

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY ~~SHED~~ Commercial permit
 Project Address (Location) 1717 SOUTH DECATUR Commercial
 Project Name _____ Proposed Use TEMPORARY ~~SHED~~ PERMIT
 Assessor's Parcel #(s) 16206301002 Ward # 1
 General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 15.46 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Douglas B. Kays, et al Contact Doug Kays
 Address 1717 S. Decatur Phone: 702-877-0087 Fax: 702-877-3102
 City Las Vegas State NV Zip 89102
 E-mail Address FISM8888@aol.com

APPLICANT LAURA HERREERA-LARA Contact _____
 Address 5005 VIA DE PALMA DR Phone: 702-271-2677 Fax: _____
 City LAS VEGAS State NV Zip 89146
 E-mail Address _____

REPRESENTATIVE Darla Adams Contact Darla Adams
 Address 1717 S. Decatur Phone: 702-877-0087 Fax: 702-877-3102
 City Las Vegas State NV Zip 89102
 E-mail Address FISM8888@aol.com

Property Owner Signature* D. B. Kays

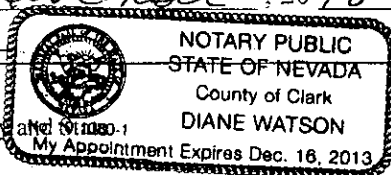
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name DOUGLAS B. KAYS

Subscribed and sworn before me

This 6 day of November, 2010

Notary Public in and for said County



FOR DEPARTMENT USE ONLY

Case #	<u>TCP-47238</u>
Meeting Date:	<u> </u>
Total Fee:	<u>100.00</u>
Date Received:*	<u>10/22/12</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Records, including surveys and deeds, used for assessment. See the legal information.

MAP LEG

ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GLS GOV LOT NUMBER

19	28	21	22	23	24
38	29	26	27	28	25
31	32	33	34	35	36

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EDUCED FROM 11X17 ORIGINAL
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Scale: 1" = 200' Rev: 02/09/2011

