFYING ORDINANCE 5867. 2006 INTERNATIONAL ENERGY CONSERVATION CODE WITH MODIFYING ORDINANCE 5882. ACCESSIBILITY REQUIREMENTS BY ICC/ANSI A117.1-2003
2. OCCUPANCY CLASSIFICATION:	IBC CHAPTER 3 M (MERCANTILE) & S (STORAGE)
3. TYPE OF CONSTRUCTION:	IBC CHAPTER 9 EXISTING BUILDING TYPE II-B NEW TA TYPE II-B
4. FIRE SPRINKLER YES TYPE NFPA 13	IBC 903, 903.3
5. FIRE ALARM YES	IBC 907
6. HEIGHT: N/A FOR TENANT IMPROVEMENTS	
7. STORIES: N/A FOR TENANT IMPROVEMENTS	

**BUILDING CODE ANALYSIS FOR PLAN SUBMITTAL 2006 INTERNATIONAL BUILDING CODE: (CONTINUED)**

ANALYSIS ITEMS	CODE SECTION REFERENCE
8. AREA	IBC 503 THROUGH 507 AND TABLE 503.1 ALLOWED: THIS BUILDING QUALIFY AS AN UNLIMITED AREA BUILDING AS PER SECTION 5007.4 UNLIMITED AREA BUILDING TWO-STORY GROUP M BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE SECTION 903.2.1.1 AND IS SURROUNDED AND ADJACENT BY PUBLIC WAY OR YARDS NO LESS THAN 40 FEET. (SEE SITE PLAN BELOW) PROVIDED: 101,734 S.F.
BUILDING AREA:	
1ST FLOOR: 37,783 S.F. WAREHOUSE	
2ND FLOOR: 23,734 S.F. SHOWROOM	
TOTAL: 61,517 S.F.	
2ND FLOOR: 23,734 S.F. SHOWROOM	
TOTAL: 23,734 S.F.	
GRAND TOTAL: 101,734 S.F.	

MIXED OCCUPANCIES 508

**BUILDING CODE ANALYSIS FOR PLAN SUBMITTAL 2006 INTERNATIONAL BUILDING CODE: (CONTINUED)**

ANALYSIS ITEMS	CODE SECTION REFERENCE
9. OCCUPANT LOAD:	IBC 1004.10.4.8 AND TABLE 1004.1.1
WAREHOUSE:	OFFICE: 918 S.F. /100 = 9.18 RESTROOM/STAIR: 199 S.F. = 0 SHELVE: 4445 S.F. = 0 WAREHOUSE: 32,292 S.F./300 = 107.64 TOTAL WAREHOUSE OCC. = 117.82
SHOWROOM 1ST FLOOR:	OFFICE: 1,347 S.F. /100 = 13.47 STAIR: 1,109 S.F. = 0 RESTROOM: 803 S.F. = 0 ELECT. & MECH. EQUIPMENT ROOMS: 734 S.F. /300 = 2.45 SHOWROOM: 34,758 S.F./30 = 1,158.6 SHOWROOM 1ST FLOOR: 1,173 OCC.
SHOWROOM 2ND FLOOR:	OFFICE: 473 S.F. /100 = 4.73 STAIR: 1,194 S.F. = 0 OPEN SPACE TO FIRST FLOOR: 230 S.F. = 0 SHOWROOM: 23,225 S.F./30 = 774.17 SHOWROOM 2ND FLOOR: 404 OCC.

