

City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 2, 2009

Mr. Jason Bolognese
B2, LLC
6884 Tomiyasu Lane
Las Vegas, Nevada 89120

RE: RQR-33797 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JULY 1, 2009

Dear Mr. Bolognese:

The City Council at a regular meeting held July 1, 2009, APPROVED the Required Review of a previously approved Variance (V-0046-89) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at the northwest corner of Sahara Avenue and Valley View Boulevard (APN 162-06-801-008), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 2, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Variance (V-0046-89).
2. This Variance shall be placed on an agenda closest to June 21, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) 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 Sign (Billboard) is removed.
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. If the existing off-premise sign is voluntarily demolished, this Variance (V-0046-89) shall be expunged and a new Off-Premise Advertising (Billboard) 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
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Jason Bolognese
RQR-33797 – Page Two
July 2, 2009

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

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

October 18, 2001

Mr. Joseph Bolognese
Bolognese Family Trust
6884 Tomiyasu Lane
Las Vegas, Nevada 89120-2807

RE: V-0046-89(3) - REVIEW OF CONDITION
CITY COUNCIL MEETING OF OCTOBER 17, 2001

Dear Mr. Bolognese:

The City Council at a regular meeting held October 17, 2001 APPROVED the Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2001. This approval is subject to:

Planning and Development

1. The Variance shall be reviewed in two 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 is removed.
2. If the existing off-premise advertising sign structure is removed, this approval 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
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.

Sincerely,

Doreen Araujo
DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

cc: See Attached List

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

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

68112-012-11/00

RQR-33797
05/28/09 PC

Mr. Joseph Bolognese
V-0046-89(3) – Page Two
October 18, 2001

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

Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

Mr. Robert VanNostrand
Eller Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-33797
05/28/09 PC

Public Hearing Notice



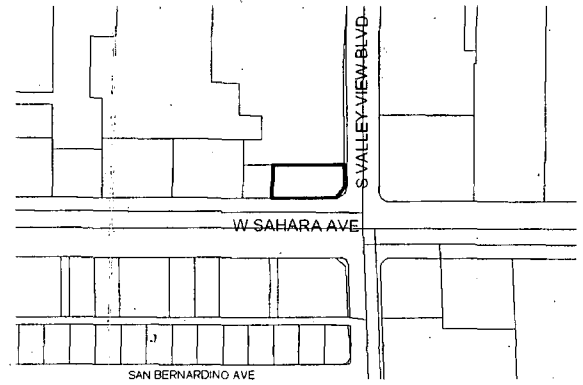
PUBLIC HEARING NOTICE

Separator Sheet

Application Information

RQR-33797 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: B 2, LLC - Required Review of a previously approved Variance (V-0046-89) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING SIGN at the northwest corner of Sahara Avenue and Valley View Boulevard (APN 162-06-801-008), 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

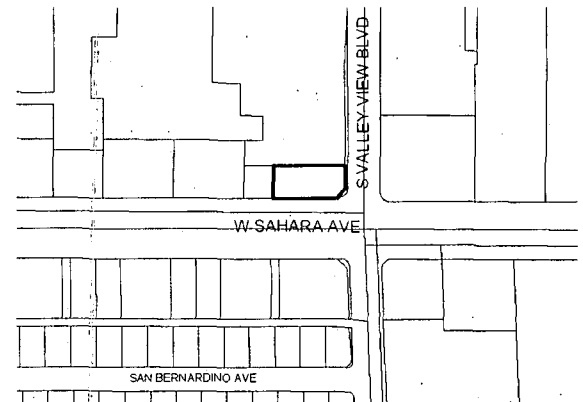
Meeting: Planning Commission
Date: May 28, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Rezoning 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

RQR-33797 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: B 2, LLC - Required Review of a previously approved Variance (V-0046-89) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING SIGN at the northwest corner of Sahara Avenue and Valley View Boulevard (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Application Location



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

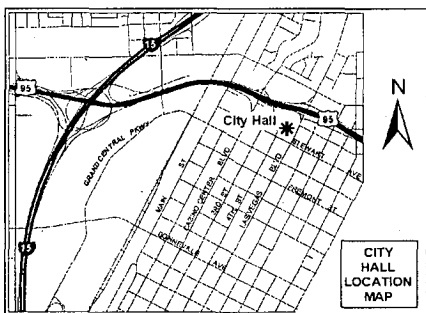
Public Hearing Information

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

Return Service Requested
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

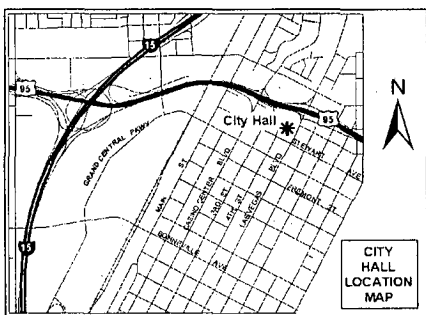
Please use available blank space on card for your comments.

RQR-33797

Planning Commission Meeting of 5/28/2009

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-33797

Planning Commission Meeting of 5/28/2009

Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

May 29, 2009

Mr. Jason Bolognese
B2, LLC
6884 Tomiyasu Lane
Las Vegas, Nevada 89120

RE: RQR-33797 - REQUIRED REVIEW

Dear Mr. Bolognese:

Your Required Review of a previously approved Variance (V-0046-89) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at the northwest corner of Sahara Avenue and Valley View Boulevard (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 28, 2009.

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

Planning and Development

1. Conformance to the conditions for Variance (V-0046-89).
2. This Variance shall be placed on an agenda closest to June 21, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) 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 Sign (Billboard) is removed.
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. If the existing off-premise sign is voluntarily demolished, this Variance (V-0046-89) shall be expunged and a new Off-Premise Advertising (Billboard) 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

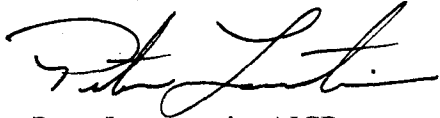
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Jason Bolognese
RQR-33797 - Page Two
May 29, 2009

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 **July 1, 2009**, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

Applicant Letter



APPLICANT LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
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STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

May 15, 2009

Mr. Jason Bolognese
B2, LLC
6884 Tomiyasu Lane
Las Vegas, Nevada 89120

RE: RQR-33797 - REQUIRED REVIEW

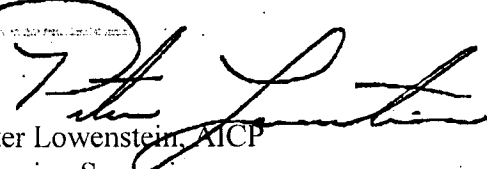
Dear Mr. Bolognese:

Please be advised the City Planning Commission at its regular meeting on *May 28, 2009* 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 be available on-line on *Friday, May 22, 2009* 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 Case Planning Division at (702) 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,


Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

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

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LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

March 26, 2009

B 2, LLC
3230 South Buffalo Drive, Suite #108
Las Vegas, Nevada 89117

RE: RQR-33797 - REQUIRED REVIEW

Dear Applicant:

The above referenced action will be scheduled for the **May 28, 2009 Planning Commission Meeting**, at which time the Planning Commission may recommend that the use be discontinued.

Two, 11 x 17 site plans, and two, 8½ x 11 site plans and elevations of the site as it currently exists must be submitted. In addition to the plans required, we also need the enclosed Statement of Financial Interest form, current deed, and application completed and notarized. Please come to our offices at 731 South Fourth Street no later than **April 14, 2009** to pay the application fee of \$300.00, notification fee of \$500.00, and submit the required plans, State of Financial Interest Form and application.

If you have any questions, please contact me at (702) 229-6882.