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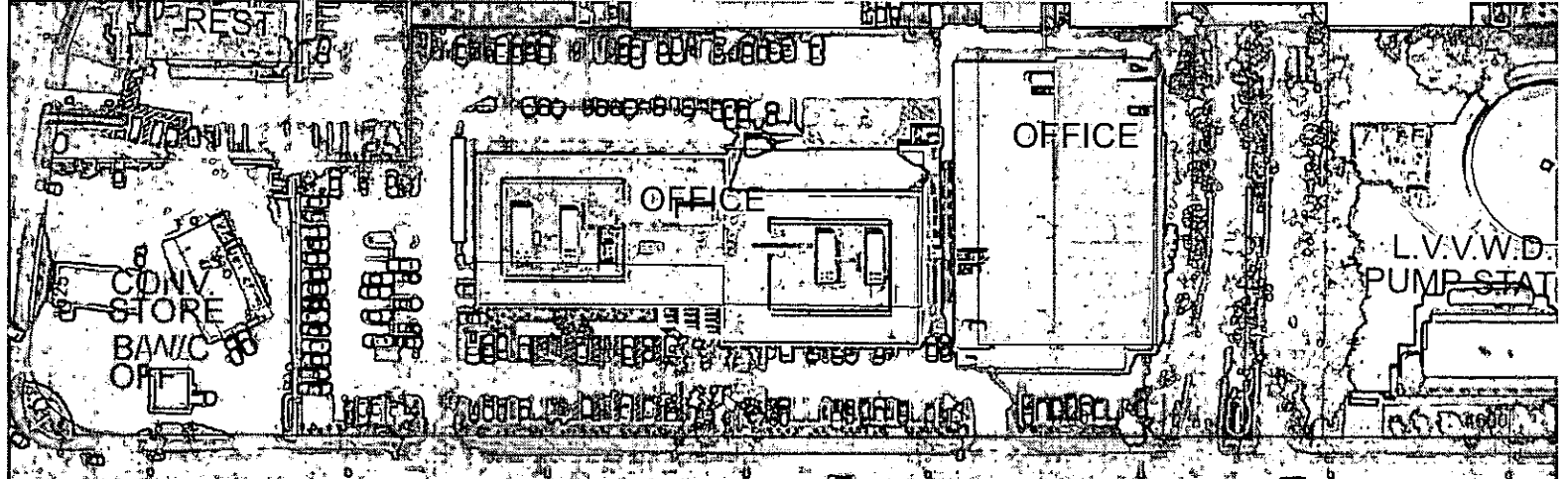
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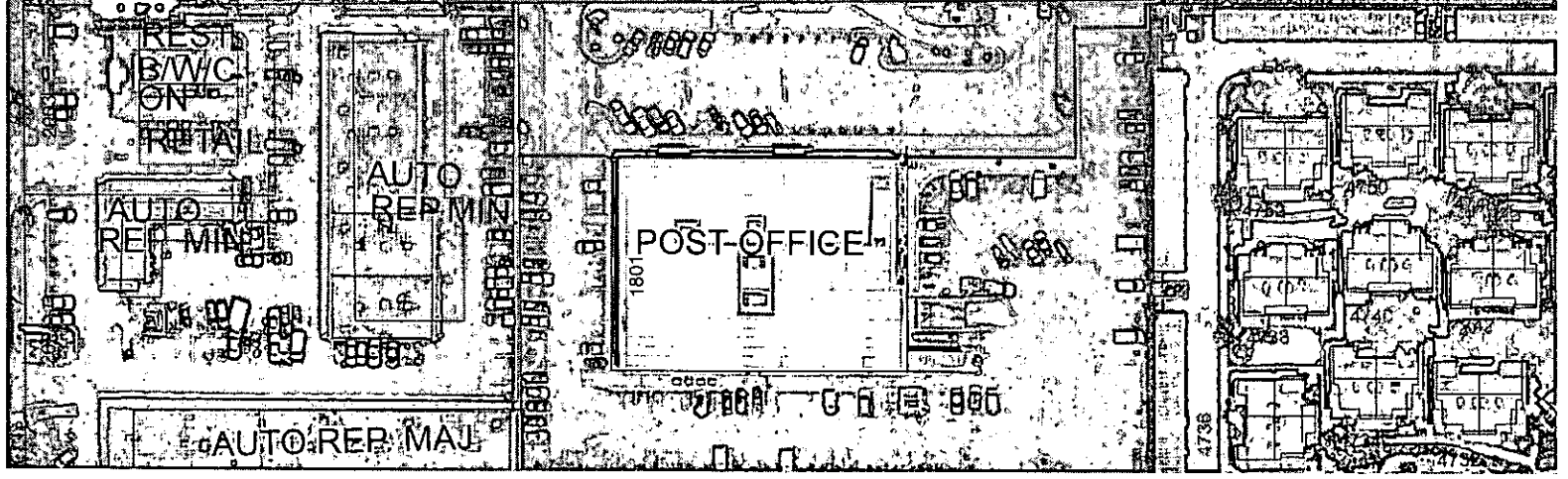