10. NUMBER OF EXITS: IBC 1015 AND TABLE 1015.1  
MINIMUM NUMBER OF EXITS: 1015.1.1, 1015.2

MINIMUM NUMBER OF EXITS	REQUIRED 1ST FLOOR: A - MORE THAN 1,000 OCCUPANTS REQUIRED 2ND FLOOR: 2 - 1-500 OCCUPANTS	PROVIDED 1ST FLOOR: 12 EXITS PROVIDED 2ND FLOOR: 2 (CORRIDOR)
EXITS WIDTH:	1ST LEVEL: 1,340x0.2 = 272" EXITS WIDTH REQUIRED 4 EXITS PROVIDED 12 EXITS AND 600" EXITS WIDTH 2ND LEVEL: 420x0.2 = 84" EXITS WIDTH 2 EXITS PROVIDED (CORRIDOR) WITH 80"(2) 1.5" TOTAL EXITS WIDTH	

11. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS: N/A FOR TENANT IMPROVEMENTS  
 12. PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL: N/A FOR TENANT IMPROVEMENTS  
 13. FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:  
 BUILDING TYPE: M  
 N/A - EXEMPT FROM FIRE RESISTANCE RATING  
 (EXTERIOR CORNER WALL) 2.17A  
 PROVIDE COMPLETE REVISIONS  
 14. SPACES REQUIRING FIRE-RESISTANCE-RATED SEPARATION: IBC 508 AND TABLE 508.3.3  
 EXISTING EXIT ENCLOSURE 11R  
 N/A FOR TENANT IMPROVEMENTS

15. ROOF COVERING MATERIAL: N/A FOR TENANT IMPROVEMENTS  
 16. REQUIRED PLUMBING FIXTURES: IBC 508.2 AND TABLE 508.2.1

MINIMUM PLUMBING FACILITIES	TOTAL OCCUPANT LOAD = 1,380 x 300 = 414,000 MALE AND 980 FEMALE OCCUPANTS OCCUPANT LOAD FOR WAREHOUSE = 83 OCC.
WATER CLOSETS (REQUIRED)	(SHOWROOM - 1 PER 300) (WAREHOUSE - 1 PER 100)
MALE: 2 WATER CLOSETS	2 WATER CLOSETS & 3 URINALS
FEMALE: 2 WATER CLOSETS	4 WATER CLOSETS
	UNISEX 3 WATER CLOSETS
LABORATORIES (REQUIRED)	(SHOWROOM - 1 PER 250) (WAREHOUSE - 1 PER 100)
MALE: 2 LABORATORIES	4 LABORATORIES
FEMALE: 2 LABORATORIES	4 LABORATORIES
	UNISEX 3 LABORATORIES
DRINKING FOUNTAINS (REQUIRED)	(1 PER 1000) = 2
	(SHOWROOM AND 1 AT WAREHOUSE (INCLUDING 1 ACCESSIBLE DRINKING FOUNTAIN))

TRAVEL DISTANCE: TABLE FACILITIES ARE PROVIDED ON 1ST FLOOR AND NOT ON THE 2ND FLOOR, AND LESS THAN 500 FEET IN TRAVEL AS PROVIDED BY CODE. 2002.4.1

**ASHLEY FURNITURE Homestore**  
 Ashley Furniture Interiors Design Dept.  
 One Ashley Way, Anaheim, CA 92802  
 PH: 800-325-3377 FAX: 800-325-4187

REVISIONS:  
 NO. DATE: 06/07/10  
 CITY COMMENTS:

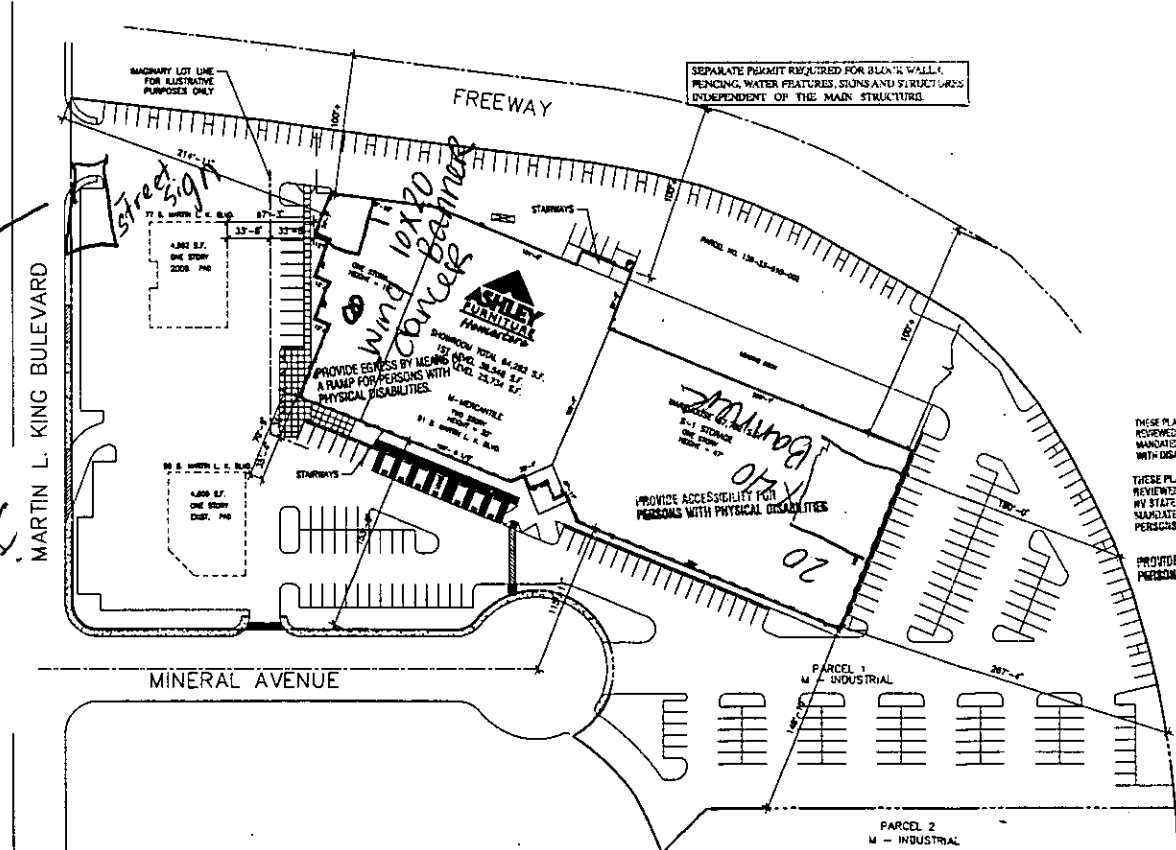
**ASHLEY FURNITURE**  
 91 S. MATRIN LUTHER KING BLVD.  
 LAS VEGAS, NEVADA

PROJECT DATA  
**RECEIVED**  
 JUN 08 2010  
 CITY OF LAS VEGAS

**DAVID A. UDKOW, ARCHITECT**  
 11881 NORTH 113TH WAY  
 SCOTTSDALE, AZ 85258  
 (480) 814-3385 PHONE  
 (480) 814-0209 FAX  
 david@udkow.com COLLENE@udkow.com  
 NV REG. NO. 1158

CLARK COUNTY REGISTERED ARCHITECT  
 No. 1158  
 A3909

DATE: JUN 08 2010  
 SHEET NO. 02



1 EXISTING SITE PLAN - FOR REFERENCE  
 SCALE: 1" = 50'-0"

(SEE SHEET PD3 FOR PROJECT DATA CONTINUATION & EXITING PLANS)



# TEMPORARY SIGN PERMIT

## TSP-46933

**Description of Sign(s):** TSP-46933 Temporary sign permit for Ashley Furniture - Signs to be located at 91 S. Martin L. King Blvd. Signage includes (1) 10' x 20' banner sign "\$12,000,000 WAREHOUSE INVENTORY SELL OFF", (1) 20' X 40' banner sign "12,000,000 WAREHOUSE INVENTORY SELL OFF", (1) 3' X 6' freestanding sign "ENTIRE STORE ON SALE" and one wind dancer to be located on the roof. Signage will be in place from September 20, 2012 through December 31, 2012.

