

City Council Action Letter



Separator Sheet



November 26, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. Ken Fong
Fong Imperial Plaza, Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-24404 – REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 21, 2007

Dear Mr. Fong:

The City Council at a regular meeting held November 21, 2007 APPROVED the Required One Year Review of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Mr. Ken Fong
RQR-24404 – Page Two
November 26, 2007

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

City Council Proof of Publication



Separator Sheet

Las Vegas, Nevada

NOVEMBER 5, 2007

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS,
REQUIRED REVIEWS, AND APPEALS:

SUP-23086, SUP-24243, SUP-24482, SUP-24493, SUP-24513, SUP-24525,
SUP-24529, SUP-24533, RQR-23936, RQR-24331, RQR-24332, and RQR-24404

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, NOVEMBER 9, 2007 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

CHIEF DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable
City Attorney – (on Ordinances)
Planning and Development Department
Front Desk

NOTICE OF PUBLIC HEARINGS
NOVEMBER 21, 2007

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, NOVEMBER 21, 2007 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Special Use Permits and Required Reviews and Appeal:

SUP-23086 - APPLICANT/OWNER: DURANGO AND CENTENNIAL, LLC - Request for a Special Use Permit FOR A PROPOSED 313 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN A 4,062 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 350 FEET TO A RESIDENTIAL ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 6461 North Durango Drive, Suite #'s 110 through 140 (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

SUP-24243 - APPLICANT: GONZALO AUSQUI - OWNER: ECT HOLDING, LLC - Request for a Special Use Permit TO ALLOW FOR BEER/WINE/COOLER OFF-SALE AT A PROPOSED GENERAL RETAIL STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION FROM A CITY PARK OF APPROXIMATELY 150 FEET WHERE 400 FEET IS REQUIRED at the southeast corner of Charleston Boulevard and Maryland Parkway (APN 162-02-110-014), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-24482 - APPLICANT: CRAIG MCCALL - OWNERS: WILLIAM A. WALDMAN, ET AL - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 544 FEET FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS THE MINIMUM SEPARATION REQUIRED at 212 South Las Vegas Boulevard (APN 139-34-610-024), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-24493 - APPLICANT/OWNER: KHJ PROPERTY HOLDINGS, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH SERVICE BAR at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone, Ward 2 (Wolfson)

SUP-24513 - APPLICANT/OWNER: ICONIUM CORPORATION, LLC - Appeal from the Denial by the Planning Commission of a Request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 1311 South Casino Center Boulevard (APN 162-03-110-056), C-2 (General Commercial) Zone, Ward 3 (Reese)

SUP-24525 - APPLICANT: MJ CHRISTENSEN JEWELERS, LLC - OWNER: MJ CHRISTENSEN JEWELERS HOLDINGS, LLC - Request for a Special Use Permit FOR A SECOND HAND DEALER USE IN AN EXISTING JEWELRY STORE, NEW at 8980 West Charleston Boulevard (APN 138-32-412-023), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

SUP-24529 - APPLICANT: VICTOR PERILLO - OWNER: 750 FREEMONT, LLC - Request for a Special Use Permit FOR A TAVERN-LIMITED ESTABLISHMENT at 760 Fremont Avenue (APN 139-34-612-019), C-2 (General Commercial) Zone, Ward 5 (Barlow)

SUP-24533 - APPLICANT: OLENA GOLOSNA - OWNER: WEST SAHARA ASSOCIATES - Request for a Special Use Permit FOR A SECONDHAND DEALER at 6338 West Sahara Avenue (APN 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

RQR-23936 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RANCHO STATION, LLC - Required Five Year Review on an approved Special Use Permit (U-0036-87) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1999 North Rancho Drive (APN 139-19-703-005), C-2 (General Commercial) Zone, Ward 5 (Barlow)

RQR-24331 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST - Required Two Year Review of an Approved Special Use Permit (U-104-02) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1501 Western Avenue (APN 162-04-605-005), M (Industrial) Zone, Ward 1 (Tarkanian). NOTE: THE CORRECT WARD IS WARD 3 (REESE)

RQR-24332 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: BARTSAS MARY 1, L L C - Request for a Required One Year Review of an approved Special Use Permit (U-0260-94) FOR A 40-FOOT TALL 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 3201 North Rancho Drive (APN 138-12-801-011), C-2 (General Commercial) Zone, Ward 6 (Ross)

RQR-24404 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP - Required One Year Review of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). NOTE: THE CORRECT WARD IS WARD 5 (BARLOW)

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall.

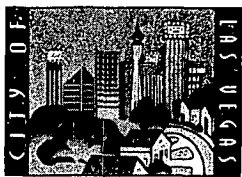
BEVERLY K. BRIDGES, CITY CLERK

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV, 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

October 29, 2007

Mr. Ken Fong
Fong Imperial Plaza, Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-24404 - REQUIRED REVIEW

Dear Mr. Fong:

Your Required One Year Review of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, ~~Ward 1 (Tarkanian)~~ Ward 5 (Barlow), was considered by the Planning Commission on October 25, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
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Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

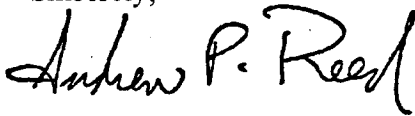


Mr. Ken Fong
RQR-24404 - Page Two
October 29, 2007

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **November 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

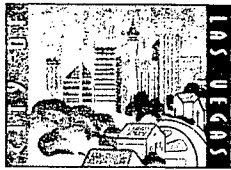
Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

August 2, 2007

Mr. Ken Fong
Fong Imperial Plaza, LP
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-11336 (SUP-3061) - Special Use Permit Required Review
1571 North Decatur Boulevard

Dear Mr. Fong:

Our records indicate the above referenced action will be scheduled for the **October 11, 2007** Planning Commission meeting, at which time the Commission may recommend that the use be discontinued.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. In addition to the plans required, we also need the enclosed Statement of Financial Interest form and application completed and notarized. Please come to our offices located at 731 South Fourth Street no later than August 24, 2007 to pay the notification cost of \$300.00, submit the required plans, State of Financial Interest Form and application. Failure to submit the above mentioned items may result in immediate discontinuance of the Special Use Permit for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Livingston Burney, Agenda Technician
Planning and Development Department
Current Planning Division

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard, Suite #4
Las Vegas, Nevada 89118

Mr. Mark Sabraw
GNP
2756 North Green Valley Parkway
Henderson, Nevada 89014



07101-001-06-07

RECEIVED
SEP 05 2007

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 12, 2007

Mr. Ken Fong
Fong Imperial Plaza, Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-24404 - REQUIRED REVIEW

Dear Mr. Fong:

Please be advised the City Planning Commission at its regular meeting on **October 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Friday, October 19, 2007** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Public Hearing Notice

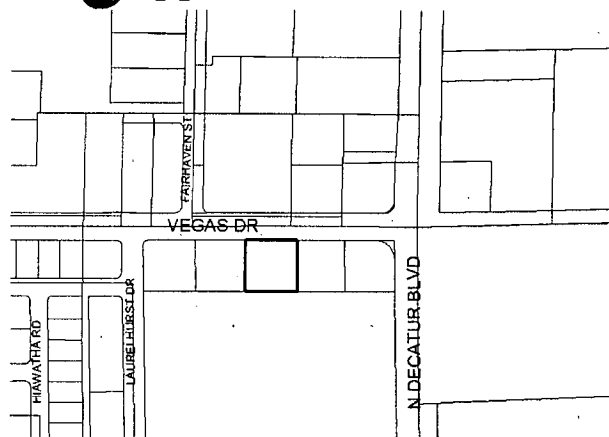


Separator Sheet

Application Information

RQR-24404 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP - Required One Year Review of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