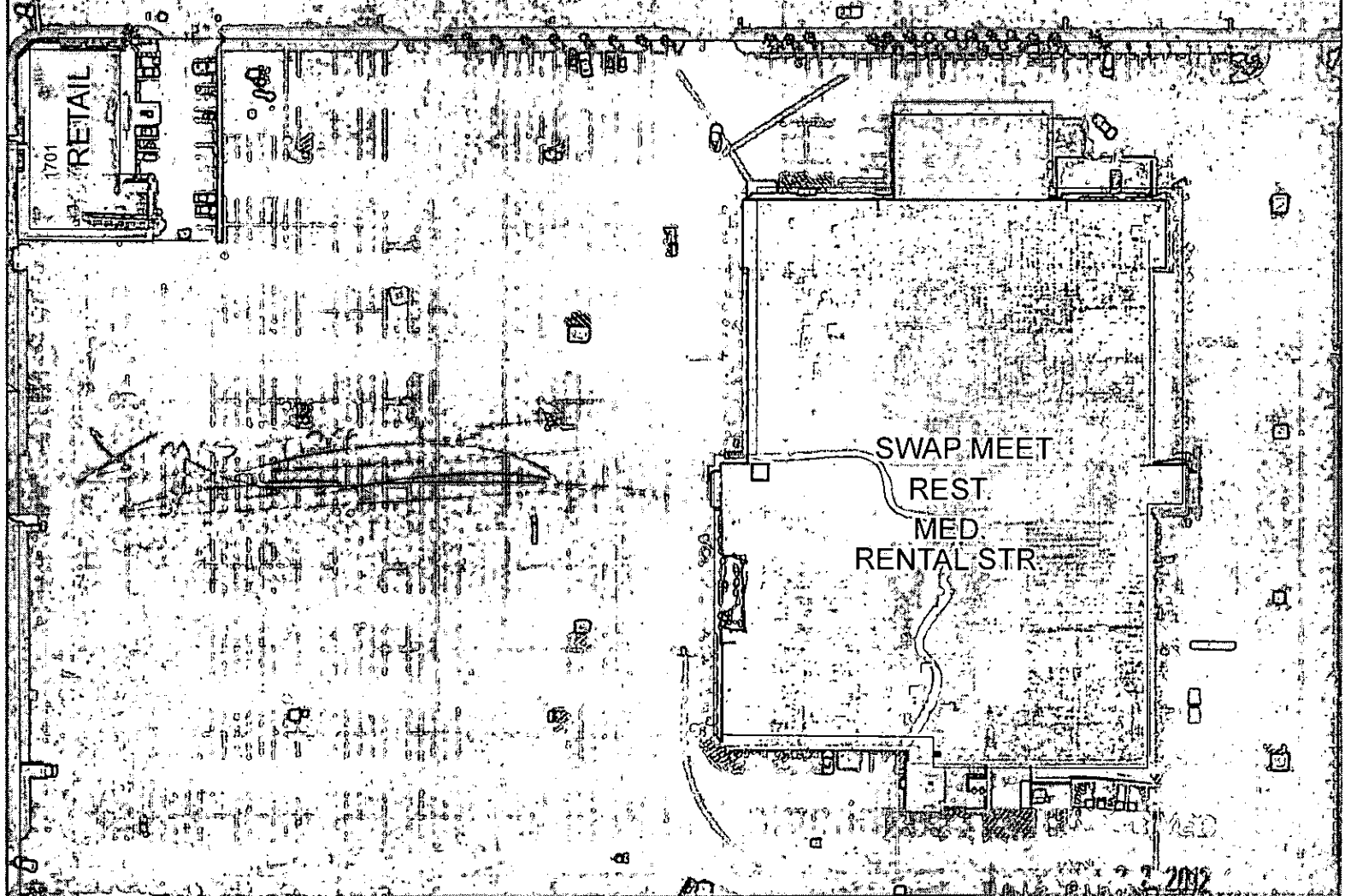
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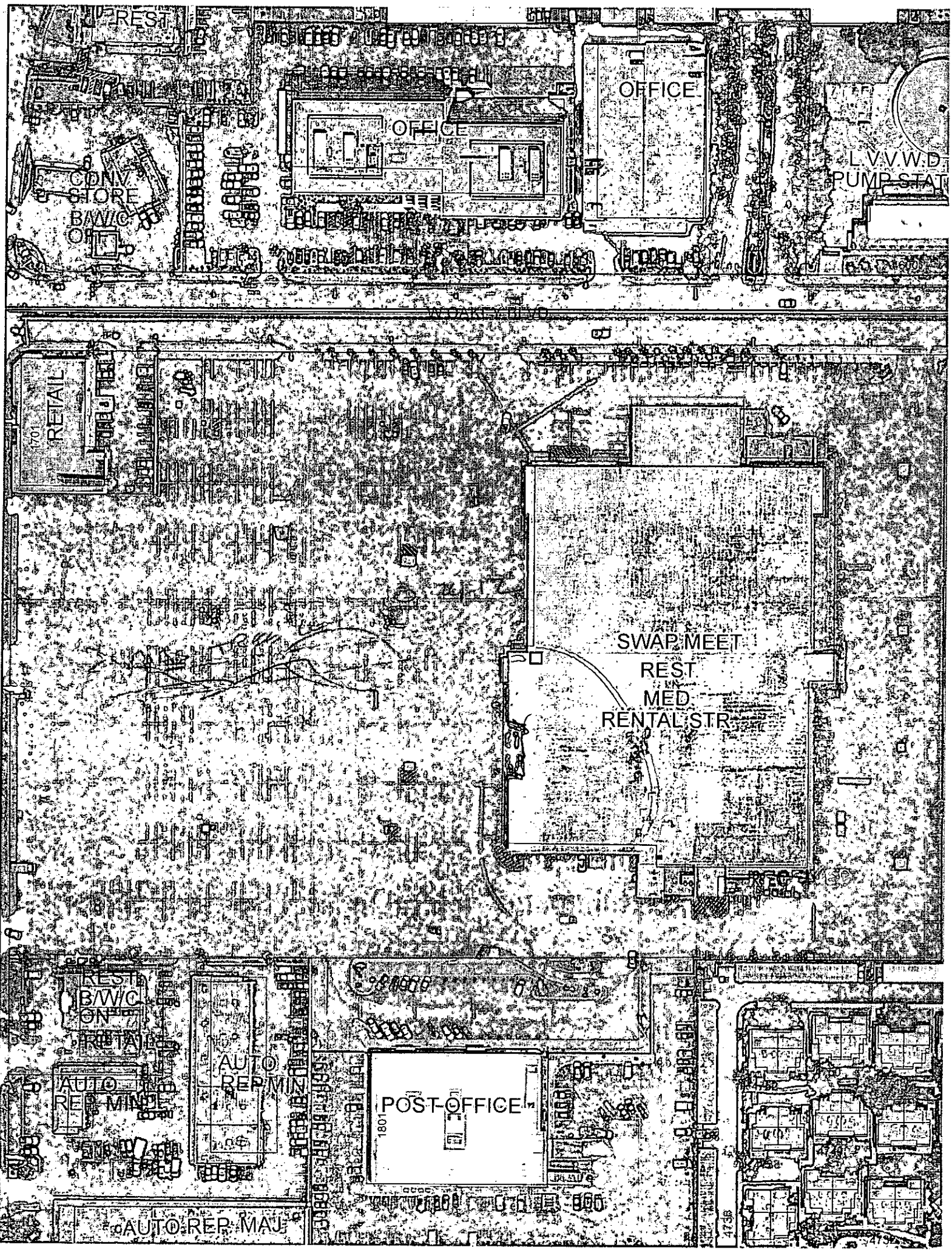
Star Christmas Trees

