



# TEMPORARY SIGN PERMIT

TSP-47312

**COPY**

**Description of Sign(s):** TSP-47312 - Temporary Sign Permit for two double sided banner signs both (2.5' by 4' wide); two single sided banner signs both (3' by 6'); two A-frame signs (3' by 4'); one tyard sign (18" by 12"); four double sided landscaping signs (3' by 4'); three landscaping flags (6' to 9' max height); three clusters of balloons in the front of the building on the site from 10/25/12 through 04/20/2013 at 4425 East Stewart Avenue, Suite 106.

**Applicant:** Maria Molina  
6912 Adobe Villa  
Las Vegas, NV 89142  
(702)459-2009 x

**Parcel(s):** 140-32-201-001

**Ward(s):** WARD 3 (BOB COFFIN)

**Type of Signs:**

- Pennants
- Balloons
- Streamers
- Searchlights
- Portable
- Other

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

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**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 178 DAYS FROM OCTOBER 25, 2012 TO APRIL 20, 2013.
- 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.

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



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Temporary Sign Permit  
 Project Address (Location) 4425 E. STEWART Ave # 106  
 Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 140-32-201-001 Ward # 3  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Maria I Molina Contact \_\_\_\_\_  
 Address 4425 E. Stewart # 106 Phone: 459-2009 Fax: \_\_\_\_\_  
 City Las Vegas, NV State NV Zip 89140  
 E-mail Address Lisashairdesign@yahoo.com

APPLICANT Maria I Molina Contact \_\_\_\_\_  
 Address 6912 Adobe Villa Phone: 459-2009 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89142  
 E-mail Address Lisashairdesign@yahoo.com

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

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature\* \_\_\_\_\_

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

Print Name Maria I Molina

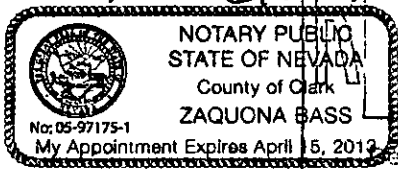
Subscribed and sworn before me

This 25 day of Oct., 2012.

Zaquona Bass  
 Notary Public in and for said County and State Clark, NV

**FOR DEPARTMENT USE ONLY**

Case #	<u>TSP-47312</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>\$100.00</u>
Date Received*:	<u>10/25/12</u>
Received By:	<u>Jonathan B.</u>



RECEIVED  
 OCT 25 2012  
 City of Las Vegas  
 Department of Planning

\*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

To whom it may concern:

I own a salon on the corner of Stewart and Lamb (4425 E. Stewart #106). I need to place signs on both Stewart and Lamb to attract clients to my salon. I am looking to get the tsp for 180 days straight. There is a large building right on the corner which is a tire repair and blocks the view of the salon. There is also five to seven uhauls parked along the front of the shopping center which also block the view of my salon. As you know the economic situation is very difficult so I need all the help I can get to attract clients to my business. I feel these signs would let new people to the area realize I am here, therefore greatly increasing my business. Below is a list of all the possible signs:

At A: I will place 1 yard sign 12" by 18"

At A1: A flag 6ft to 9ft and or a banner 2 ½ ft by 4ft and or a sign 2ft to 3ft by 3ft to 4ft and or a bunch of balloons.

At B: A flag 6ft to 9ft and or a single or double sided banner 2 ½ ft by 4ft, and a bunch of balloons.

At C: A sign of 2ft to 3ft by 3ft to 4ft and or a banner 2 ½ ft by 4ft

At D: A Aframe or double sided sign or banner 2ft to 3ft by 3ft to 4ft, and or a flag 6ft to 9ft and a bunch of balloons.

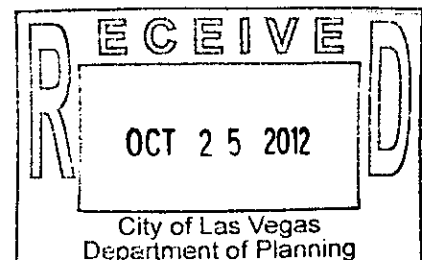
At E: A banner or sign 2ft to 3ft by 3ft to 4ft.

