



TEMPORARY SIGN PERMIT

TSP-47445

Description of Sign(s): TSP-47445 - Temporary Sign Permit for two (2) 9-foot by 3-foot, and two (2) 4-foot by 6-foot banners on the northeast and northwest corners of the building; one(1) 4-foot by 10-foot banner located in the landscape area in the front of the site along Fort Apache Road from 12/01/12 through 05/29/13 at 2521 S. Fort Apache Road.

Applicant: Tailor Express And Cleanrs
2521 S Fort Apache Rd
Las Vegas, NV 89117
(702)850-6699 x

Parcel(s): 163-07-501-012

Ward(s): WARD 2 (BOB BEERS)

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 **180 DAYS FROM DECEMBER 1, 2012 TO MAY 29, 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: Tailor Express & Cleaners Inc.
 Project Address (Location) 3521 S. Fort Apache Rd #103
 Project Name TAILOR BANNERS Proposed Use _____
 Assessor's Parcel #(s) 163-07-501-012 Ward # _____
 General Plan: existing _____ proposed Zoning: existing _____ proposed _____
 Commercial Square Footage 1,200 Sq. ft Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Y & B Investments LLC Contact B. Ghodisian
 Address 9030 W. Sahara Ave #668 Phone: 505-9992 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address _____

APPLICANT Tailor Express & Cleaners Inc. Contact Nicole Kowalewski
 Address 2521 S. Fort Apache Rd #103 Phone: 858-6699 Fax: _____
 City Las Vegas State NV Zip 89117
 E-mail Address _____

REPRESENTATIVE Triumph Property Management Contact KAMI ZARGARI
 Address 9030 W. Sahara Ave #668 Phone: 367-2323 Fax: 367-2329
 City Las Vegas State NV Zip 89117
 E-mail Address Kami @ TriumphPM.net

Property Owner Signature* _____

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

Print Name KAMAR ZARGARI

Subscribed and sworn before me

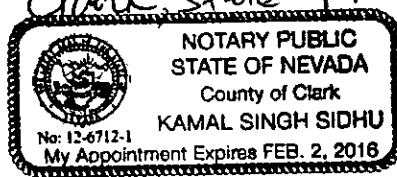
This 7th day of NOVEMBER, 20 12.

[Signature]

Notary Public in and for said County and State

County of Clark, State of Nevada

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>TSP-47445</u>
Meeting Date:	_____
Total Fee:	<u>100.-</u>
Date Received:*	<u>11/7/12</u>
Received By:	<u>[Signature]</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.

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Y & B INVESTMENTS, LLC *OWNER***Business Entity Information**

Status:	Active	File Date:	6/17/2011
Type:	Foreign Limited-Liability Company	Entity Number:	E0349722011-3
Qualifying State:	CA	List of Officers Due:	6/30/2013
Managed By:		Expiration Date:	
NV Business ID:	NV20111410144	Business License Exp:	6/30/2013

Registered Agent Information *MGMT*

Name:	TRIUMPH PROPERTY MANAGEMENT CORP.	Address 1:	2655 S. RAINBOW BLVD. #405
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89146
Phone:		Fax:	
Mailing Address 1:	9030 W. SAHARA AVE. SUITE 668	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89117		
Agent Type:	Noncommercial Registered Agent		

Officers☐ Include Inactive Officers

Managing Member - GHODSIAN BEHNAM			
Address 1:	9030 W SAHARA AVE 668	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	USA
Status:	Active	Email:	
Manager - KAMYAR ZARGARI			
Address 1:	9030 W SAHARA AVE STE 668	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20110451555-09	# of Pages:	1
File Date:	6/17/2011	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20110667031-47	# of Pages:	1
File Date:	9/14/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120492335-21	# of Pages:	1
File Date:	7/17/2012	Effective Date:	
(No notes for this action)			

November 7, 2012

Tailor Express & Cleaners Inc.

2521 S Fort Apache Rd #103

Las Vegas, NV 89117

702-858-6699

City of Las Vegas

Department of Building and Safety

333 N Rancho Dr

Las Vegas, NV 89106

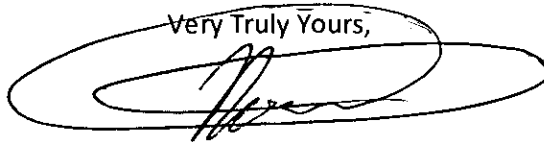
RE: Justification Letter

To Whom It May Concern;

The above business entity expresses desire to apply for temporary sign permit to comply and abide by Code Enforcement Division under City of Las Vegas Municipal Code 19.08.120(g) for Temporary Banner Signs.