I Laura Herrera Lara
will be ~~selling~~ selling X mas trees
at the Fantastic Indoor Swapmeet
Parking Lot near Decatur Blvd.
IM will start 11-26-12 to 12-24-12
From 8am to 10:pm.



W OAKES BLVD







TEMPORARY COMMERCIAL PERMIT
CHRISTMAS TREE LOT
TCP-47238

Valid November 26, 2012 To December 24, 2012

Description of Event: TCP-47238 - Temporary Commercial Permit for a Christmas Tree lot in front of the building from 11/26/12 through 12/24/12 from 08:00 a.m. to 10:00 p.m. at 1717 S. Decatur Boulevard.

Applicant: Laura Herrera-Lara
5005 Via De Palma Dr
Las Vegas, Nevada 89146
(702)271-2677 x

Parcel(s): 162-06-301-002
Ward(s): WARD 1 (LOIS TARKANIAN)

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



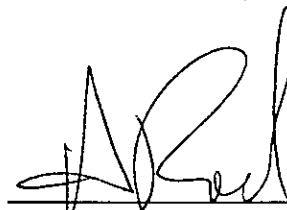
TEMPORARY COMMERCIAL PERMIT

CHRISTMAS TREE LOT

TCP-47238

Valid November 26, 2012 To December 24, 2012

1. BUSINESS HOURS SHALL BE FROM 8 Am TO 10 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 10-22-12
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