At F: A banner or Aframe 2ft to 3ft by 3ft to 4ft

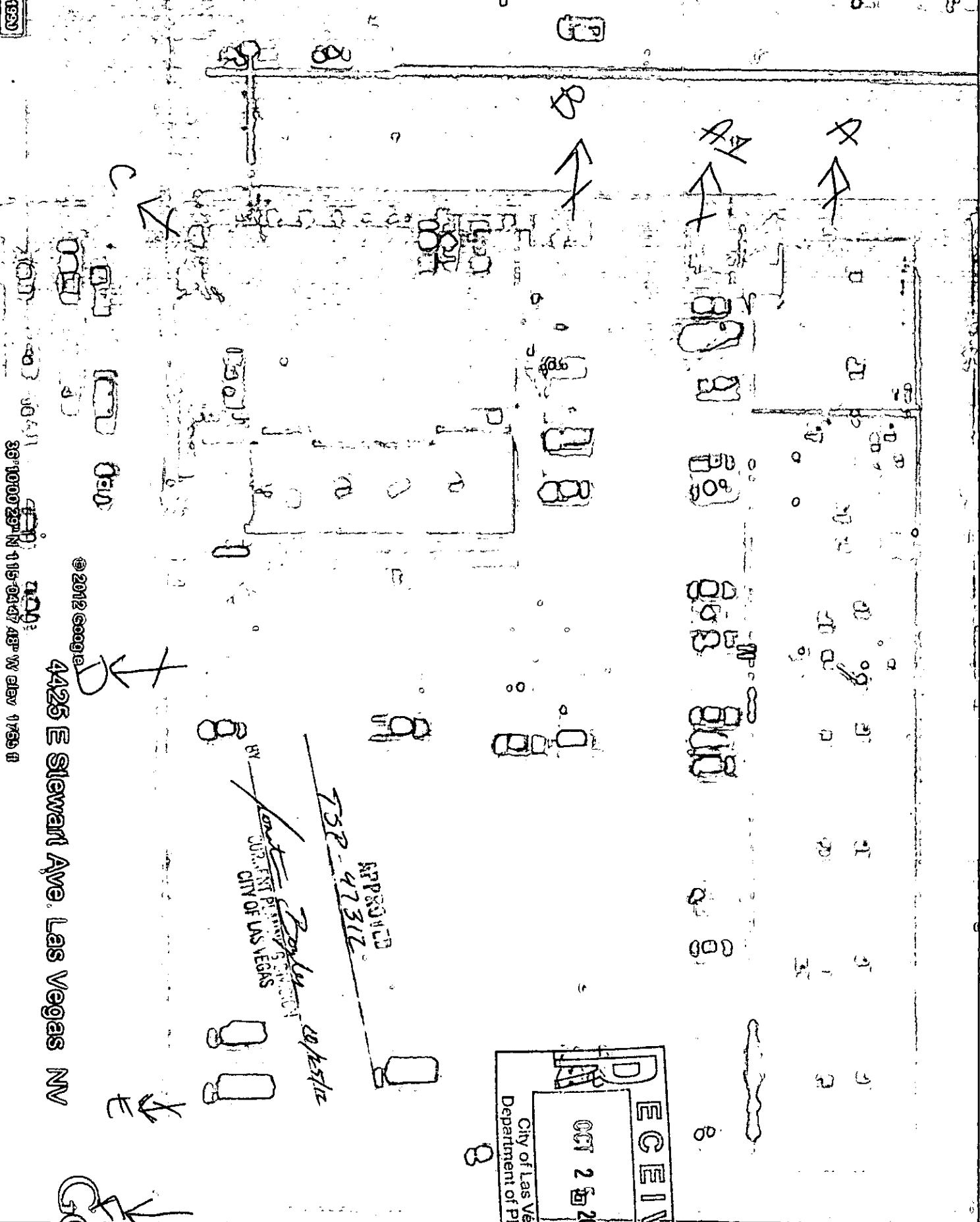
Sincerely,

Maria I. Molina (owner of Lisa's Hair Design)

2 double sided banners  
2 single sided banners  
2 Aframes  
1 yard frame  
4 double sided standing sign  
3 flags  
3 Balloon clusters





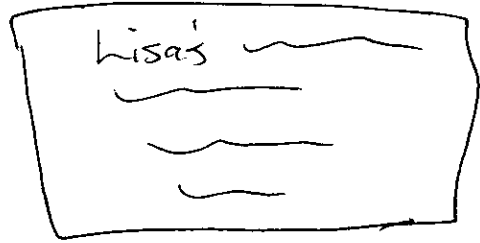


© 2012 Google  
 4425 E Stewart Ave. Las Vegas NV  
 39°10'00.29"N 115°04'47.48"W elev 1755 ft