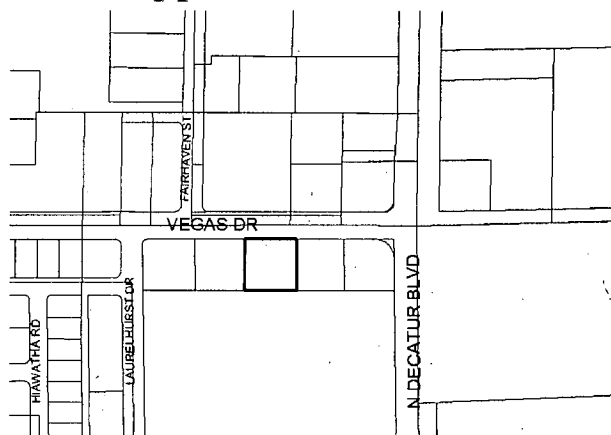
Meeting: Planning Commission
Date: *October 25, 2007*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Information

RQR-24404 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP - Required One Year Review of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Application Location



The proposed project may not pertain to the entire highlighted project site.

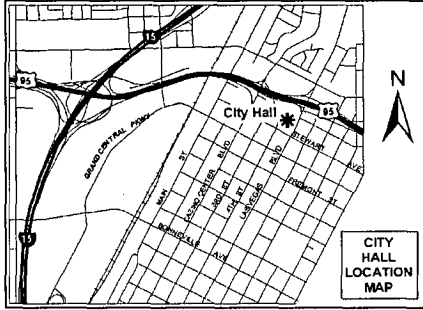
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Meeting: Planning Commission
Date: *October 25, 2007*
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Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

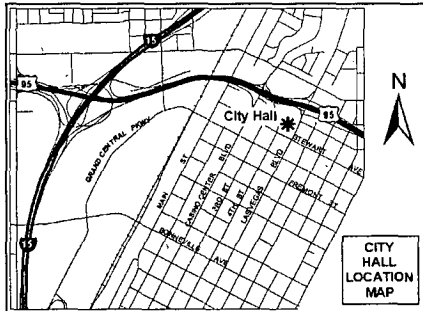
I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-24404

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-24404

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 25, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

RQR-24404

Charleston Estates NA

Charleston Preservation NA #15

Charleston Preservation NA #16

Fremont Estates HOA

G-704 NA

Golf Ridge Terrace NA

Greens HOA

Paul Culley NA

Twin Lakes Country Club NA

Upland-Harmony Park Place NA

WLV-NAA8

11

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BH*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: September 21, 2007
Re: **RQR-24404** Las Vegas Billboards 1571 North Decatur Boulevard
Request for a Required One Year Review of an approved Special Use Permit

COMMENTS:

We have no comment on the Required One Year Review application of an approved Special Use Permit (SUP-3061) which allowed a 40-foot tall, 12-foot X 24-foot off-premise advertising (billboard) sign at 1571 North Decatur Boulevard.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

RQR-24404 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS
BILLBOARDS - OWNER: FONG IMPERIAL PLAZA - Required One Year Review (RQR-11336) of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

PLANNING COMMISSION: *OCTOBER 25, 2007*
CITY COUNCIL: *NOVEMBER 21, 2007*

CASE PLANNER: *ANDY REED*



PUBLIC HEARING

Comments Due: *SEPTEMBER 25, 2007*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

TO: CARMEN BURNEY

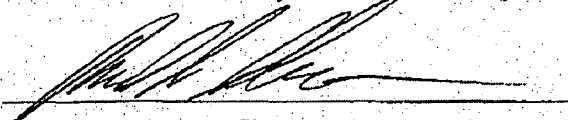
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: RQR-24404 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **October 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at (702) 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.


Signature

10/24/07
Date

MARK H. SABRAW ACP
Please Print Name

GNP For Las Vegas B. / Board
Company Name

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date

10/25/07
PC

Item 17

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-24404

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SUP & SNC
09/05/2007

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

RQR-24404 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA - Required One Year Review (RQR-11336) of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

PLANNING COMMISSION: **OCTOBER 25, 2007**
CITY COUNCIL: **NOVEMBER 21, 2007**

CASE PLANNER: **ANDY REED**



PUBLIC HEARING

Comments Due: **SEPTEMBER 25, 2007**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**RQR Application****Report Date** 09/11/2007 08:43 AM**Submitted By**

Page 1

A/P # 24404 **REQUIRED REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	09/05/2007 13:17	984062	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

RQR-24404 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA - Required One Year Review (RQR-11336) of an approved Special Use Permit (SUP-3061) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 24404	Project/Phase Name ONE YEAR REVIEW - RQR-11336(SU)	Phase #
Size/Area 0.00	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed 0.00
% Complete Formula		

Property/Site Information**Parcel** 13825503003**Location****Owner/Tenant**

Contact ID AC1375443	Name FONG IMPERIAL PLAZA L P	Organization
Mailing Address 1553 N DECATUR BLVD		State/Province NV
City LAS VEGAS		Country
ZIP/PC 89108-1204		☐ Foreign
Day Phone		Evening Phone
Fax		Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses1571 N DECATUR BLVD
LAS VEGAS, 89108-1559 N DECATUR BLVD
LAS VEGAS, 89108-1573 N DECATUR BLVD
LAS VEGAS, 89108-1575 N DECATUR BLVD
LAS VEGAS, 89108-

1577 N DECATUR BLVD

LAS VEGAS 89108-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**RQR Application****Report Date** 09/11/2007 08:43 AM**Submitted By**

Page 2

Address**Parcel Link****AP Link**1581 N DECATUR BLVD
LAS VEGAS, 89108-**Linked Parcels**

No Parcels are linked to this Application

AP Linked Parcels

13825503003

Applicants/Contacts

Primary N	Capacity OWNER	Contact ID AC1375443 ☐ Foreign
Effective	Expire	
Name FONG IMPERIAL PLAZA L P		
Day Phone	Eve Phone	Organization
Pager	PIN #	Position
Fax	Mobile	Profession
E-Mail		
Address 1553 N DECATUR BLVD LAS VEGAS, NV 89108-1204		
Seasonal Addr		
Valid From	To	
Comments		
No Comments		

Primary N	Capacity APPL	Contact ID AC576551 ☐ Foreign
Effective	Expire	
Name LAS VEGAS BILLBOARDS		
Day Phone (702)837-7822 x	Eve Phone	Organization
Pager	PIN #	Position
Fax (702)837-7821	Mobile	Profession
E-Mail		
Address 5665 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89118		
Seasonal Addr		
Valid From	To	
Comments		
No Comments		