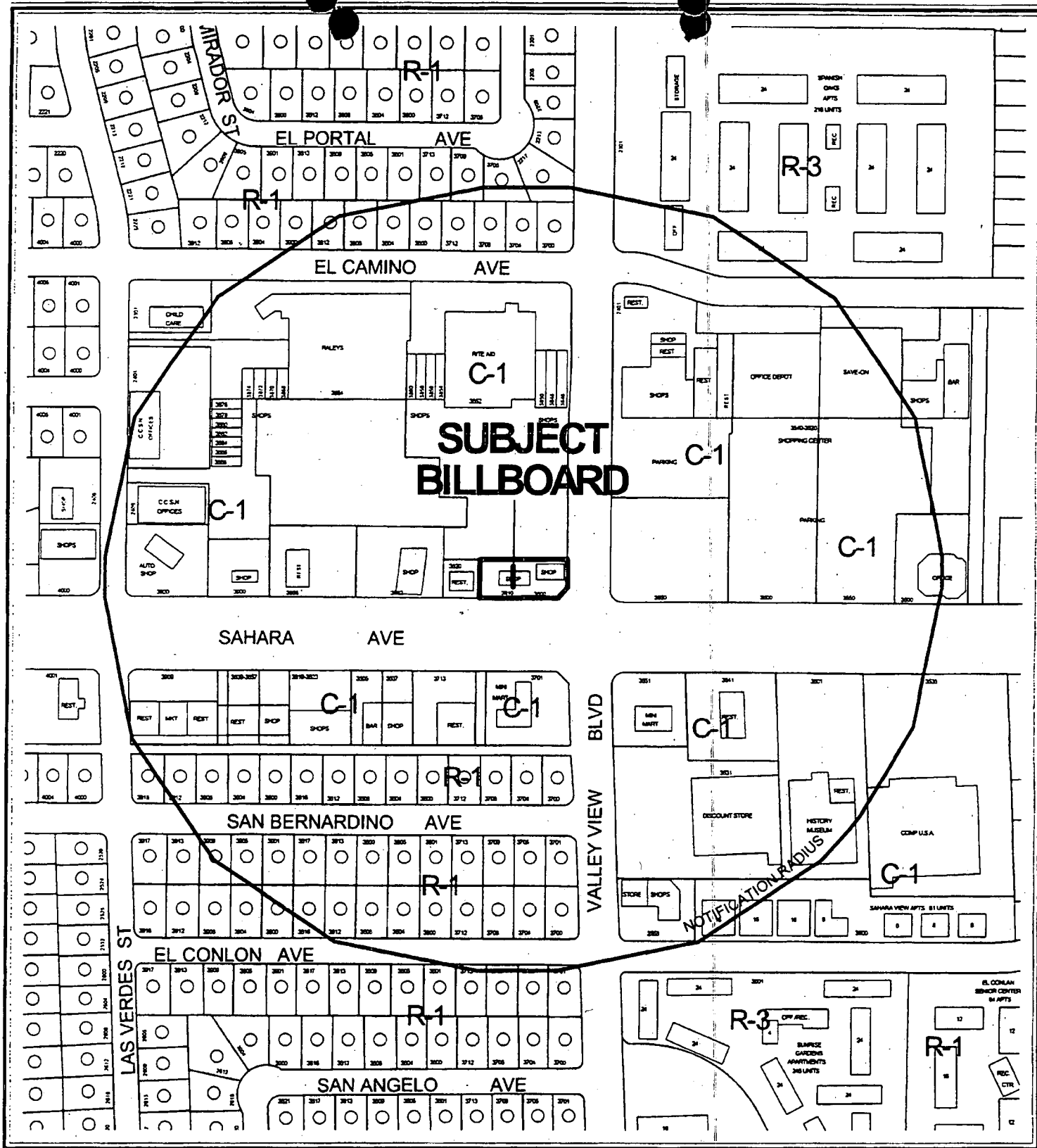
Sincerely,

A handwritten signature in cursive script that reads "Andrew P. Reed".

Andrew P. Reed
Planning Supervisor
City of Las Vegas Planning and Development Department

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



CASE: V-0046-89(3)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

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 *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)
Date: April 27, 2009
Re: **RQR-33797** B 2, LLC NWC Sahara Ave. & Valley View Blvd.
Required Review of an approved Variance (V-0046-89)

COMMENTS:

We have no comment on the Request for a Required Review application of an approved Variance (V-0046-89) which allowed a 14-foot by 48-foot off-premise advertising sign to be 140 feet from another off-premise advertising sign where 300 feet is the minimum setback required for property located at the northwest corner of Sahara Avenue and Valley View 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

ROR-33797 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: B 2, LLC - Required Review of an approved Variance (V-0046-89) TO ALLOW A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING SIGN TO BE 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SETBACK REQUIRED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

PLANNING COMMISSION: MAY 28, 2009

PLANNING SUPERVISOR: PETER LOWENSTEIN



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: JULY 1, 2009

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

Comments Due: APRIL 28, 2009

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

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

RQR-33797

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

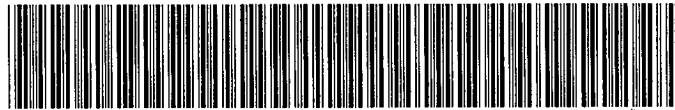
*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

Approved for Release by NSA on 08-11-2013 pursuant to E.O. 13526

No further action required

VARIANCE
04/13/2009

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: May 28, 2009

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-33797

Artesian Heights NA

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments

Kensington Owners Association

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Meadows Neighborhood Preservation NA

NEWPORT COVE III OWNERS ASSOC.

Palomino Area Preservation Association (PAPA)

Quail Estates West HOA

Rancho Oakey NA

Rancho Sereno NA

Rancho South NCG

Richfield NA

Sunrise Gardens Senior Apartments

Westleigh NA

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-33797

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
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ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

VARIANCE
04/13/2009

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

ROR-33797 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: B 2, LLC - Required Review of an approved Variance (V-0046-89) TO ALLOW A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING SIGN TO BE 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SETBACK REQUIRED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

PLANNING COMMISSION: **MAY 28, 2009**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **JULY 1, 2009**

IF DENIED: P.C. FINAL ACTION (Unless appealed within 10 days)

Comments Due: **APRIL 28, 2009**

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

Report Date 03/26/2009 05:06 PM

Submitted By

Page 1

A/P # 33797 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed			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-33797 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: B 2, LLC - Required Review of an approved Variance (V-0046-89) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN 140 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE 300 FEET IS THE MINIMUM SETBACK REQUIRED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Parent A/P #

Project #	33797	Project/Phase Name	Phase #
Size/Area	0.00	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel
Location

Owner/Tenant

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

No Applicant Contacts

Contractors

No Contractors

Activity Review Details

No Activity Review Details

5-28
PC

Report Date 03/26/2009 05:06 PM

Submitted By

Page 2

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Final City Council letter received
Parent Project link required? Annotated minutes received
Required 2 year Review Is there a condition of approval for a Required Review?
Parent Application Type If yes, when does it need to be reviewed?
Parent Project #
Staff Recommendation
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/28/2009	PC	SCHEDULED	0	0	0
AREED	03/12/2009				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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No Log Entries

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Two year review

Project Address (Location) North West corner of Sahara & Valley View Blvd.

