

RECEIVED
APR 04 2013

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Balloon 12X12



2X3 Sandwich board



Flags

Shopping Center

In-N-out

Arby's



Brake Masters
An Honest Brake Since 1983
1910 Rock Springs Dr.
Las Vegas, NV 89128

Ingress/Egress

Ingress/Egress

Vacant Land

Rock Springs Dr.



APPROVED
SITE PLAN - TEMP STALL

BY 4/8/2013

CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

Scale 1/32

BRADLEY
MILLS

RECEIVED
MR. 08208

BY *[Signature]*
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



TEMPORARY SIGN PERMIT

TSP-48944

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APR 08 2013

Description of Sign(s): TSP-48944 - 1910 Rock Springs Road - Brake Masters Temporary Signs - Signage to consist of one inflatable Brake Masters logo balloon 12' x 12' in size to be placed on the roof of the building; three 2' x 12' single-sided pole flags to be installed within the landscape planter adjacent to Rock Springs Road; and one 2' x 3' sandwich board sign to be displayed at the parking lot driveway entrance of the site. Signs to be displayed 04/09/2013 through 10/09/13.

Applicant: Brake Masters
1910 Rock Springs
Las Vegas, NV 89128
(702)454-0006 x

Parcel(s): 138-22-711-005

Ward(s): WARD 1 (LOIS TARKANIAN)

Type of Signs:

- ☐ Pennants
- ☒ Balloons
- ☐ Streamers
- ☐ Searchlights
- ☒ Portable
- ☒ Other

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

THIS PERMIT IS APPROVED PURSUANT TO TITLE 19.16.170A OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE TEMPORARY SIGN PERMIT SHALL BE VALID FOR 184 DAYS FROM APRIL 9, 2013 TO OCTOBER 9, 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

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Application/Petition For: Brake masters
 Project Address (Location) 1910 Rock Springs Dr
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-22-711-005 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 3300 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Rock Springs RD LLC Contact DOUG TAYLOR
 Address 620 CONTRA COSTA BLVD #210 Phone (951) 699-4721 Fax: _____
 City PLEASANT HILL State CA Zip 94523
 E-mail Address jclifford@mdlgroup.com

APPLICANT Brake masters Contact DAVID FAUSSETT
 Address 1910 Rock Springs Dr Phone: 454 0006 Fax: 454 0106
 City LAS VEGAS NV State NV Zip 89108
 E-mail Address Brake masters LV@cox.net

REPRESENTATIVE MDL Group Contact JUDY CLIFFORD-MANAGEA
 Address 3065 S. JONES BLVD. STE. 201 Phone: 702-388-1800 Fax: 702-388-1010
 City Las Vegas State NV Zip 89146
 E-mail Address jclifford@mdlgroup.com

Property Owner Signature* Judy Clifford on behalf of Rock Springs

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

Print Name JUDY CLIFFORD

Subscribed and sworn before me

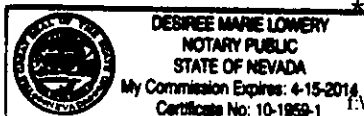
This 1 day of April, 2013

Deanne Hawley

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # C. TSP 489A4
 Meeting Date: _____
 Total Fee: 100
 Date Received:* 4/8/2013
 Received By: [Signature]





Brake Masters®

"An Honest Brake since 1983"

Brake Masters
1910 Rocksprings Dr.
Las Vegas, NV. 89128

RECEIVED

APR 08 2013

City of Las Vegas
Department of Planning

April 1, 2013

RE: Temporary Sign Permit

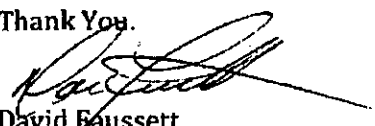
I am requesting a Temporary sign permit for our new Brake Masters located at 1910 Rock springs Dr. This will be for the purpose of a Grand Opening, I ask that these sign be displayed for a period of 180 days per. ordinance #6204. Please allow for the following signs to be displayed:

- 1) One Inflatable Brake Masters logo balloon 12X12 in size.
- 2) Three 2X12 one sided pole flags to display in front of the building.
- 3) One 2X3 Sandwich board sign to be displayed at the drive entrance.

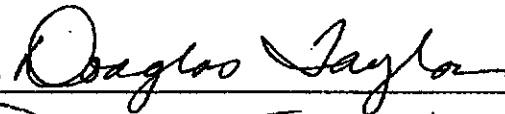
All signs to be displayed during daytime hours only and will be taken in at night. In the short time we have been open at this location the visibility has proven to be a stumbling block. I feel that these signs are necessary to help us gain a foothold in the community so as to hopefully be a viable business.