Primary Y	Capacity OTHER	Other REP	Contact ID AC620353 ☐ Foreign
Effective	Expire		
Name GREATER NEVADA PLANNING INC			
Day Phone (702)312-2435 x	Eve Phone	Organization	
Pager	PIN #	Position	
Fax (702)312-3316	Mobile	Profession	
E-Mail			
Address 8610 S. EASTERN AVE #8 LAS VEGAS, NV 89014			
Seasonal Addr			
Valid From	To		
Comments			
No Comments			

Report Date 09/11/2007 08:43 AM

Submitted By

Page 3

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ENTER PARENT PROJECT#)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	09/05/2007 13:19	300.00
Total Unpaid	0.00	Total Paid	300.00

Review Activities

Act #	Act Type	Status	Waived	Issued	Started	Completed
-------	----------	--------	--------	--------	---------	-----------

There are no Review Activities for this Report

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
-----------	----------	-------------	---------------	------------	--------------	----------

No Conditions

Planning Condition

Description

Effective

Expire

Comments

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Final City Council letter received
Y. Parent Project link required? Annotated minutes received
Required TWO YEAR Review Is there a condition of approval for a Required Review?
Parent Application Type SUP If yes, when does it need to be reviewed?
Parent Project #3061
Staff Recommendation
Meeting Information

Meeting Grid

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments Added By	Add Date	Modified By	Modified Date		
10/25/2007	PC	SCHEDULED	0	0	0
RLEVRANT	09/05/2007				

Template Type AP #

AP Type

Status

Stage

No children exist for this project

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**RQR Application****Report Date** 09/11/2007 08:43 AM**Submitted By**

Page 4

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	983657	09/05/2007 13:19		0.00
	Sandra Montgomery / Greater Nevada Planning ck 7191 / 312-2435				

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RQR-11336

Application/Petition For: Special Use Permit Required Review
 Project Address (Location) 1571 N. Decatur Blvd., Las Vegas, NV 89108
 Project Name Billboard Proposed Use _____
 Assessor's Parcel #(s) 138-25-503-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Fong Imperial Plaza Contact Ken Fong
Limited Partnership
 Address 1553 N. Decatur Blvd. Phone: 646-5711 Fax: 646-4277
 City Las Vegas State NV Zip 89108

APPLICANT Las Vegas Billboards Contact Chad Harris
Steady
 Address 5665 S. Valley View Blvd. Phone: 837-7822 Fax: 528-8804
 City Las Vegas State NV Zip 89113

REPRESENTATIVE Greater Nevada Planning Contact Mark Sabraw
 Address 8610 S. Eastern Ave. #8 Phone: 596-7400 Fax: 312-3316
 City Las Vegas State NV Zip 89123

FOR DEPARTMENT USE ONLY

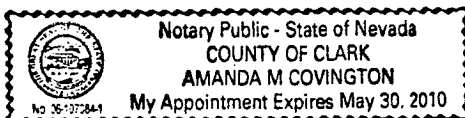
Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kenneth W. Fong

Subscribed and sworn before me

This 8 day of August, 2007.

[Signature] State of Nevada
 County of Clark
 Notary Public in and for said County and State



Case #	<u>RQR-24404</u>
Meeting Date:	<u>10/25/07</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>9/5/07</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.

RECEIVED
 SEP 05 2007

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-24404** APN: 138-25-503-003
Name of Property Owner: Fong Imperial Plaza Limited Partnership
Name of Applicant: Las Vegas Billboard

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Kenneth W. Fong

Print Name: Kenneth W. Fong

Subscribed and sworn before me

This 8 day of August, 2007

Amanda M. Covington State of Nevada
Notary Public in and for said County and State County of Clark



Deed



Separator Sheet

20070322-0000742

Fee: \$21.00 RPTT: EX#003
N/C Fee: \$0.00

03/22/2007 09:01:26
T20070050403

Requestor:
LEGAL WINGS

Debbie Conway
Clark County Recorder

CD0
Pgs: 9

APN# 138-25-503-003

Recording Requested by:

Name Bryan A Lowe, Esq.
c/o Bryan A Lowe & Associates, PLC

Address 4011 Meadows Lane, Suite 102

City/State/Zip Las Vegas, Nevada 89107

CORRECTED QUITCLAIM DEED
(Title of Document)

RE-RECORDED

*This corrected quitclaim deed is re-recorded to supply the only true and correct legal description for APN: 138-25-503-003 and to change the mailing address for any tax statements. The previous corrected quitclaim deed was recorded on February 2, 2007, as Instrument No. 03409.

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or printed.

20070202-0003409

Fee: \$18.00 RPTT: EX#003

NVC Fee: \$0.00

02/02/2007

14:35:58

120070020114

Requestor:

BRYAN A LOWE & ASSOC

Debbie Conway

Clark County Recorder

ARO

Pgs: 7

APN# 138-25-503-0003

11 digit number may be obtained at:

<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

Re-corrected

Quitclaim Deed

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording requested by:

Bryan A. Lowe & Assoc.

Return to:

Name Bryan A. Lowe & Assoc.

Address 4011 Meadows Lane #102

City/State/Zip Las Vegas, NV 89107

RE-RECORDED

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be typed or printed clearly in black ink only.

CS12/03

APN# 138-25-503-003

Recording Requested by:

Name Bryan A Lowe, Esq.
c/o Bryan A Lowe & Associates, PLC

Address 4011 Meadows Lane, Suite 102

City/State/Zip Las Vegas, Nevada 89107

20060905-0000403

Fee \$18.00
N/C Fee \$0.00

RPTT: EX#003

09/05/2006

09:22:43

20060153573

Requestor:
LEGAL WINGS

Frances Deane
Clark County Recorder

LEX
Pgs: 6

CORRECTED QUITCLAIM DEED
(Title of Document)

RE-RECORDED

RE-RECORDED

ASSESSOR'S

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or printed.

APN: 138-25-503-003

RE-CORRECTED QUITCLAIM DEED

20021107
01382

FOR VALUE RECEIVED, THE WING GAY FONG AND LILLY HING FONG FAMILY TRUST w/d July 25, 1977, as amended and restated on June 16, 1993, hereby quitclaims to the FONG IMPERIAL PLAZA LIMITED PARTNERSHIP, a Nevada limited partnership, all its right, title and interest in the following described real property in the County of Clark, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein

Property Address: 1571 N. Decatur Boulevard, Las Vegas, Nevada 89108

Grantee's Address: 2020 Silver Avenue, Las Vegas, Nevada 89102

Mail Tax Statements To: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP,
1553 N. Decatur ~~2020 Silver Avenue~~, Las Vegas, Nevada ~~89102~~ 89108

*This deed is re-recorded to provide the correct legal description.
The previous deed was recorded **THE WING GAY FONG AND LILLY HING FONG**
on November 7, 2002, in Book **FAMILY TRUST w/d June 16, 1993, as amended**
20021107 as Instrument No. 01382.

By Wing Gay Fong
WING GAY FONG, Trustee

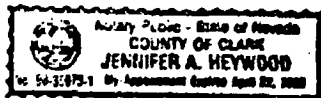
STATE OF NEVADA

COUNTY OF CLARK

On this 11 day of October, 2002, before me, the undersigned, a Notary Public in and for said County and State personally appeared WING GAY FONG, the Trustee of the THE WING GAY FONG AND LILLY HING FONG FAMILY TRUST w/d June 16, 1993, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity.

WITNESS my hand and Official Seal.