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 162-06-801-008 Ward # _____

General Plan: existing xx proposed _____ Zoning: existing xx proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Bolognese Family Trust Contact Joseph Bolognese

Address 6884 Tomiyasu Lane Phone: _____ Fax: _____

City Las Vegas State NV Zip 89120-2807

APPLICANT Clear Channel Outdoor Contact _____

Address 1211 West Bonanza Road Phone: 382-5020 Fax: 382-7088

City Las Vegas State NV Zip 89106

REPRESENTATIVE Robert VanNostrand Contact "Van"

Address 1211 West Bonanza Road Phone: 382-5020 Fax: 382-7088

City Las Vegas State NV Zip 89106

Property Owner Signature* [Signature]

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

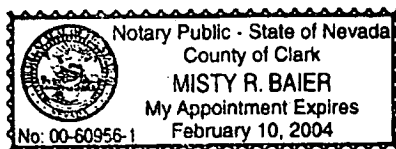
Print Name R. VAN NOSTRAND

Subscribed and sworn before me

This 30 day of July, 20 01

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # V-0046-89(3)

Meeting Date: 9/6/01

Signs Required: -

Map # R-06-8

Total Fee: 150.00

Receipt # 70953

Date Accepted: 07/30/01

Accepted By: [Signature]

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REQUIRED REVIEW

Project Address (Location) 3820 W. Sahara

Project Name Clear Channel Outdoor Proposed Use existing

Assessor's Parcel #(s) 162 00 001 008 Ward # 1

General Plan: existing x proposed _____ Zoning: existing C1 proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information REQUIRED Review of an approved off premise advertising billboard sign located at 3820 W. Sahara

PROPERTY OWNER B2 LLC Contact Joseph Bolognese
Address 69004 TOMIYASU Lane Phone: 454 1789 Fax: 434 0434
City Las Vegas State NV Zip 89120

APPLICANT Clear Channel Outdoor Contact Rod Carter
Address 2800-B Meade Ave Suite 350 Phone: 238 7209 Fax: 238 7206
City Las Vegas State NV Zip 89102

REPRESENTATIVE Same as Applicant Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

* 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 Dorothy Bolognese
Subscribed and sworn before me

This 23 day of April, 20 09

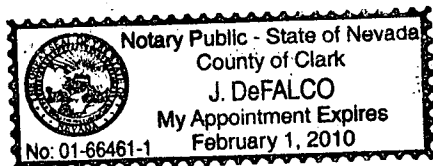
J. DeFalco

(Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>RQR-33797</u>
Meeting Date:	<u>5/28/2009</u>
Total Fee:	<u>\$800.00</u>
Date Received:	<u>4/30/09</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.



SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-33797** APN: 162 06 901 008

Name of Property Owner: B 2 LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Rod Carter

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: _____

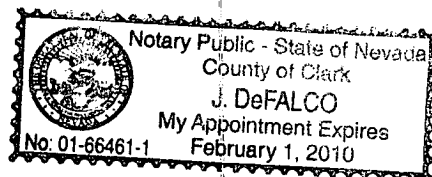
* Signature of Property Owner:

Print Name:_____

Subscribed and sworn before me

This 23 day of April, 2009

J. R. Fisher
Notary Public in and for said County and State



Deed



Separator Sheet

20081114-0001230

Fee: \$17.00 RPTT: EX#003

N/C Fee: \$0.00

11/14/2008

08:57:27

T20080278507

Requestor:

EVANS & ASSOCIATES

Debbie Conway

RMS

Clark County Recorder Pgs: 6

6-2

APN #:162-06-801-008 and 162-06-801-007

RE-RECORDED

Recording Requested by and Return to:

NAME: Evans & Associates

ADDRESS: 3230 South Buffalo Suite 1018

CITY/STATE/ZIP: Las Vegas, NV 89117

BEING RE-RECORDED TO CORRECT RETURN ADDRESS

____ GRANT, BARGAIN, SALE DEED ____

(Title on Document)

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

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

(4.1)



20080926-0001410

APN: 162-06-801-008 and 162-06-801-007

Fee: \$16.00 RPTT: EX#007

N/C Fee: \$0.00

09/26/2008

08:01:15

T20080224491

Requestor:

LEGAL WINGS

Debbie Conway

JJF

Clark County Recorder Pgs: 4

MAIL TAX NOTICE/BILL/
RECORDED DEED TO:

~~MAX III, LLC~~
~~3820 SOUTH BUFFALO STREET~~
~~LAS VEGAS, NV 89117~~

B2, LLC
3230 SOUTH BUFFALO STREET 108
LAS VEGAS, NV 89117

Space Above this Line For Recorder's Use

GRANT, BARGAIN, SALE DEED

The undersigned grantors:

**Bolognese Family Trust,
dated January 12, 1995, as amended/restated,**

do hereby convey, grant, bargain, sell and warrant to the following grantees:

B2, LLC, a Nevada Series Limited Liability Company of Max III, LLC,

the grantor's interest in the real property located in the County of Clark, State of Nevada described as follows:

**See Exhibit "A" attached hereto and incorporated herein
for full legal description**

(And more commonly known as 3820 and 3824 W. Sahara Ave., Las Vegas, NV).

The property is conveyed with all warranties of title (subject to each encumbrance, covenant, restriction, reservation and right-of-way of record), together with each and every tenement, hereditament, and appurtenance thereof.

The grantee(s), as Trustee(s) of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee(s) has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

Grant, Bargain, Sale Deed

The undersigned grantors, under penalties of perjury, declares that the actual consideration received for this conveyance was none.

DATED: JUL 14 2008

GRANTORS:

BOLOGNESE FAMILY TRUST:

Joseph Bolognese
Joseph Bolognese, Trustee
Dorothy W. Bolognese
Dorothy W. Bolognese, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this _____ day of JUL 14 2008, personally appeared before me, a Notary Public, **Joseph Bolognese and Dorothy W. Bolognese**, trustees, who are personally known or proved to me to be the persons whose names are subscribed to the above instrument and who acknowledged to me that they signed the instrument.

Kandis L. Schnell
NOTARY PUBLIC

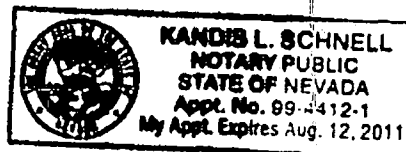


EXHIBIT "A"

- A. That real property described in that Grant, Bargain, Sale Deed recorded as instrument 631877 in Book 672 of the Official Records of Clark County, Nevada, which instrument is herein incorporated by reference.
- B. That real property described in that Grant, Bargain, Sale Deed recorded as instrument 721857 in Book 762 of the Official Records of Clark County, Nevada, which instrument is herein incorporated by reference.
- C. That real property described in that Grant, Bargain, Sale Deed recorded as instrument 1864760 in Book 1905 of the Official Records of Clark County, Nevada, which instrument is herein incorporated by reference.
- D. That real property described in that Quitclaim Deed recorded as instrument 1625422 in Book 1666 of the Official Records of Clark County, Nevada, which instrument is herein incorporated by reference.
- E. That real property described in that Quitclaim Deed recorded as instrument 1659797 in Book 1700 of the Official Records of Clark County, Nevada, which instrument is herein incorporated by reference.
- F. That real property described in that Order of Vacation recorded as instrument 1803254 in Book 1844 of the Official Records of Clark County, Nevada, which instrument is herein incorporated by reference.
- G. The real property described in that Grant, Bargain, Sale Deed recorded as instrument 369568 in Book 410 of the Official Records of Clark County, Nevada, which instrument is herein incorporated.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

(a) 162-06-801-008
(b) 162-06-801-007
(c) _____
(d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of Property) \$ M
Transfer Tax Value \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer from Trust, no consideration.
5. Partial Interest: Percentage being transferred: _____ %

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: [Signature]

Capacity: Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Bolognese Family Trust

Address: 6884 Tomiyasu Lane

City: Las Vegas

State: NV Zip: 89120

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: B2, LLC

Address: same

City: _____

State: _____ Zip: _____

Company/Person Requesting Recording (required if not seller or buyer)