I appreciate you consideration in this matter.

Thank You.


David Eaussett
Owner Brake Masters

Property owner

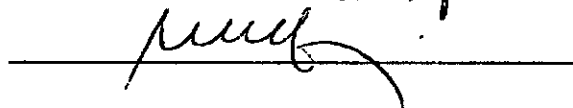


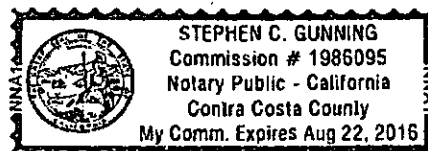
Print Name

Douglas Taylor

Subscribed and sworn before me

This 3rd day of April, 2013







Brake Masters[®]

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Brake Masters
1910 Rocksprings Dr.
Las Vegas, NV. 89128

City of Las Vegas
Department of Planning

April 1, 2013

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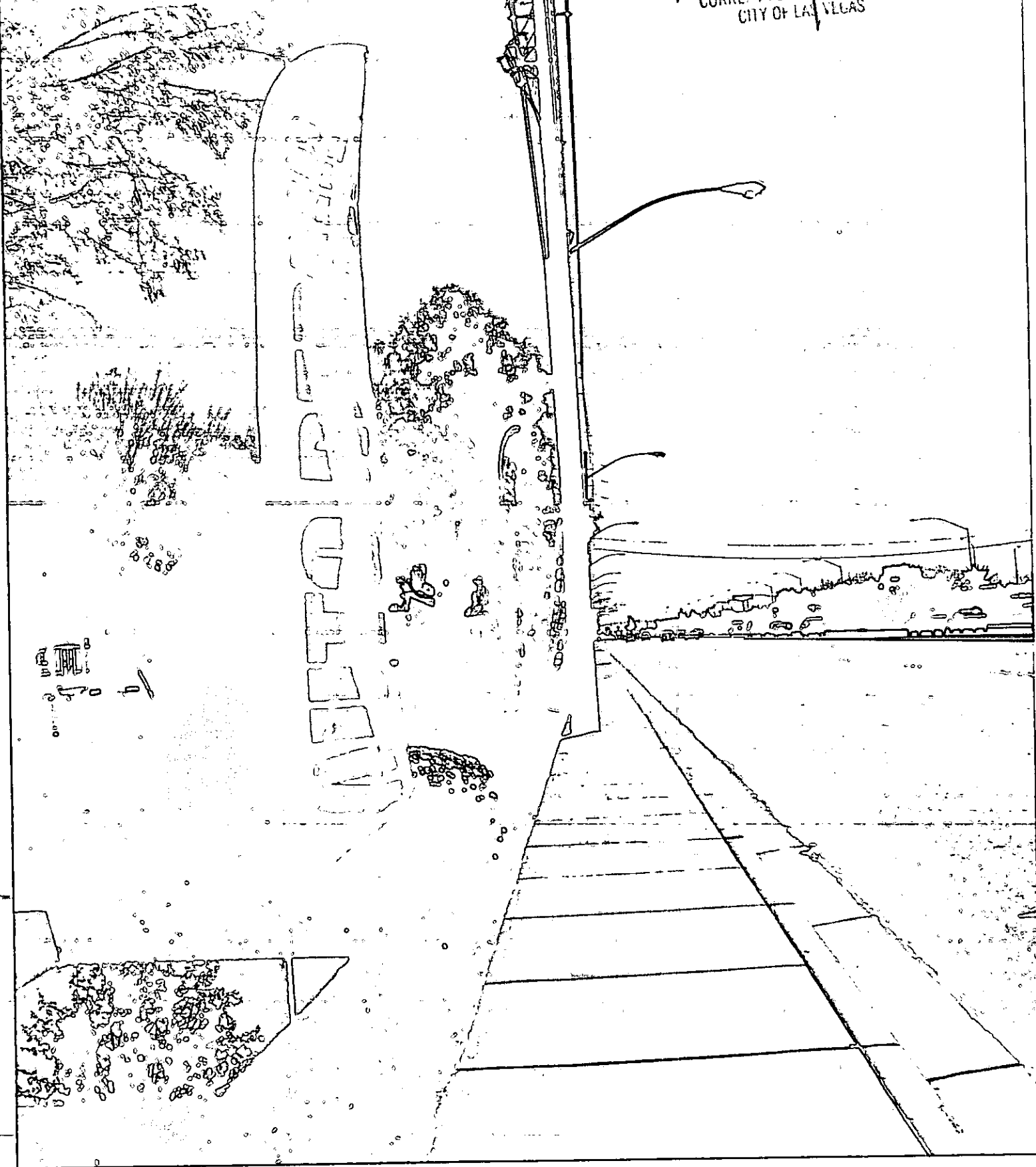
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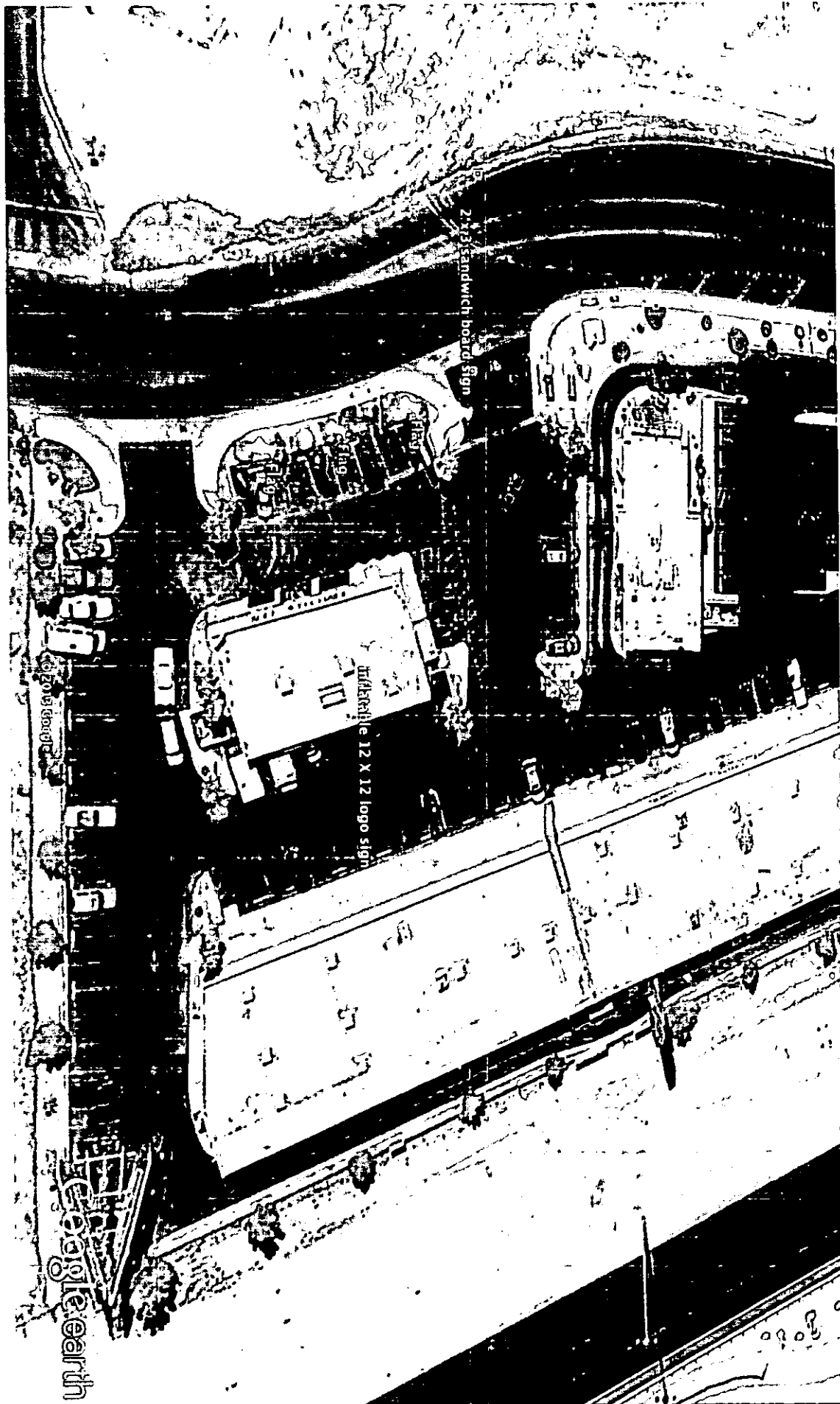
APPROVED
election - temp signs only
BY *[Signature]* 4/8/13
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



Google earth

feet
meters

1000
300



2 x 13 sandwich board sign

Widened 12 X 12 logo sign

Google earth

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