Jennifer A. Heywood
NOTARY PUBLIC



**This deed is re-recorded again to provide the accurate legal description for Parcel No. 138-25-503-003. The prior deed was recorded on September 5, 2006, as Inst. 0403.

When Recorded Return to:

FONG IMPERIAL PLAZA LIMITED PARTNERSHIP
2020 Silver Avenue
Las Vegas, NV 89102

20021107
01382

EXHIBIT "A"

That portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, M.D.B.&M., described as follows:

COMMENCING at the Northeast (NE) corner of said Section 25, thence South 0°41'40" East along the East line of said Section 25, a distance of 40.00 feet; thence North 89°57'34" West, parallel with the North line of said Section 25, a distance of 220.00 to the TRUE POINT OF BEGINNING; thence continuing North 89°57'34" West, a distance of 435.96 feet; thence South 0°41'40" East, a distance of 150.00 feet; thence South 89°57'34" East, a distance of 435.96 feet; thence North 0°41'40" West a distance of 150.00 feet to the TRUE POINT OF BEGINNING

RESERVING, however a non-exclusive easement for roadway and incidental purposes over and across the westerly 100 feet of the property herein described, for the use and benefit of the remaining land of the Grantor adjacent to and westerly of the premises herein conveyed.

APN: 138-25-503-803

ASSESSOR

2005 OCT 12 11:14:30

CLARK COUNTY, NEVADA
JUDITH G. HANCOCK, RECORDER
RECORDED AT REQUEST OF: BRYAN W. LONE & ASSOCIATES

11-07-2002 12:36 PM PAGE 1 OF 1

OFFICIAL RECORDS

BOOK/INSTR: 20021107-01382 FEE: 15.00
RECI: 610006

September 12, 2005
D. Layton
495.166.01

Exhibit 'A'

Legal Description – APN: 138-25-503-003

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, described as follows:

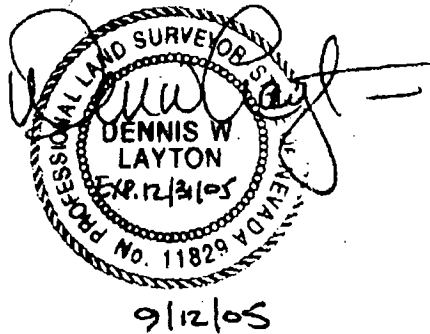
Commencing at the northeast corner of said Section 25, being at the centerline intersection of Vegas Drive and Decatur Boulevard; thence along the east line of said Section 25 and the centerline of said Decatur Boulevard, South $00^{\circ}41'40''$ East, 40.00 feet; thence departing said east section line and parallel with the north line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 25, North $89^{\circ}57'34''$ West, 360.00 feet to the **Point of Beginning**; thence South $00^{\circ}41'40''$ East, 150.00 feet; thence North $89^{\circ}57'34''$ West, 152.00 feet; thence North $00^{\circ}41'40''$ West, 150.00 feet to the south right-of-way of said Vegas Drive; thence along said south right-of-way, South $89^{\circ}57'34''$ East, 152.00 feet to the **Point of Beginning**.

Basis of Bearings

South $00^{\circ}41'40''$ East, being the bearing of the east line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.M., as described in a deed recorded April 19, 1990 in Book 000419, Inst: 00457 of Official Records on file at the Clark County, Nevada Recorder's Office.

End of description.

Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



Horizon Surveys

9901 Covington Cross Dr. • Suite 190 • Las Vegas, NV 89144 • (702)228-5066 • (702)228-0677 • www.horizonsurveys.com

September 12, 2005
D. Layton
493.166.01

Exhibit 'A'

Legal Description – APN: 138-25-503-002

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, described as follows:

Commencing at the northeast corner of said Section 25, being at the centerline intersection of Vegas Drive and Decatur Boulevard; thence along the east line of said Section 25 and the centerline of said Decatur Boulevard, South $00^{\circ}41'40''$ East, 40.00 feet; thence departing said east section line and parallel with the north line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 25, North $89^{\circ}57'34''$ West, 512.00 feet to the **Point of Beginning**; thence South $00^{\circ}41'40''$ East, 150.00 feet; thence North $89^{\circ}57'34''$ West, 143.96 feet; thence North $00^{\circ}41'40''$ West, 150.00 feet to the south right-of-way of said Vegas Drive; thence along said south right-of-way, South $89^{\circ}57'34''$ East, 143.96 feet to the **Point of Beginning**.

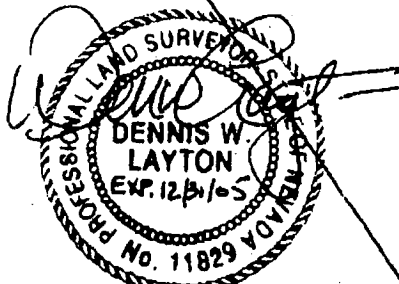
Reserving a non-exclusive easement for roadway and incidental purposes over and across the westerly ten feet of the property herein described, for the use and benefit of the remaining land of the Grantee adjacent to and westerly of the premises herein conveyed. The above reservation is described in a deed recorded November 7, 2002 in Book 20021107, Inst: 01382 of Official Records on file at the Clark County, Nevada Recorder's Office.

Basis of Bearings

South $00^{\circ}41'40''$ East, being the bearing of the east line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 20 South, Range 60 East, M.D.M., as described in a deed recorded April 19, 1990 in Book 900419, Inst: 80457 of Official Records on file at the Clark County, Nevada Recorder's Office.

End of description.

Dennis W. Layton, PLS
Professional Land Surveyor
Nevada License No. 11829



9/12/05

CLARK COUNTY
RECORDER

FEB 27 10 21 AM '07

THIS SIGNATURE CERTIFIES THIS IS A TRUE COPY
IF IMPRESSED WITH THE RECORDER'S SEAL.

BY: Ann E Asberger

ANN E ASBERGER
DEPUTY COUNTY RECORDER

COPY
S, T O S S O R I S
S E S S O R I S

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-25-503-003
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant land b) ☐ Single Fam Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☒ Comm'l/Ind'l
g) ☐ Agriculture h) ☐ Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value / Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ -0-
(-0-)
\$ -0-
\$ -0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section: -03-
b. Explain Reason for Exemption: Recognize true status (i.e., re-record to provide correct, current legal description and provide new mailing address for any tax information)

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity: *Agent for Seller/Grantor*

Signature _____

Capacity: *Agent for Buyer/Grantee*

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: WING GAY FONG AND LILLY HING
FONG FAMILY TRUST u/t/d July 25,
1977
Address: 1553 No. Decatur Boulevard
City: Las Vegas
State: Nevada Zip: 89108

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FONG IMPERIAL PLAZA LIMITED
PARTNERSHIP
Address: 1553 No. Decatur Boulevard
City: Las Vegas
State: Nevada Zip: 89108

COMPANY REQUESTING RECORDING

Print Name: BRYAN A LOWE & ASSOCIATES, P.L.C. Escrow # N/A

Address: 4011 Meadows Lane, Suite 102, Las Vegas, Nevada 89107

742

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



060445

March 10, 2006

Mr. Ken Fong
Fong Imperial Plaza, Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-11336 - REQUIRED TWO YEAR REVIEW

Dear Mr. Fong:

Your Required Two-Year Review of an approved Special Use Permit (SUP-3061) FOR A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on March 9, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. All of the supporting structure shall be repainted to match the existing pole cover, as required by the Planning and Development Department, within 30 days of final approval by the City of Las Vegas. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Luis Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



07101-001-07-05

RQR-24404
10/25/07 PC

Mr. Ken Fong
RQR-11336 - Page Two
March 10, 2006

5. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on **April 5, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard, Suite #4
Las Vegas, Nevada 89118

Mr. Mark Sabraw
GNP
2756 North Green Valley Parkway
Henderson, Nevada 89014

RQR-24404
10/25/07 PC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



040507

December 4, 2003

Mr. Ken Fong
Wing Gay Fong
1571 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: SUP-3061 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 3, 2003

Dear Mr. Fong:

The City Council at a regular meeting held December 3, 2003 considered the Appeal filed by Las Consulting, Inc. from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN: 138-25-503-003), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

Planning and Development

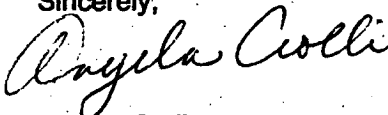
1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The off-premise advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site building.

RQR-24404
10/25/07 PC

Mr. Ken Fong
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December 4, 2003

5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
7. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Steve Ranney
Las Vegas Billboards
4611 South Las Vegas Boulevard
Las Vegas, Nevada 89119

RQR-24404
10/25/07 PC

Fong Imperial Plaza Limited Partnership, 1553 N. Decatur Boulevard, Las Vegas, NV 89108

Carman Livingston Burney
Agenda Technician
City of Las Vegas
Planning and Development Department
Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

August 10, 2007

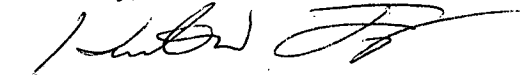
RE: RQR-11336 (SUP-3061)- Special Use Permit Required Review for
1571 N. Decatur Boulevard, Las Vegas, NV

Dear Mts. Burney:

In response to your August 2, 2007 request letter, I have enclosed to you the original signed and notarized Statement of Financial Interest and Application/Petition Form, as it pertains to me being the Property Owner only. Per my phone conversation with Dave, who works with Chad Harris of Las Vegas Billboard, they are the Applicant and will provide to you separately their own Application, Fees, and the required Site Plans.

If you have any questions with the Applicant, please call Chad Harris at Las Vegas Billboards at 837-7822. As I am only the Property Owner/Landlord to this Lease to Las Vegas Billboard, you may call me on other questions at my cell phone 203-6170, or my office 646-5711.

Sincerely,



Kenneth W. Fong, CPM
General Partner

enclosures

cc: Chad Harris
Las Vegas Billboards
5665 S. Valley View Blvd., Ste. #4
Las Vegas, NV 89118

Mark Sabraw
GNP
2756 N. Green Valley Pkwy.
Henderson, NV 89014

RECEIVED
AUG 15 2007

City of Las Vegas
CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: MARK SABRAW

Telephone: 596-7400

Project Number: RQR-24404

Ward Number: _____

STAFF ACTIONS

☐ Pre-App. Meeting Date:

Initial/Date

8.17.07

☐ DRT Outcome:

Initial/Date

9.26.07

☐ App. Filing Date:

9.11.07

☐ Applicant Contacted:

☐ App. Accuracy Checked:

9.12.07

☐ Site Visit Completed:

☐ Routing Form Sent:

9.14.07

☐ Photos Taken:

10.1.07

☐ DRT Meeting Date:

9.25.07

Notes: _____

P. C. ACTIONS

☐ Hearing Notice Rec'd:

Initial/Date

☐ PC Meeting Date:

Initial/Date

10.25.07

☐ Hearing Notices Mailed:

10.12.07

☐ PC Action:

☐ Draft Report Sent to PC:

10.18.07

☐ Letter to Applicant:

10.12.07

☐ Final Report Reviewed:

☐ PC Minutes Filed:

Additional PC Conditions: _____

C. C. ACTIONS

☐ CC Report Completed:

Initial/Date

☐ CC Resolution Filed:

Initial/Date

☐ CC Meeting Date:

☐ CC Minutes Filed:

☐ CC Action:

☐ Final Plans Submitted:

☐ Letter to Applicant:

☐ Ordinance Completed:

☐ Conditions Checked:

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

APN(s): 138-25-503-003

CITY OF LAS VEGAS NOTICE OF ZONING ACTION

TO: ALL INTERESTED PARTIES

Assessor's Parcel No(s): 138-25-503-003

Legal Description: That portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 25, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, described as follows:

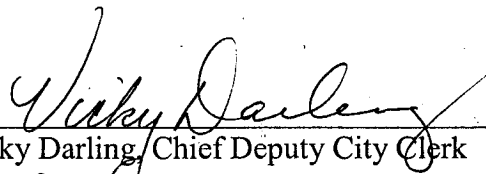
Commencing at the northeast corner of said Section 25, being at the centerline intersection of Vegas Drive and Decatur Boulevard; thence along the east line of said Section 25 and the centerline of said Decatur Boulevard: South 00°41'40" East, 40.00 feet; thence departing said east section line and parallel with the north line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section 25, North 89°57'34" West, 360.00 feet to the **Point of Beginning**; thence South 00°41'40" East, 150.00 feet; thence North 89°57'34" West, 152.00 feet; thence North 00°41'40" West, 150.00 feet to the south right-of-way of said Vegas Drive; thence along said south right-of-way, South 89°57'34" East, 152.00 feet to the **Point of Beginning**.

Basis of Bearings

South 00°41'40" East, being the bearing of the east line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 25, Township 20 South, Range 60 East M.D.M., as described in a deed recorded April 19, 1990 in book 900419, Inst: 00457 of Official Records on file at the Clark County Nevada Recorder's Office.

PLEASE BE ADVISED that the Las Vegas City Council, at a duly-noticed hearing held on **November 21, 2007**, approved the following: **Case Number: RQR-24404** together with various conditions, limitations and restrictions which may affect your occupancy and/or use, and any other successor property owner(s) occupancy and/or use, of the above-referenced real property in the City of Las Vegas. YOU ARE HEREBY ADVISED AND DIRECTED to contact the City of Las Vegas' Department of Planning and Development and/or the Las Vegas City Clerk's Office to request a copy of any and all such conditions, limitations or restrictions.