Evans & Associates
3230 S. Buffalo, Suite 108
Las Vegas, NV 89117

1410

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- (a) 162-06-801-008
(b) 162-06-801-007
(c) _____
(d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document Instrument #: _____
Book: _____ Page: _____
Date of Recording _____
Notes: _____

2. Type of Property:

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

3. Total Value/Sales Price of Property

\$ _____

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed: Book 20080926-0001410

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: Correct return address 20080926-0001410

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature]

Capacity: Grantor Legal Asst

Signature [Signature]

Capacity: Grantee Legal Asst

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Bolognese Family Trust

Print Name: B2, LLC

Address: 6884 Tomiyasu Lane

Address: 3230 S. Buffalo #108

City: Las Vegas

City: Las Vegas

State: NV Zip: 89120

State: NV Zip: 89117

Company/Person Requesting Recording (required if not seller or buyer)

Evans & Associates
3230 S. Buffalo, Suite 108
Las Vegas, NV 89117

1230

GENERAL INFORMATION	
PARCEL NO.	162-06-801-008
OWNER AND MAILING ADDRESS	B 2 L L C 3230 S BUFFALO #108 LAS VEGAS NV 89117-2506
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3820 W SAHARA AVE LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 SE4 SEC 06 21 61 SEC 06 TWP 21 RNG 61
RECORDED DOCUMENT NO.	* 20081114:01230
RECORDED DATE	11/14/2008
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	08-09
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2008-09	2009-10
LAND	185150	185150
IMPROVEMENTS	28071	27944
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	213221	213094
TAXABLE LAND+IMP (SUBTOTAL)	609203	608840
COMMON ELEMENT ALLOCATION	0	0
TOTAL ASSESSED VALUE	213221	213094
TOTAL TAXABLE VALUE	609203	608840

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.33 Acres
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE MONTH/YEAR	110000 03/74
LAND USE	3-70 COMMERCIAL AUTOMOTIVE
DWELLING UNITS	0

GENERAL INFORMATION	
PARCEL NO.	162-06-801-008
OWNER AND MAILING ADDRESS	B 2 L L C 3230 S BUFFALO #108 LAS VEGAS NV 89117-2506
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3820 W SAHARA AVE LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 SE4 SEC 06 21 61 SEC 06 TWP 21 RNG 61
RECORDED DOCUMENT NO.	* 20081114:01230
RECORDED DATE	11/14/2008
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	08-09
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2008-09	2009-10
LAND	185150	185150
IMPROVEMENTS	28071	27944
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	213221	213094
TAXABLE LAND+IMP (SUBTOTAL)	609203	608840
COMMON ELEMENT ALLOCATION	0	0
TOTAL ASSESSED VALUE	213221	213094
TOTAL TAXABLE VALUE	609203	608840

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.33 Acres
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE MONTH/YEAR	110000 03/74
LAND USE	3-70 COMMERCIAL AUTOMOTIVE
DWELLING UNITS	0

CITY COUNCIL MINUTES

MEETING OF

JUNE 21, 1989

AGENDA

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 60

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

O. VARIANCE - PUBLIC HEARING

3. V-46-89 - Joseph Bolognese, Trustee

APPEAL filed by DONREY OUTDOOR ADVERTISING COMPANY on behalf of JOSEPH BOLOGNESE, TRUSTEE, on the action of the Board of Zoning Adjustment in DENYING his application for a Variance to allow two proposed 14 foot x 48 foot off-premise advertising (billboard) signs; and to allow the signs to be 140 feet apart, where a 300 foot minimum distance separation is required, on property located on the northwest corner of Sahara Avenue and Valley View Boulevard, in Zoning District C-C.

Board of Zoning Adjustment unanimously voted to DENY this application.

If APPROVED, subject to;

1. A review be conducted in five years with the signs being subject to removal at that time.
2. Standard conditions 1 and 5.

Staff Recommendation: DENIAL

PROTESTS: 2 (at meeting)

NOLEN -
APPROVED Appeal
thereby APPROVING
Variance for only
one double faced
sign facing Sahara
(northwest sign)
and all other con-
ditions.
Motion carried with
Adamsen & Lurie
voting "NO".

NOTE: A previous motion by Adamsen for denial failed with Higginson, Nolen and Miller voting "NO".

Clerk to notify
& Planning to
proceed

Michael Perrah
appeared

PROTESTANTS

Phil Woodward,
Albertsons, and
Bob Singleton,
Payless Drugs,
appeared. They
objected to the
amount of signs
and that it would
obstruct their
signs.

1545
to
1553

APPROVED AGENDA ITEM

Larry H. Burton

CITY COUNCIL MINUTES
MEETING OF
JUNE 21, 1989

X.

O. VARIANCE - PUBLIC HEARING

3. V-46-89 - Joseph Bolognese, Trustee

This is an appeal to the denial action of the Board of Zoning Adjustment of a Variance to allow two 14 x 48 foot off-premise advertising signs; and to allow the signs to be 140 feet apart where a 300 foot separation is required. The property is located at the northwest corner of Sahara and Valley View and is part of a larger shopping center where the Payless Drug Store is located. In 1986, the City Council denied a three-sided off-premise sign on this property and approximately a year ago, a slightly larger three-sided off-premise sign was also denied.

To the north and west is a C-C zone which is developed with a shopping center and to the east and south is developed C-1 for various commercial uses.

The applicant's property is approximately 15,725 square feet and has automobile oriented businesses for detailing, brake repair, window tinting, seat covers, etc. The applicant is proposing the signs on the northeast and northwest portions of the property. The northwest sign will be oriented towards Sahara Avenue and the northeasterly one to Valley View.

Staff pointed out at the Board of Zoning Adjustment meeting the number of businesses and uses on this corner have not been particularly attractive and the signs would not improve this situation. Further, there are still problems with cars being washed outdoors that is being resolved. Staff indicated there is no justification for having two signs less than half the required separation distance on this site. The Beautification Committee also recommended denial of the application.

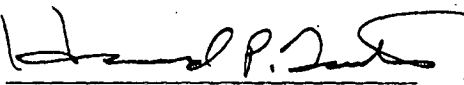
Representatives of the Payless Drug Store and Minit Lube appeared in protest to this application on the basis it would detract from the shopping center and may obscure the signs on their property.