10-22-12
DATE

PLANNING MANAGER SIGNATURE

DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



DEPARTMENT OF PLANNING

TEMPORARY COMMERCIAL PERMIT SUBMITTAL REQUIREMENTS

A Temporary Commercial Permit may be issued to allow certain short-term temporary uses that otherwise would not be allowed, according to the requirements of Title 19.18.100. **Applications cannot be processed over the counter.** Within 30 days of a complete and sufficient application, the application may be approved with conditions or denied; however, every effort will be made to reach a decision within five (5) business days of a complete submittal. In the case of a denial, the decision may be appealed to the Planning Commission by filing a written request with the Department of Planning.

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Temporary Commercial Permit is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Temporary Commercial Permit application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Temporary Commercial Permit.

JUSTIFICATION LETTER: A detailed letter that explains the request, proposed dates, and other detailed information that would enable the Director to determine the appropriateness of issuing a permit. The Director may approve a Temporary Commercial Permit if the Director determines that:

1. The proposed use is compatible with existing land uses on the same property and on surrounding properties;
2. The subject site is physically suitable for the type and intensity of the use being proposed;
3. There will be adequate public access to the site and adequate provision for on-site parking;
4. The application is not a continuation of consecutive applications or otherwise an attempt to circumvent the limitations of Title 19.

FEES: \$100

ASSESSOR'S PARCEL MAP: A copy of the Clark County Assessor's Office Parcel Number Map that is used to verify the parcel number(s) and location(s) of the subject property(ies) is required. These maps may be obtained from the Clark County Assessor's Office located at 500 S. Grand Central Parkway or through the Clark County website at (www.co.clark.nv.us).

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

SITE PLAN: (2 folded) Draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. Site Plans must include:

- | | | |
|--|---|---|
| ☐ PROPERTY LINES CALLED OUT | ☐ ADJACENT LAND USES/STREETS | ☐ VICINITY MAP |
| ☐ DIMENSIONS (ACTUAL)/SCALE | ☐ LANDSCAPE AREAS | ☐ NORTH ARROW |
| ☐ STREET NAMES | ☐ SCALE | ☐ INGRESS/EGRESS |
| ☐ PARKING SPACES | | |

BUILDING ELEVATIONS (IF APPLICABLE): (1 folded) Draw and make legible: all sides of all buildings on site. Photographs may be submitted in lieu of detailed drawings. Building Elevations must include:

☐ DIRECTION OF ELEVATION ☐ BUILDING MATERIALS & COLORS CALLED OUT ☐ ELEVATION DIMENSIONS/SCALE

FLOOR PLAN (IF APPLICABLE): (1 folded) Draw and make legible: all rooms and/or spaces contained within the building(s) on the site. Floor Plans must include:

☐ ENTRANCES/EXITS ☐ MAXIMUM OCCUPANCY (PER U.B.C.) ☐ ROOM DIMENSIONS/SCALE
☐ USE OF ROOMS ☐ SEATING CAPACITY (WHEN APPLICABLE) ☐ NORTH ARROW

STANDARD CONDITIONS OF APPROVAL: If a Temporary Commercial Permit is approved by the Department of Planning, the following conditions (or similar conditions) may be included to ensure consistency with the requirements of Title 19.18.100:

1. Provision for temporary parking facilities, including vehicle ingress and egress;
2. Measures to prevent or reduce nuisance factors such as glare, excessive illumination noise, vibration, smoke, dust, dirt, odors, gases and heat;
3. Regulation of placement, height, size and location of structures, facilities, landscaping and equipment, including provision for buffering and separation;
4. Provision for sanitary facilities and for waste collection and disposal;
5. Measures to promote safety and security;
6. Regulation of signs and other attention-gaining devices;
7. Regulation of operating hours and duration of the temporary commercial use;
8. Regulation of the hours and duration of set-up and dismantling activities;
9. Compliance with applicable provisions of the Las Vegas Municipal Code; and
10. Any other conditions which will ensure that the operation of the proposed temporary use is conducted in an orderly, efficient manner and in accordance with the intent and purpose of Section 19.18.100. of the LVMC.