December 31, 2007


Vicky Darling, Chief Deputy City Clerk
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, CITY CLERK
400 STEWART AVENUE, 1ST FLOOR
LAS VEGAS, NV 89101

Receipt/Conformed Copy

Requestor:
LAS VEGAS CITY
01/04/2008 15:32:34 T20080002310
Book/Instr: 20080104-0004214
Notice Page Count: 1
Fees: \$14.00 N/C Fee: \$0.00

Debbie Conway
Clark County Recorder

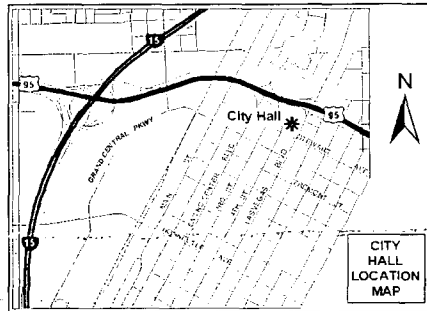
Public Hearing Notice



Separator Sheet

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



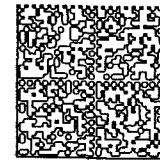
I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-24404



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

RECEIVED
OCT 16 2007

OCT 13 2007

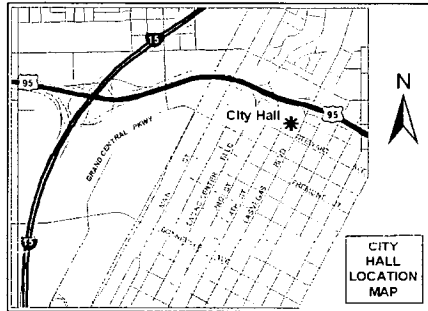
Case: RQR-24404
13825503002
FONGS KEN SEPARATE PROPERTY TR
1553 N DECATUR BLVD
LAS VEGAS NV 89108-1204

8910831204 0014



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405



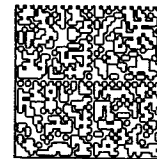
I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-24404



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MAILED FROM ZIP CODE 89101

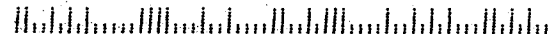
RECEIVED

OCT 16 2007

OCT 13 2007

Case: RQR-24404
13825503003
FONG IMPERIAL PLAZA L P
1553 N DECATUR BLVD
LAS VEGAS NV 89108-1204

8910831204 0014



Extraction List



Separator Sheet

34
14

C

PARCELS	34 123
LABELS	94

Report of All Selected Parcels**Case Number:** RQR-24404**Printed On:** Thu: September 20, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
4600 VEGAS DRIVE L-L C	333 WASHINGTON BLVD #142 MARINA DEL REY CA	13825515000
ANDRADE ROBERTO L	1320 HIAWATHA RD LAS VEGAS NV	13825516000
ANGIONE BERITH	5104 FORREST HILLS LN LAS VEGAS NV	13919401005
APARICIO JUAN JOSE & JUANA	5113 FORREST HILLS LN LAS VEGAS NV	13825511051
AUTOZONE INC	%DEPT 8700 P O BOX 2198 MEMPHIS TN	13825511024
B S PROPERTY MANAGEMENT	4455 S PECOS RD LAS VEGAS NV	13825511035
BLAKE TRUST	1620 LEONARD LN LAS VEGAS NV	13824804016
BUENO ALICIA	1412 HIAWATHA RD LAS VEGAS NV	13824801031
BUSH CHARLES ANDREW II	5252 PLACENTIA PKWY LAS VEGAS NV	13824803027
CALDERON RAMON	5121 FORREST HILLS LN LAS VEGAS NV	13825511047
CARUSO PETER JR	6639 WEEPING PINE ST LAS VEGAS NV	13825511037
CASTRO JAVIER	1404 HIAWATHA RD LAS VEGAS NV	13825511033
CHAVIRA UBALDO	5117 PEBBLE BEACH LAS VEGAS NV	13825511023
CHOYCHANGTHONG ANUSORN & R	6635 ALLOTT AVE VAN NUYS CA	13825511049
CHOYCHANGTHONG RATCHANEE	6635 ALLOTT AVE VAN NUYS CA	13825511018
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825510021
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13825510022
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515006
CITY OF LAS VEGAS	%DIRECTOR OF ADMIN SERV %CITY HALL 400 STEWART AVE 8TH FL	13930101004
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825515003
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLR LAS VEGAS NV	13930101001
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825516016
CITY OF LAS VEGAS	400 STEWART AVE LAS VEGAS NV	13825515002
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825515004
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825515005
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516002
CITY OF LAS VEGAS	400 E STEWART 4TH FLOOR LAS VEGAS NV	13825516015
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825516014
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516013
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516012
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516011
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516010

Report of All Selected Parcels**Case Number:** RQR-24404**Printed On:** Thu: September 20, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516009
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516008
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516007
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516006
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516005
CITY OF LAS VEGAS	%OFFICE OF BUSINESS DEVELOPMENT 400 STEWART AVE LAS VEGAS NV	13825515001
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLR LAS VEGAS NV	13825516003
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13825515007
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLR LAS VEGAS NV	13825515013
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515008
CITY OF LAS VEGAS	%OFFICE BUSINESS DEVELOPMENT 400 STEWART AVE LAS VEGAS NV	13825515009
CITY OF LAS VEGAS	%D ROARK 400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515010
CITY OF LAS VEGAS	%PRIORITY ONE COML 4560 S DECATUR #202 LAS VEGAS NV	13825516004
CITY OF LAS VEGAS	%D ROARK 400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515012
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825516001
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515014
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515015
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515016
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13825515011
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13825503006
CLARK MICHAEL J	4950 VEGAS DR LAS VEGAS NV	13824803021
CONWAY ROBERT A	1711 FAIRHAVEN ST LAS VEGAS NV	13824803014
CORDERO JUAN M	4728 GREEN CREEK DR LAS VEGAS NV	13824803017
CRAFT DARRELL	1401 CAVIAR DR LAS VEGAS NV	13825511042
CZERLANIS KENNETH EDWARD	10004 FLORAGOLD CT LAS VEGAS NV	13825511050
D I P INVESTMENT CORP	%W HUANG 7 CORPORATE PLAZA NEWPORT BEACH CA	13824804019
DECATUR SHOPPING CTR ASSOC	%B BLUM P O BOX 260486 ENCINO CA	13825503007
DEZARN JUDITH ANN	5101 PEBBLE BEACH LAS VEGAS NV	13825511022
DIAZ CARMELO M & MARY CARMEN	816 SARAJANE LN LAS VEGAS NV	13825517004
DIAZ JUAN M & MARGARITA DE LEON	12806 WILLIAMS AVE COMPTON CA	13825510023
DURAN ELIGIO	5117 FORREST HILLS LN LAS VEGAS NV	13825511034
DYCHES BEVERLY R	1660 N LEONARD LN LAS VEGAS NV	13824803026