Board of Zoning Adjustment Decision: DENIAL

Staff Recommendation: DENIAL

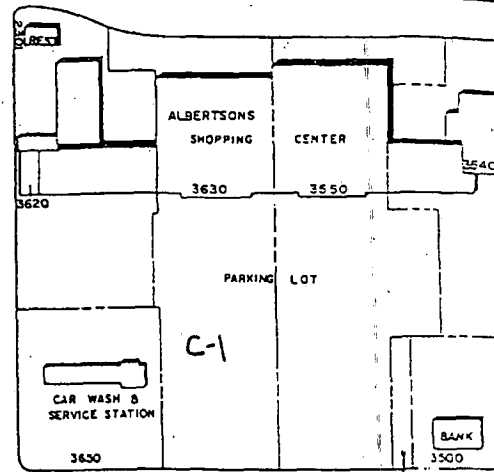
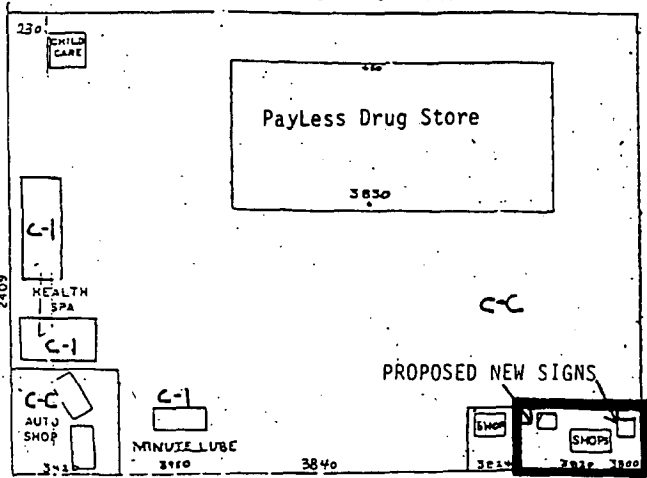
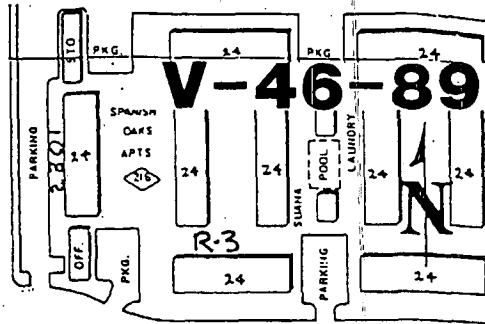
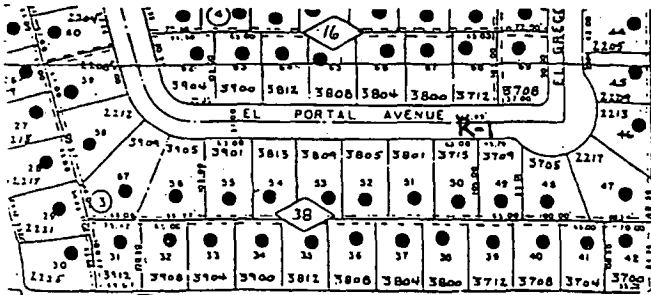
PROTESTS: 2 (at the meeting)

SEE ATTACHED LOCATION MAP

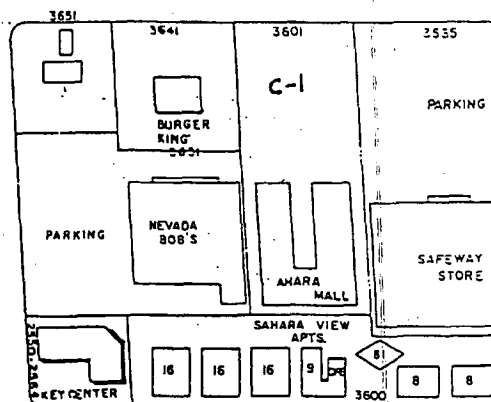
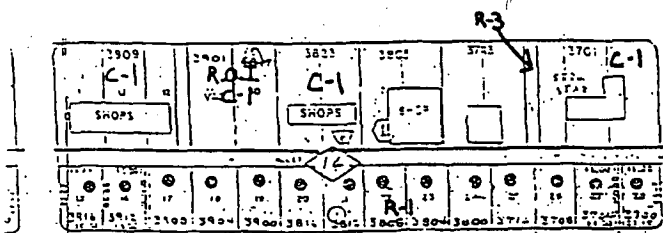

HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
JUNE 21, 1989

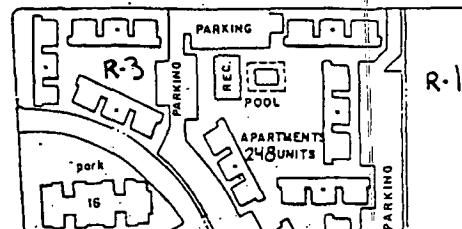
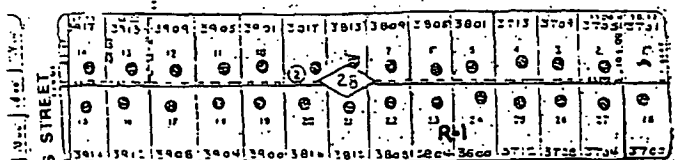
LOCATION MAP - ITEM X.O.3. - V-46-89 - Joseph Bolognese, Trustee



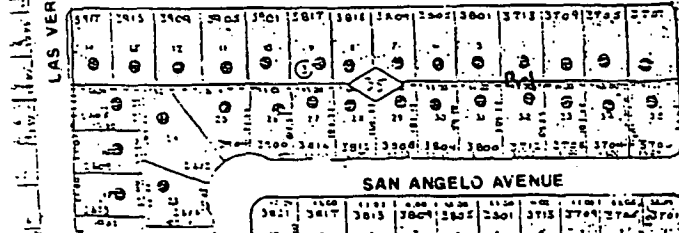
SAHARA AVENUE



SAN BERNARDINO AVENUE



EL CONDON AVENUE

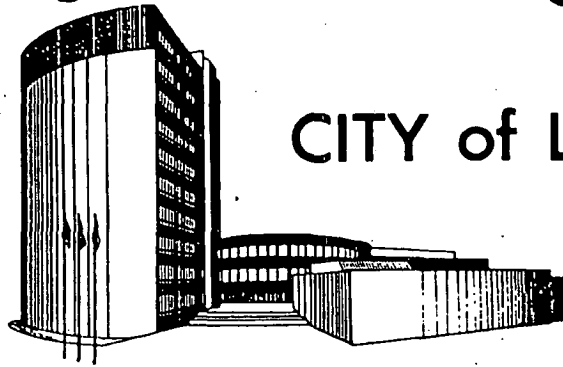


SAN ANGELO AVENUE

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
W. WAYNE BUNKER
STEVE MILLER
ARNIE ADAMSEN

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

May 30, 1989

Joseph Bolognese, Trustee
6884 Tomiyasu Lane
Las Vegas, Nevada 89120

Re: V-46-89

Dear Applicant:

Your request for a Variance to allow two proposed 14 foot x 48 foot off-premise advertising (billboard) signs; and to allow the signs to be 140 feet apart, where a 300 foot minimum distance separation is required, on property located on the northwest corner of Sahara Avenue and Valley View Boulevard, in Zoning District C-C, was considered by the Board of Zoning Adjustment on May 25, 1989.

It was voted by the Board of Zoning Adjustment to DENY your request because there was insufficient justification presented to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on May 25, 1989 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of the letter.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:gm

cc: Mike Perrah
Donrey Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106



AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

MAY 25, 1989

BOARD OF ZONING ADJUSTMENT

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

11. V-46-89 - JOSEPH BOLOGNESE, TRUSTEE

APPLICATION: Variance to allow two proposed 14 foot x 48 foot off-premise advertising (billboard) signs; and to allow the signs to be 140 feet apart, where a 300 foot minimum distance separation is required

LOCATION: Northwest corner of Sahara Avenue and Valley View Boulevard

ZONE: C-C

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

SORENSEN
DENIED
Unanimous
(Dixon excused)

Harold Foster stated there have been several requests for off-premise signs on this property previously and they have been denied. Staff pointed out there have been problems in the past keeping businesses in this area in line with signage and outdoor operations so they would be aesthetically acceptable and adding these two signs would add to clutter on the corner. Staff found no justification to allow the deviation from the 300 foot setback and recommended denial.

Dick Hudak, representing Donrey Outdoor, stated he disagreed with staff.

Bob Singleton of Payless Drug Store and Randy Gillitzer of Minit Lube appeared in opposition.

(20:03 - 20:08)

NOTICE OF PUBLIC HEARING

MAY 25, 1989

Notice is hereby given that on May 25, 1989, at 7:30 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will consider the following:

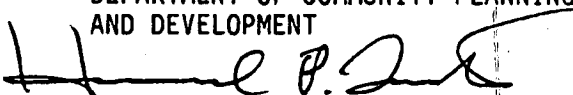
V-46-89

Application of JOSEPH BOLOGNESE, TRUSTEE, for a Variance to allow two proposed 14 foot x 48 foot off-premise advertising (billboard) signs; and to allow the signs to be 140 feet apart, where a 300 foot minimum distance separation is required, on property located on the northwest corner of Sahara Avenue and Valley View Boulevard, in Zoning District C-C.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER
(SE¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST,
M.D.B.&M.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by representative, and object to or express approval of this application, or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:gm

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Community Planning and Development.)