For further explanations and/or Landlord Representative Permission which has been granted, please contact Kami Zargari of Triumph Property Management at 702-367-2323 x126.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Nicole Kowalewski', is written over a large, hand-drawn oval. The signature is fluid and cursive.

Nicole Kowalewski

Business Owner

Sign Elevation in Accordance to Application/Petition Form

Banner Material – Vinyl

Banner Dimensions:

- 2 9' x 3'
- 2 4' x 6'
- 1 4' x 10'

Banner Descriptions:

- Please see below picture for exact wording and design of each banner



RECEIVED

NOV 07 2012



RECEIVED

NOV 07 2012



RECEIVED
NOV 07 2012

Sign Elevation in Accordance to Application/Petition Form

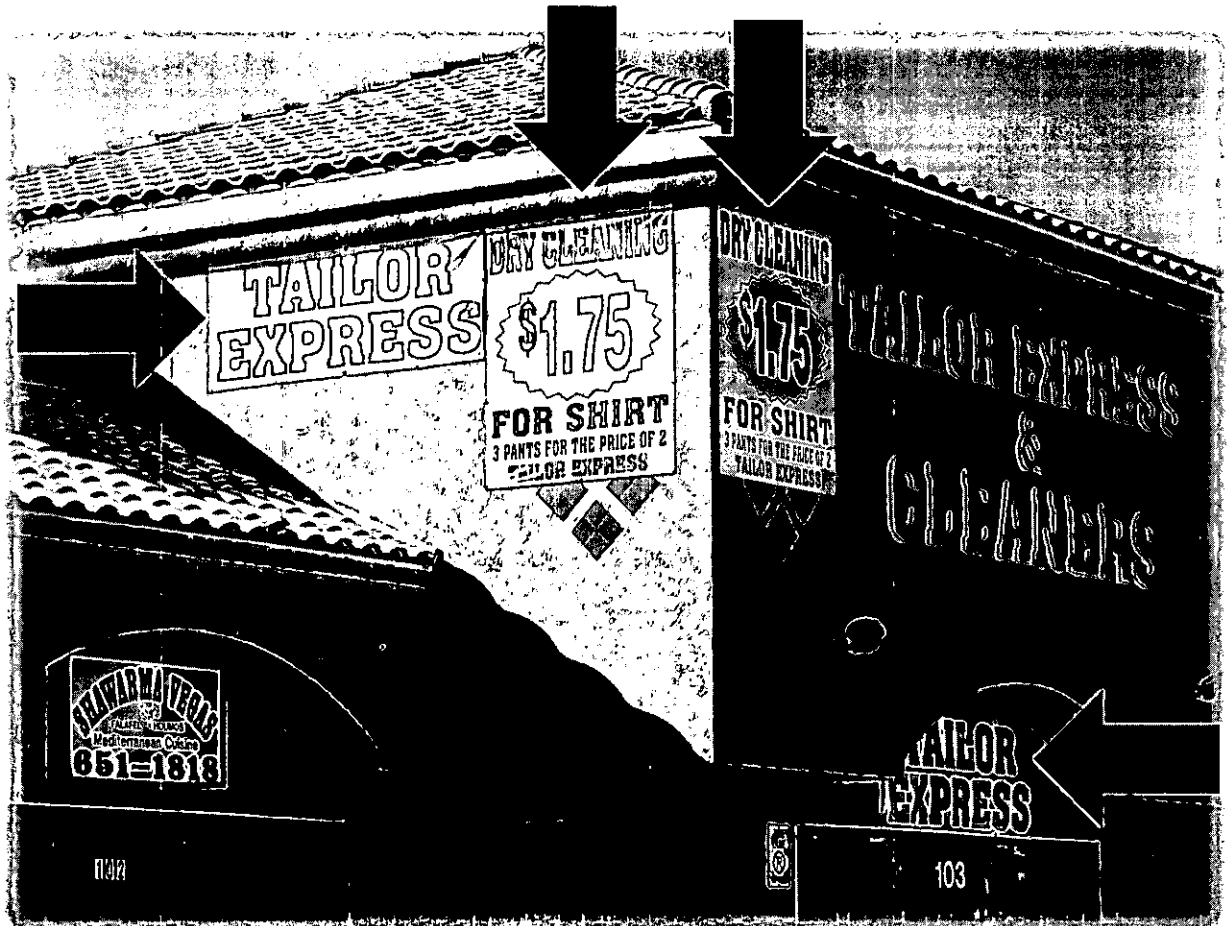
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NOV 07 2012



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RECEIVED
NOV 07 2012

S. GORTA RACHE RD

OFF
CONV
STORE

RESTA
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ON

CHILD

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NOV 07 2011

2011-2012

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