Report of All Selected Parcels**Case Number:** RQR-24404**Printed On:** Thu: September 20, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ESCOBAR JUVENAL & NORA A	9502 CROWN PINES CT LAS VEGAS NV	13825510019
ESCOBAR JUVENAL & NORA A	5124 PEBBLE BEACH BLVD LAS VEGAS NV	13825510016
ESCOBAR JUVENAL & NORA A	5120 PEBBLE BEACH BLVD LAS VEGAS NV	13825510017
ESCOBAR JUVENAL & NORA A	9502 CROWN PINES CT LAS VEGAS NV	13825510018
FISHER SIRINART	6251 BAKMAN AVE N HOLLYWOOD CA	13825510020
FONG IMPERIAL PLAZA L P	1553 N DECATUR BLVD LAS VEGAS NV	13825503003
FONGS KEN SEPARATE PROPERTY TR	1553 N DECATUR BLVD LAS VEGAS NV	13825503002
FORREST ARVIS C & ANNA L TRUST	%B DZIEDZIAK 2964 VIA DELLA AMORE HENDERSON NV	13824804006
FORREST ARVIS C & ANNA L TRUST	%B DZIEDZIAK 2964 VIA DELLA AMORE HENDERSON NV	13824804005
FORREST ARVIS C CHAR FUND L L C	%B DZIEDZIAK 2964 VIA DELLA AMORE HENDERSON NV	13824804017
FOSTER DAY CORPORATION	%R FOSTER 2560 RED ARROW DR LAS VEGAS NV	13824804012
FOSTER DAY CORPORATION	%R FOSTER 2560 RED ARROW DR LAS VEGAS NV	13824804008
FRIENDLY FORD INC	660 N DECATUR BLVD LAS VEGAS NV	13919401004
FULLER-BUSTOS L L C	1604 TAYLOR WOODROW LAS VEGAS NV	13824804010
FULLER-BUSTOS L L C	1604 TAYLOR WOODROW LAS VEGAS NV	13824804009
GRAHAM CATHERINE A	5116 FORREST HILLS LN LAS VEGAS NV	13825511027
GUZMAN-VELAZQUEZ JOSE LUIS	5121 PEBBLE BEACH BLVD LAS VEGAS NV	13825511017
HARMON CLAIR F & FRANCES A TRUST	5105 PEBBLE BEACH BLVD LAS VEGAS NV	13825511021
HAS LIVING TRUST	6248 BULLRING LN LAS VEGAS NV	13825511019
HOLY SPIRIT ASSN CHRISTIANITY	1740 LEONARD LN LAS VEGAS NV	13824803013
HUGHES FAMILY L L C #3	3132 S HIGHLAND DR LAS VEGAS NV	13919401003
IBARRA PEDRO	5125 PEBBLE BEACH BLVD LAS VEGAS NV	13825511016
J R LIVING TRUST	1744 N LEONARD LN LAS VEGAS NV	13824803031
JIMENEZ JESUS A & ANGELA A	1424 HIAWATHA RD LAS VEGAS NV	13825511044
KHARBANDA SANJEEV & SALONI	5 WOODS CIR SO SAN FRANCISCO CA	13824804018
KLOPFENSTEIN WILLIAM D	28 LAZY LN LAKE ALFRED FL	13824803015
KRISKE JOHN R & GAYLE I	1504 HIAWATHA RD LAS VEGAS NV	13825511041
LAS VEGAS MANOR ASSOCIATES L L C	%TMC MGT CORP 2001 S JONES #D LAS VEGAS NV	13919401002
LOPEZ RUBEN	5109 FORREST HILLS LN LAS VEGAS NV	13825511036
LUJAN ENRIQUE & MARIA SOFIA	3434 SIMMONS NO LAS VEGAS NV	13825510024
MACIAS ARMANDO & ARACELI	5897 SHINING MOON CT LAS VEGAS NV	13824803019
MAGDA INC	5925 BLUE LABEL ST NO LAS VEGAS NV	13825511039

Report of All Selected Parcels**Case Number:** RQR-24404**Printed On:** Thu: September 20, 2007

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MARTINEZ JOSE & CIRA	5109 PEBBLE BEACH BLVD LAS VEGAS NV	13825511020
MAZZAGATTI STEVEN	1777 FAIRHAVEN ST LAS VEGAS NV	13824803012
MEADORS ROBERT	1428 HIAWATHA RD LAS VEGAS NV	13825511043
MEDIA RONALD	10851 LELAND AVE WHITTIER CA	13825511040
MELENDEZ SABINO & ANGELICA	3013 CROSSWAY DR LAS VEGAS NV	13825517003
MILFORD MARK & LORILYN TRUST	%MILFORD AUTO 1615 N DECATUR BLVD LAS VEGAS NV	13824804013
MILLER SALLY ANNE	%AV TAX DEPT P O BOX 711 DALLAS TX	13919401006
MIRELES GUADALUPE	5101 FORREST HILLS LN LAS VEGAS NV	13825511038
NOOROZIAN NADER	575 S ROYAL CREST CIR #13 LAS VEGAS NV	13824803023
NOVINBAKHT KEYVAN	325 N OAKHURST DR #305 BEVERLY HILLS CA	13824803028
OCHOA JAVIER RUIZ	1316 HIAWATHA RD LAS VEGAS NV	13825511052
PATRICK THOMAS E REV LIV TR	17552 INDEX ST GRANADA HILLS CA	13825502001
PENTACLE HOLDINGS L P-DECATUR	3108 LOSEE RD NO LAS VEGAS NV	13824804015
RAMIREZ GUADALUPE & JAVIER	1420 HIAWATHA RD LAS VEGAS NV	13825511045
RICHARDSON SHERRIE K	1416 HIAWATHA RD LAS VEGAS NV	13825511046
RIVER OF LIFE WORD MINISTRIES	3053 W CRAIG RD #209 NO LAS VEGAS NV	13824803022
SANCHEZ CHRISTINA	305 VINEYARD TOWN CENTER #120 MORGAN HILL CA	13824814017
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO RD LAS VEGAS NV	13825501001
SILVA CARLOS	5112 FORREST HILLS LN LAS VEGAS NV	13825511026
SMITH MELANIE FAMILY L P	%HUEY'S MART 1591 N DECATUR BLVD LAS VEGAS NV	13825503005
SPARTAN MANAGEMENT GROUP LLC	2707 E CRAIG #G NO LAS VEGAS NV	13825503001
STANIULIS ANTHONY A JR	1408 HIAWATHA RD LAS VEGAS NV	13825511048
T T R PROPERTIES L L C	6625 S EASTERN AVE #100 LAS VEGAS NV	13825503004
VALERI FRANK	5108 FORREST HILLS LN LAS VEGAS NV	13825511025
VAUGHN RUSSELL L & MARY A REV TR	5174 VEGAS DR LAS VEGAS NV	13824801030
VINES DONALD	3713 TORRES ST MOSS POINT MS	13824803016
ZAVALA JUSTINO G	5120 FORREST HILLS LN LAS VEGAS NV	13825511028

INSPECTION SUMMARY «

PERMIT#: »04019437« # DIR NAME TYPE SUITE#
 PLAN CK#: L-2193-004 JOB ADDRESS: » 1571«»N«»DECATUR «»BL«» «
 LOT#: BLOCK#: 0 MAP#: 2321 INSPR: C: B:49 M:80 E:76 Z:
 SUBDV NAME: NO RECORDED SUB PROJ COMPL: » « OFFICE JOB SITE
 APPL#: » 705714« COMM/RES/APT: C SENT OD: PHONES: »645-0092«
 NEXT DAY COMMENT: » «
 GENERAL COMMENT: » «

INSPN	SCHD	INSPR	ACTUAL	RSLT	REINSP	C OF O	TEMP	COFO	CLERK
X #	DATE	TYPE	NBR	DATE	CODE	FEE	ISSUED	UNTIL	COMMENTS
» « 2	»082806«	»225«	»76«	»082806«	»A«	» «	»	« »	MR2
		»E190709							«
» « 2	»082406«	»225«	»73«	»082406«	»N«	» «	»	« »	MR2
		»SEE INSPECTION FORM							«
» « 8	»081006«	»225«	»76«	»081006«	»N«	» «	»	« »	RM
		»SEE INSPECTION FORM							«
» « 5	»101005«	»225«	»76«	»101005«	»R«	» «	»	« »	MB
		»SEE 3 ITEM LIST							«
» «	»	«	»	«	»	» «	»	« »	«
		»							«