SEE LOCATION MAP ON REVERSE SIDE

Comments



Separator Sheet

PLANNING COMMISSION

MEETING OF

SEPTEMBER 6, 2001

AGENDA & MINUTES

City of Las Vegas

Page 25

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

B-7.

V-0046-89(3) - BOLOGNESE FAMILY TRUST

Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 87

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Variance shall be reviewed in two 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 is removed.

2. If the existing off-premise advertising sign structure is removed, this approval 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Quinn excused)

TROY JESCHKE, Planning and Development, indicated that when this Variance was approved by the City Council in 1989 the zoning code allowed at that time off-premise signs requiring both Special Use Permits and Variances to be approved by means of the Variance alone. Staff finds that in this case the continued off-premise sign use on the subject site is appropriate and that no significant changes have occurred in the area since the last review. Therefore, staff recommended approval.

MR. R. VanNOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY pointed out that even though he does not like the idea of signs at this location, he feels that the sign would be appropriate for another two years.

To be heard by the City Council on October 17, 2001.

(6:16 - 6:18) 1 - 404

PLANNING COMMISSION

MEETING OF

SEPTEMBER 6, 2001

AGENDA & MINUTES

City of Las Vegas

Page 26

COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

V-0046-89(3) - BOLOGNESE FAMILY TRUST

APPROVED, SUBJECT TO CONDITIONS

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.

SEPTEMBER 6, 2001 PLANNING COMMISSION

- B-7. V-0046-89(3) - BOLOGNESE FAMILY TRUST - Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PUBLIC HEARING

C.C.: 10/17/2001

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO CONDITIONS

APPLICATION REQUEST

This is a required Two Year Review of an approved Variance which allowed an off-premise advertising (billboard) sign adjacent to the northwest corner of Sahara Avenue and Valley View Boulevard to be located 140 feet from another off-premise advertising (billboard) sign where a 300 foot minimum distance separation is required.

BACKGROUND DATA

- 06/21/89 The City Council approve a Variance (V-0046-89) to allow two off-premise advertising (billboard) signs to be located 140 feet from each other where 300 feet is the minimum distance separation required.
- 07/20/94 The City Council approved a Required Five Year Review of the approved Variance [V-0046-89(1)] with a required review in five years.
- 09/15/99 The City Council approved a Required Five Year Review of an approved Variance [V-0046-89(2)] with a required review in two years.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	C-1 (Limited Commercial)	Retail Commercial
South:	Unincorporated Clark County	Retail Commercial
East:	C-1 (Limited Commercial)	Retail Commercial
West:	C-1 (Limited Commercial)	Retail Commercial

ANALYSIS & FINDINGS

ZONING

When the Variance appeal was approved by the City Council in 1989, Section 19.90.080 and Section 19.90.090 of the Zoning Code (Title 19) allowed Off-Premises Signs, which required both a Special Use Permit and a Variance, to be approved by means of a Variance alone. The subject sign and the reduced separation in relation to other the off-premise signs was approved by a Variance, thus making the subject sign a legal non-conforming sign.

USE

Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the standards for approval of a Special Use Permit (Variance). Staff finds the continued off-premise sign use on the subject site is appropriate in that no significant changes have occurred in the area since the last review. However, off-premise signage is not an appropriate use in perpetuity in developing areas. Therefore, staff recommends this Variance be reviewed in two years.

FINDINGS

The following findings required for approval of a Special Use Permit (variance) application, per Las Vegas Municipal Code Section 19A.18.060, should also be required for any subsequent Special Use Permit (variance) review. Thus, the Planning Commission or City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The commercial uses to the north, south, east, and west were in existence when this Variance was approved by City Council in 1989. At that time, the Council determined that this Variance was compatible with surrounding land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is developed with retail commercial uses and has no physical constraints for the existing off-premise (billboard) sign.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The off-premise (billboard) sign does not generate traffic and will therefore not have an adverse impact on adjacent streets.

4. Approval of the Special Use Permit (variance) at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

In approving the original application, the City Council determined that this use at this location would not be compromise the public health, safety, and welfare or the overall objectives of the General Plan.

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. The Variance shall be reviewed in two 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 is removed.
2. If the existing off-premise advertising sign structure is removed, this approval 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
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.

NOTICES MAILED 87

APPROVALS 0

PROTESTS 0

SF



**V-0046-89(3) - BOLOGNESE FAMILY TRUST - Northwest corner of Sahara Avenue and Valley View Boulevard.
SEPTEMBER 6, 2001 PLANNING COMMISSION**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: OCTOBER 17, 2001

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

TWO YEAR REQUIRED REVIEW - VARIANCE - PUBLIC HEARING - V-0046-89(3) - **BOLOGNESE FAMILY TRUST** - Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Hearing Officer Meeting

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE – APPROVED subject to conditions – **UNANIMOUS** with **GOODMAN** and **M. McDONALD** excused

MINUTES:

MAYOR PRO TEM REESE declared the Public Hearing open.

R. VAN NOSTRAND, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

CITY COUNCIL MEETING OF OCTOBER 17, 2001
Planning & Development Department
Item 113 – V-0046-89(3)

MINUTES – Continued:

MAYOR PRO TEM REESE declared the Public Hearing closed.

(1:46 – 1:47)

3-1593

CONDITIONS:

Planning and Development

1. The Variance shall be reviewed in two 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 is removed.
2. If the existing off-premise advertising sign structure is removed, this approval 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
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.

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 17, 2001

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: V-0046-89(3) - Bolognese Family Trust

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The Variance shall be reviewed in two 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 is removed.
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**** STAFF REPORT ****

APPLICATION REQUEST

This is a required Two Year Review of an approved Variance that allowed an off-premise advertising (billboard) sign adjacent to the northwest corner of Sahara Avenue and Valley View Boulevard to be located 140 feet from another off-premise advertising (billboard) sign where a 300-foot minimum distance separation is required.

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ANALYSIS & FINDINGS

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USE

Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the

standards for approval of a Special Use Permit (Variance). Staff finds the continued off-premise sign use on the subject site is appropriate in that no significant changes have occurred in the area since the last review. However, off-premise signage is not an appropriate use in perpetuity in developing areas. Therefore, staff recommends this Variance be reviewed in two years.

FINDINGS

The following findings required for approval of a Special Use Permit (variance) application, per Las Vegas Municipal Code Section 19A.18.060, should also be required for any subsequent Special Use Permit (variance) review. Thus, the Planning Commission or City Council must affirm the following:

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In approving the original application, the City Council determined that this use at this location would not be compromise the public health, safety, and welfare or the overall objectives of the General Plan.

NOTICES MAILED 87

APPROVALS 0

PROTESTS 0

Action Letter



Separator Sheet



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

September 7, 2001

Mr. Joseph Bolognese
Bolognese Family Trust
6884 Tomiyasu Lane
Las Vegas, Nevada 89120-2807

RE: V-0046-89(3) - REVIEW OF CONDITION

Dear Mr. Bolognese:

Your Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on September 6, 2001.

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

Planning and Development

1. The Variance shall be reviewed in two 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 is removed.
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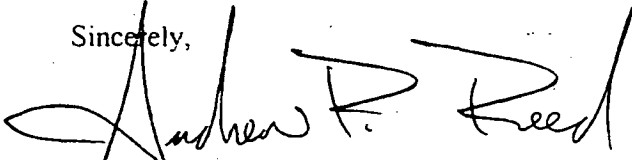
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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

Mr. Joseph Bolognese
V-0046-89(3) - Page Two
September 7, 2001

This item will be considered by the City Council on October 17, 2001, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" being more prominent than the last name "Reed".