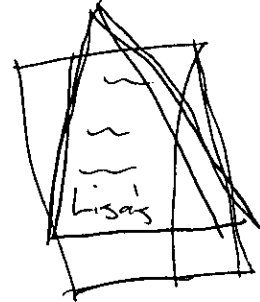
APPROVED  
 738-47312  
 City of Las Vegas  
 Department of Planning

RECEIVED  
 OCT 25 2012  
 City of Las Vegas  
 Department of Planning

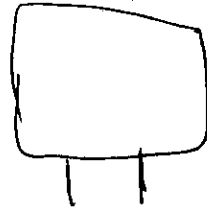
2) <sup>of these</sup> single or double sided  
2) <sup>of these</sup> Banners 2 1/2 ft by 4 ft



2) <sup>of these</sup> A Frames 2 to 3 ft by 3 to 4 ft



1) <sup>of these</sup> Yard Frame 18" by 12"



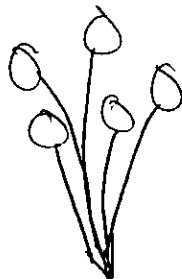
4) <sup>of these</sup> Sign double sided  
2 to 3 ft by 3 to 4 ft



3) <sup>of these</sup> 6 ft to 9 ft Flag



3) <sup>of these</sup> Cluster of Balloons



APPROVED  
TSP-47312

BY Font Borders 10/25/12  
CURRENT PLANNING DIVISION  
CITY OF LAS VEGAS

**LEASE ADDENDUM**  
**4425 East Stewart Ave, Unit 106**  
**Las Vegas, NV 89110**  
**DATED DECEMBER 9, 2009**

This Addendum becomes part of the lease dated October 17, 2008 between Mountain View Plaza and Maria Isabel Molina.

The lease is renewed for a period of three years commencing January 1, 2010 and expiring December 31, 2012.

5105 2 5 100

The rent for the period January 1, 2010 to December 31, 2010 shall be \$1,300 per month NNN plus all applicable CAM charges.

As of January 1, 2011 and at each anniversary date of the renewal of the lease, the rent shall increase based on CPI by a minimum of 3% and a maximum of 8%.

All other terms and agreements to remain the same.

Landlord:

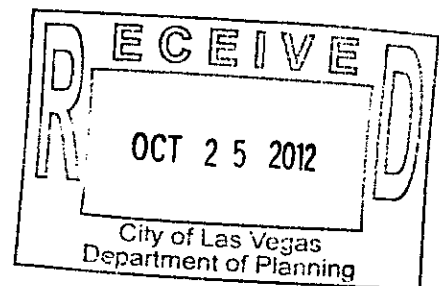
N. Armentroy

Mountain View Plaza

Tenant:

Maria Isabel Molina

Maria Isabel Molina



## DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

*This form does not constitute a contract for services nor an agreement to pay compensation.*

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

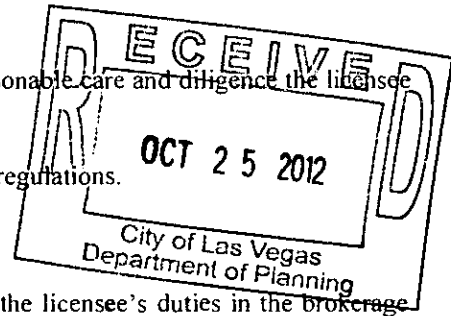
- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

<b>Licensee:</b> The licensee in the real estate transaction is _____	<b>Nora Armenian</b>
whose license number is <b>53186</b> . The licensee is acting for [client's name(s)] <b>Mountain View Plaza</b>	who is/are the <input checked="" type="checkbox"/> Seller/Landlord; <input type="checkbox"/> Buyer/Tenant.
<b>Broker:</b> The broker is _____	<b>Nora Armenian</b>
company is _____	<b>Vegas Valley Commercial</b>

### Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
  - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
  - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.



### Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

### Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

**Licensee Acting for Both Parties:** You understand that the licensee \_\_\_\_\_ may *or* \_\_\_\_\_ may not, in the future act

(Client Init) (Client Init)

for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.					
_____ <i>N. Armenian</i> Seller/Landlord Mountain View Plaza	Date	Time	_____ Buyer/Tenant Maria Isabel Molina	Date	Time
_____	Date	Time	_____	Date	Time

Approved Nevada Real Estate Division  
Replaces all previous versions

Page 1 of 1

525  
Revised 10/25/07

Vegas Valley Residential 1023 Whitney Ranch Dr, Henderson NV 89014  
Phone: 7024566449 Fax: 7024568849 Nora Armenian

Pecos & Craig