**Applicant:** Furniture Plaza M L K L L C  
1 Ashley Wy  
Arcadia, WI 54612-1218  
(623)209-2727 x

**Parcel(s):** 139-33-510-002

**Ward(s):** WARD 5 (RICKI Y. BARLOW)

Type of Signs:	
<input type="checkbox"/>	Pennants
<input checked="" type="checkbox"/>	Balloons
<input type="checkbox"/>	Streamers
<input type="checkbox"/>	Searchlights
<input checked="" type="checkbox"/>	Portable
<input checked="" type="checkbox"/>	Other

APPROVED

TSP-46933

BY [Signature] 9/20/12

CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**

**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 103 DAYS FROM SEPTEMBER 20, 2012 TO DECEMBER 31, 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.

**PLEASE NOTE:**

On August 15, 2012, the City Council approved an Ordinance which extends on a temporary basis the display periods for temporary special event signs. Under this Ordinance, temporary special event signs approved between August 16, 2012 and June 30, 2014 may be displayed by the same business license holder on the same lot up to eight times in any one calendar year. The aggregate time of display of such signs shall not exceed one hundred eighty days in any one calendar year.

Unless otherwise extended or modified by ordinance, the display period of temporary special event signs approved on or after July 1, 2014 shall be subject to the applicable calendar-year limitations that would be in effect independent of this Ordinance.

APPROVED  
TSP-961933  
Ben S 9/20/12  
BY \_\_\_\_\_  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Ashley Furniture Home store / southwestern furniture  
 Project Address (Location): 915 Martin Luther King of wisconsin  
 Project Name: Ashley Furniture Proposed Use: \_\_\_\_\_  
 Assessor's Parcel #(s): \_\_\_\_\_ Ward #: \_\_\_\_\_  
 General Plan: existing  proposed \_\_\_\_\_ Zoning: existing  proposed \_\_\_\_\_  
 Commercial Square Footage: \_\_\_\_\_ Floor Area Ratio: \_\_\_\_\_  
 Gross Acres: \_\_\_\_\_ Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_  
 Additional Information: 1 20 x 40 banners 1 16 x 20 BANNER WIND DANCER  
Free stand sign 3 x 6

PROPERTY OWNER: Michael Jedlowski Contact: \_\_\_\_\_  
 Address: 6910 W Bell Rd Ste B Phone: 602-443-4163 Fax: 602-209-2782  
 City: Glendale State: AZ Zip: 85308  
 E-mail Address: mjedlowski@ashleyfurniture.com

APPLICANT: Dan Sensintaffar Contact: \_\_\_\_\_  
 Address: 915 Martin Luther King Phone: 702-525-3358 Fax: 702-933-5691  
 City: Las Vegas State: NV Zip: 89106  
 E-mail Address: dsensintaffar@ashleyfurniture.com

REPRESENTATIVE: Erica Myers Contact: \_\_\_\_\_  
 Address: 915 Martin Luther King Phone: 702-741-6151 Fax: 702-933-5691  
 City: Las Vegas State: NV Zip: 89106  
 E-mail Address: ecampbell@ashleyfurniture.com

Property Owner Signature: [Signature]  
 \* An authorized agent may sign in lieu of the property owner for First Maps, Tentative Maps, and Parcel Maps.  
 Print Name: Michael Jedlowski  
 Subscribed and sworn before me:  
 This 4th day of September, 2012  
Debra A. Graves

FOR DEPARTMENT USE ONLY

Case #	<u>TSP-46933</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>100</u>
Date Received:*	<u>9/29/12</u>
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State

Revised 10/27/08

OFFICIAL SEAL  
**DEBRA A. GRAVES**  
 Notary Public - State of Arizona  
 MARICOPA COUNTY  
 My Comm. Expires Nov. 2, 2012