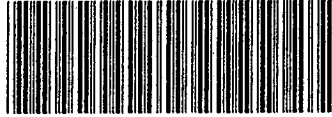
Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

cc: Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

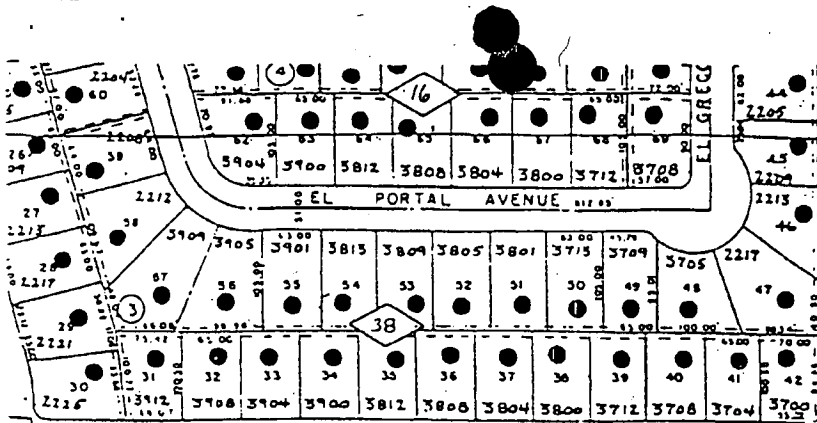
Mr. Robert VanNostrand
Eller Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

Plans (PMT)

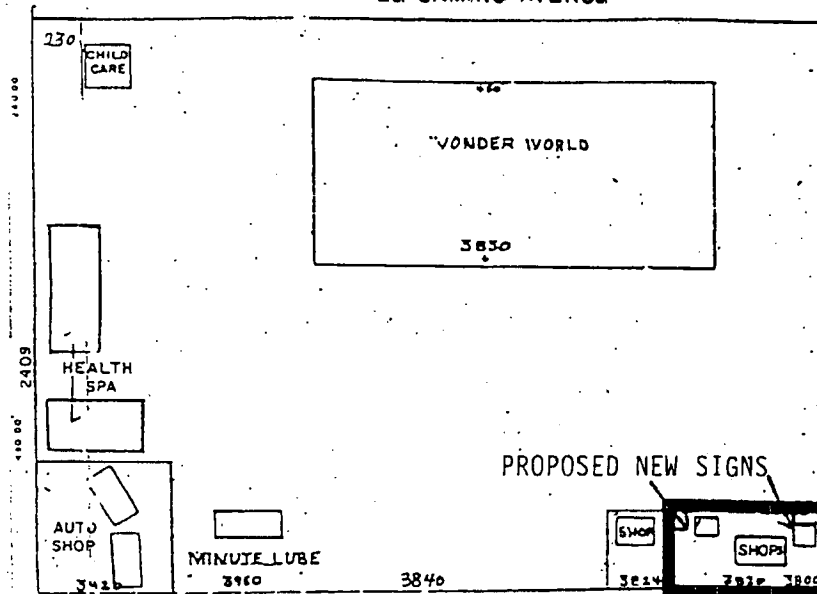


PLANS - PMT

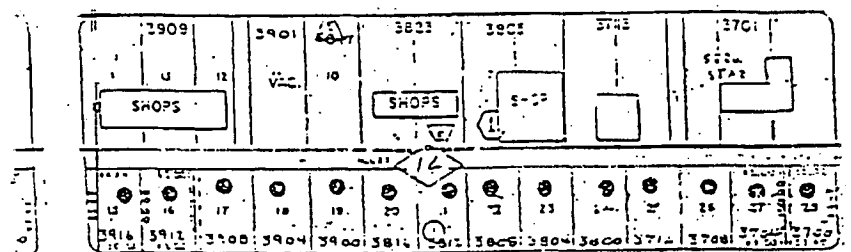
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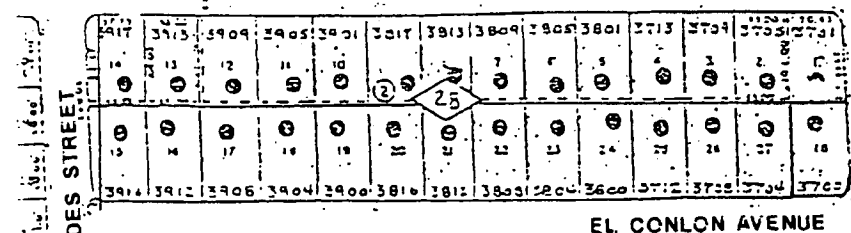
EL CAMINO AVENUE