UPDT» « UPDT & BLANK» « PRINT: RECD» « INSP» « CARD» « PRINT» «

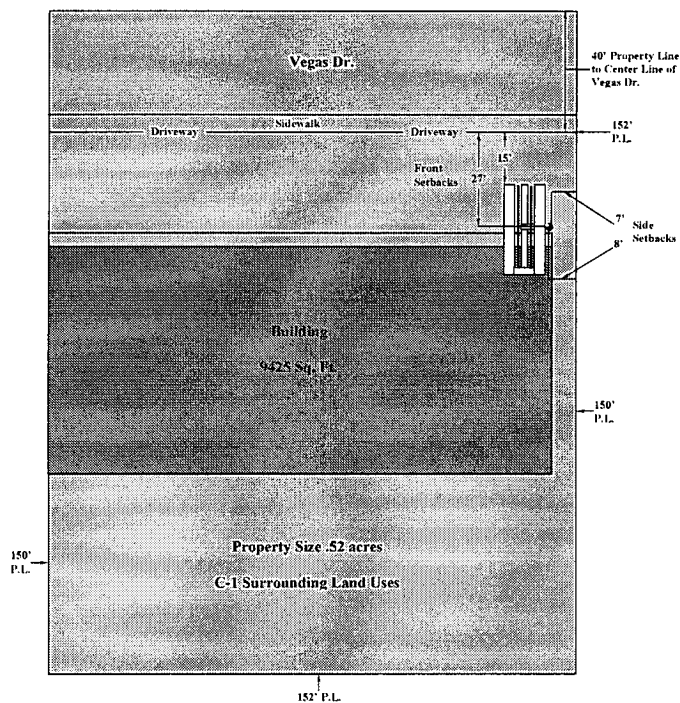
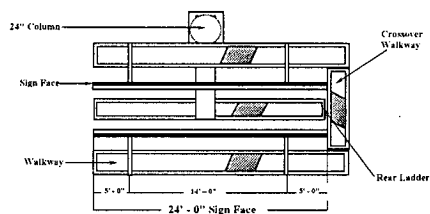
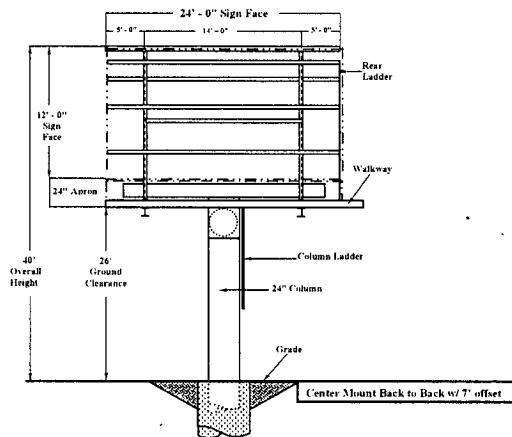
APPLICATION

APPL: » 705714«4 PERMIT: » 4019437« ! PARCEL: 13825 503 003
PC: »L»2193»04« ! LINK: » «
ADDR: » 1571« »N« »DECATUR « »BL« » « DIME:y
SUBDV NAME: »NO RECORDED SUB « ! MAP: »2321« »29«
LOT: » 0« BLOCK: » 0« BK: » « PG: » « ! CODE BMP: » « E: » «
BUS/OWN NAME: »JONES MEDIA « ! STATED VAL: » 15000«
CNTR NAME: »JONES MEDIA « ! CORR VAL: » 15000«
CONTACT PHONE:» »6450092« ! APPL RCV DT: »050404«
STATE LIC: » 48553« » JONES MEDIA INC ! ISSUE DT: »083004«
CITY LIC: »C12»02573« ! EXPIRED DT: »022407«
COMM/RES/APT: »C« NBR UNITS: » « VILLAGE » « ! INACTIVE DT: » «
PERMIT TYPE: »14.0« » » » » « ! VOID DT: » «
PLAN REVIEW: »Y« P/C DEFINED ! RENEW DT: »080906«
HOLD: ELEC »N« MECH »N« PLMG »N« OVERRIDE » « PRJ CMPL DT: » «
WK DESC: »24'X12' BILLBOARD SIGN «
COMMENT: »**SPECIAL INSPECTOR REQUIRED**« LEGAL 1: PT NE4 NE4 SEC 25 20 60
»TAG #07804**\$105.00 RENEWAL JG« 2:
ELEC: »(RENEW FOR 225 FINAL,WILL TURN« 3:
MECH: » IN SPEC INSPECT INFO AT 225) « 4:
PLMG: » « ZONE: C-1
OVERRIDE (D/P): » « INSPECTOR: B » « M » « E » «
1GG 050404 1408 EMW 080906 1102
ADD » »"»»?»« CHG » »"»»?»« DELETE » « CLEAR » »"« PRT » « GOTO » » «

Plans (PMT)



Separator Sheet



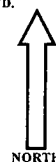
PROPERTY OWNER: WING GAY FONG TRUST
 1553 N. DECATUR BLVD.
 LAS VEGAS, NV 89108-1204

PROPERTY ADDRESS: 1571 N. DECATUR BLVD.
 LAS VEGAS, NV 89108

CONTACT: STEVE RANNEY @
 LAS VEGAS BILLBOARDS
 4611 S. LAS VEGAS BLVD.
 LAS VEGAS, NV 89119
 837-7822

APN: 138-25-503-003
 ZONED: C-1

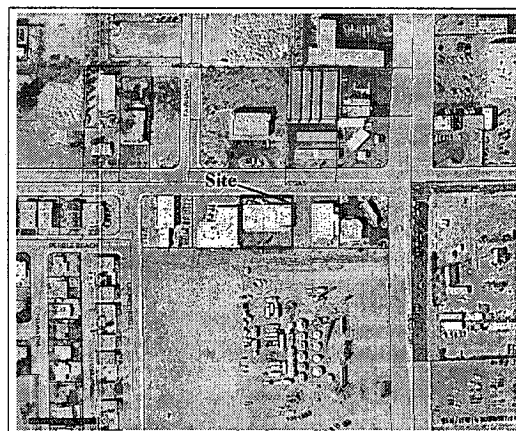
12' x 24'
 40' OVERALL HEIGHT
 NO ADJACENT ON-PREMISE SIGN WITHIN 100'
 NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
 NO R ZONE WITHIN 300'
 SCALE 1" = 20'



SIGN ANALYSIS TABLE

TYPE OF SIGN:	12' X 24' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	24' OVERALL WIDTH
SIGN AREA:	336' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

LOCATION:
 15' FRONT SETBACK FROM SIRIUS AVE. TO LEADING EDGE OF SIGN.
 27' FROM VEGAS DR. TO CENTER OF COLUMN.
 7' SIDE SETBACK EAST PROPERTY LINE TO EDGE OF COLUMN.
 8' FROM EAST PROPERTY LINE TO CENTER OF COLUMN



RECEIVED

SEP 05 2007

RQR-24404

10/25/07 PC



Subject billboard east face.



Subject billboard west face, note bird perched on top of billboard.

Pictures taken on September 21st, 2007

1571 N Decatur Boulevard



Graffiti noted on power meter of subject billboard.

Pictures taken on September 21st, 2007