\* 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.  
 E:\depot\Application Packet\Application Form.pdf

Ashley Furniture Homestore located at 91 S Martin Luther King is holding it's first ever 10 Million dollar warehouse selloff. During this sale we looking to obtain a permit for a 20 x40 banner that will be placed on the back of our building adjacent to the 95 freeway. We also will have a 10 x 20 banner on the building facing Martin Luther King Blvd. Also have a sign that will be facing MLK. Pictures attached. We would also like to obtain a permit for a wind dancer to go on the top of our building which can be seen from MLK and the 95. The proposed dates will be from today until the end of November however I would like to obtain the permit until the end of December. Depending upon how successful this sale is for us to could be extended.

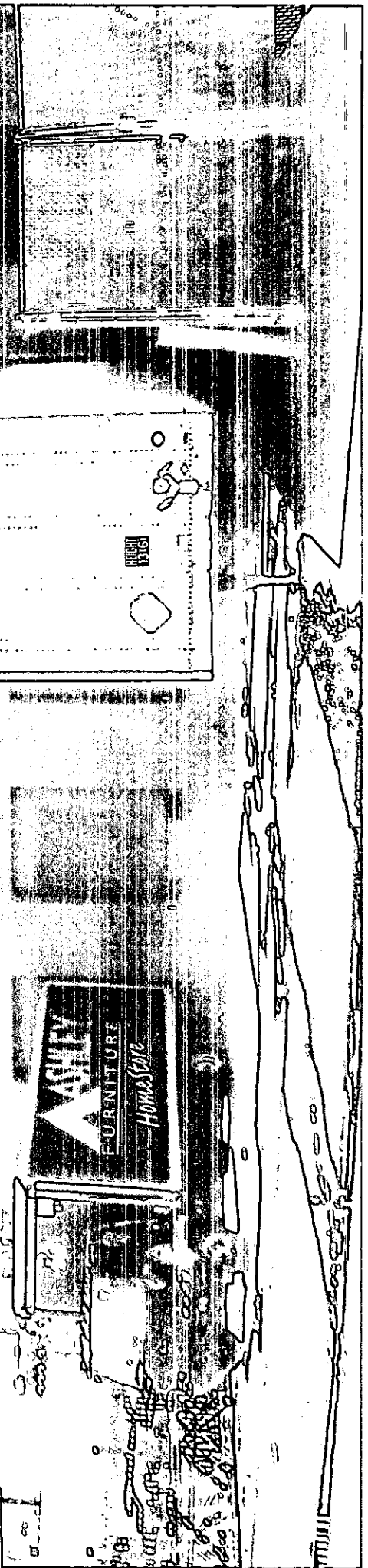
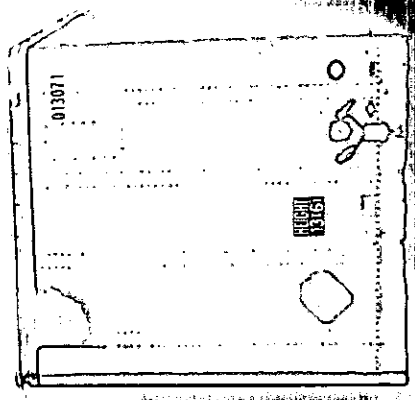
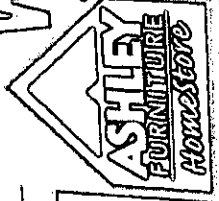
Free  
standing  
3x6  
ft  
EL.

Thank you for your consideration,

Erica Campbell  
Ashley Furniture

40 ft

**\$12,000,000  
WAREHOUSE  
INVENTORY  
SELL OFF**



H-15 NO/US95 SO

ENTIRE  
STORE  
ON  
SALE!

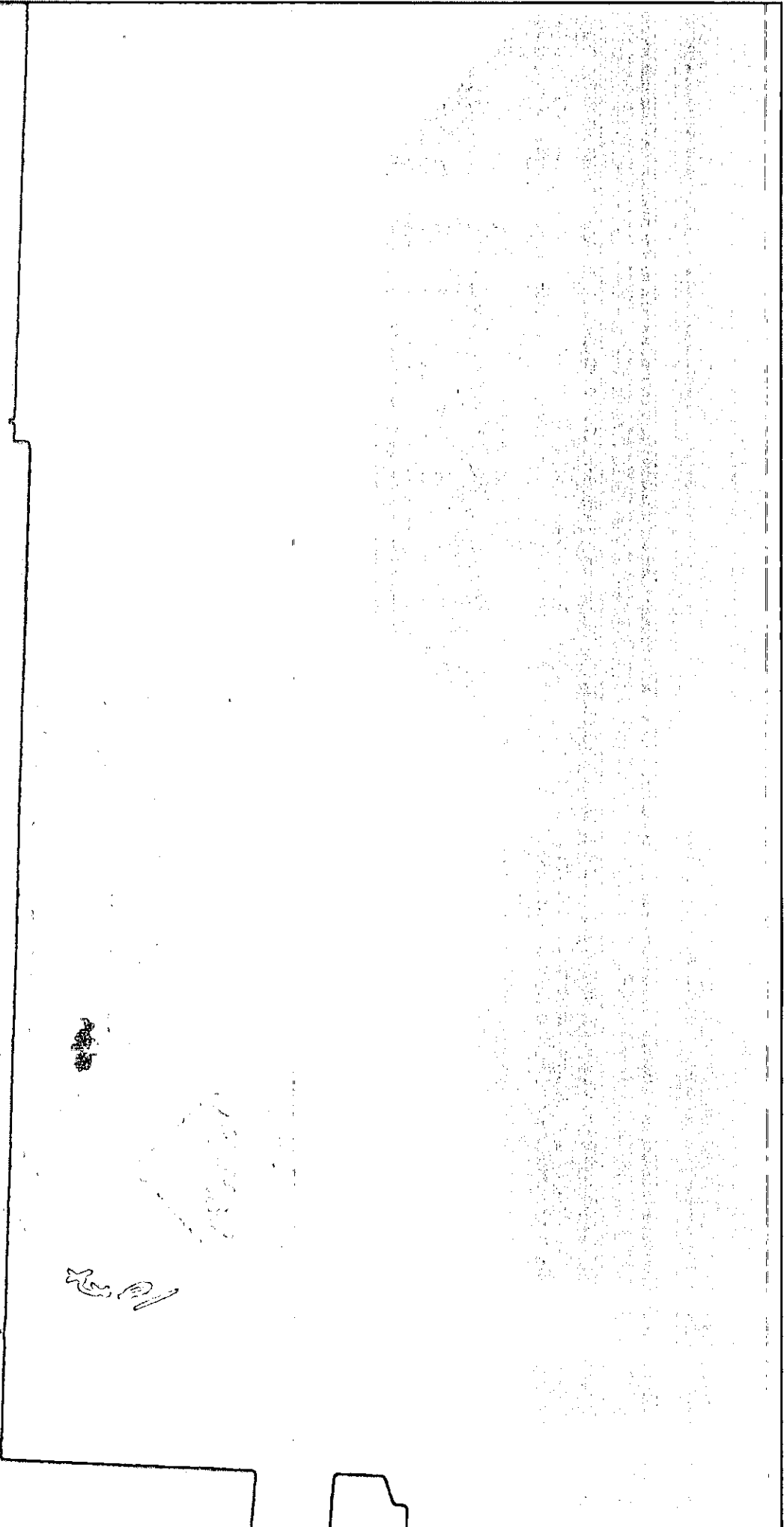


6

2057

132

\_\_\_\_\_



WINDY GROWN  
DRAFTING

12,000,000  
2,000,000