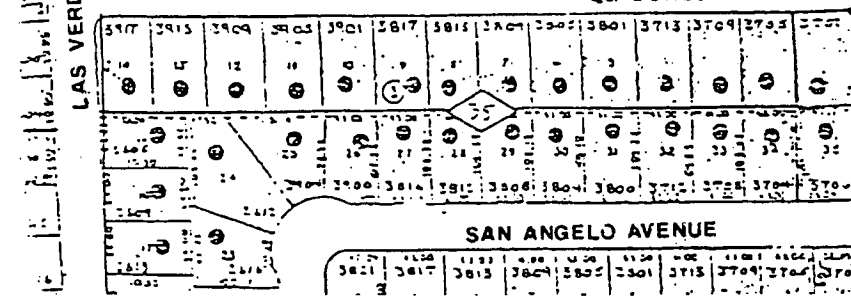
SAHARA AVENUE



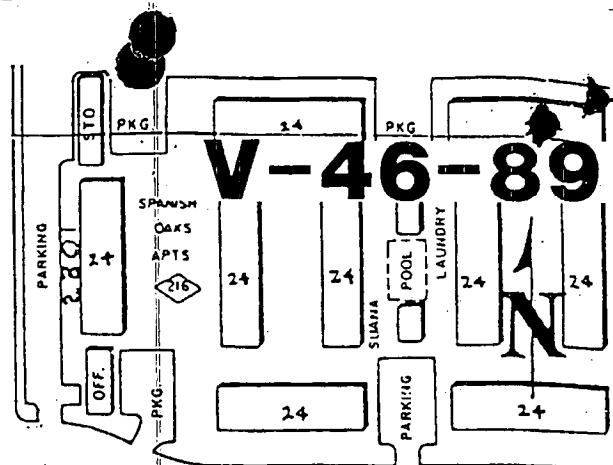
SAN BERNARDINO AVENUE



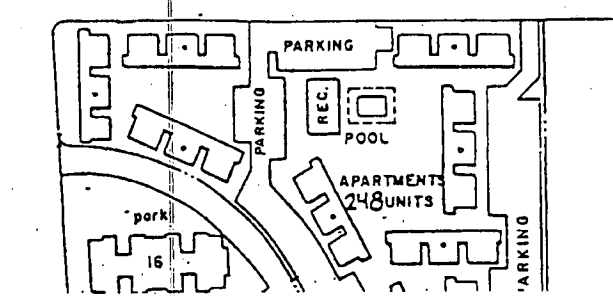
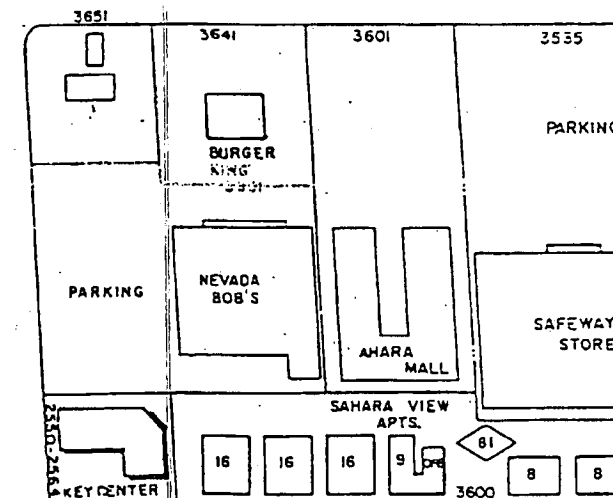
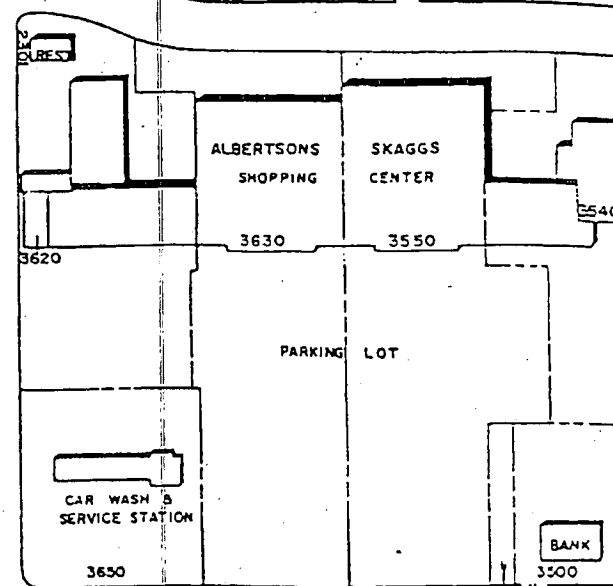
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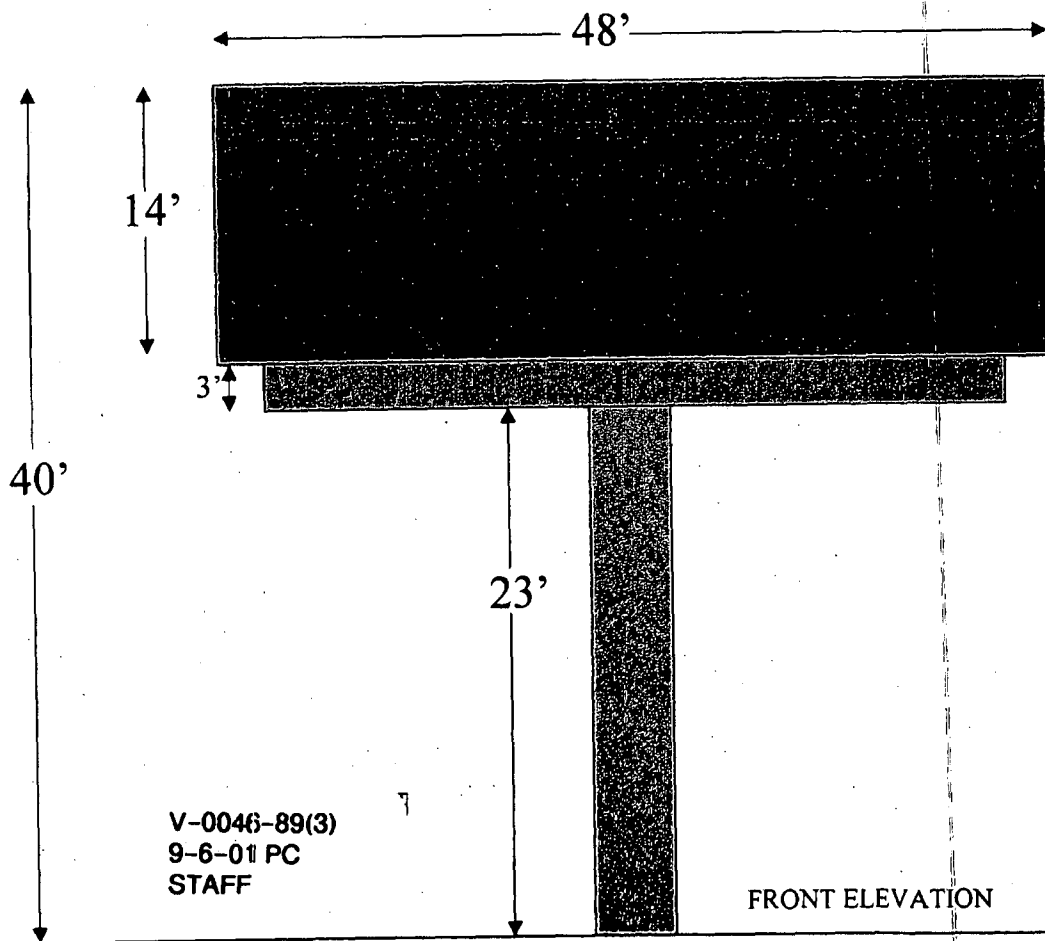


SAN ANGELO AVENUE

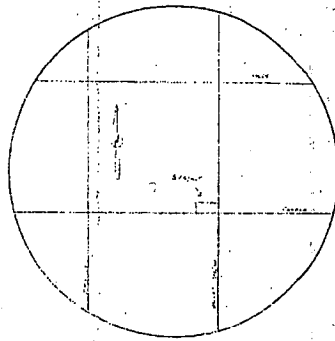
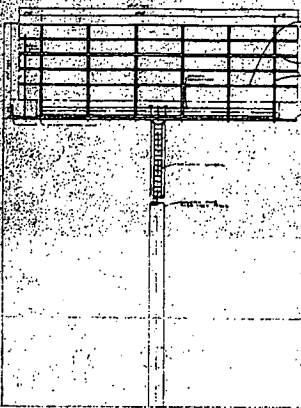


VALLEY VIEW BLVD.

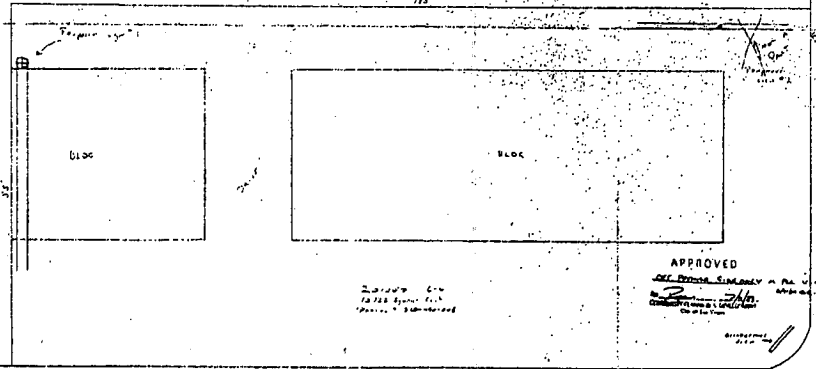




NOT TO SCALE



VALLEY VIEW



SAHARA AVE

V-0046-89(3)
9-6-01 PC
STAFF



Project No.	1000000000	Project Name	Valley View
Client	Donrey	Design	Donrey
Scale	1/4" = 1'-0"	Date	9-6-01

Extraction List



EXTRACTION LIST

Separator Sheet

3/11

PARCELS 176
LABELS 168**Report of All Selected Parcels**Case Number: RQR-33797Printed On: Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
3601 WEST SAHARA CORP	3601 W SAHARA AVE #207 LAS VEGAS NV	16208101003
AGUILAR BRAULIO E	39080 EL CAMINO AVE LAS VEGAS NV	16206811011
ALLEN EDWARD H & CAROL	9480 W WASHBURN RD LAS VEGAS NV	16207512005
ALTAMIRANO DAMIAN M	3901 SAN BERNADINO AVE LAS VEGAS NV	16207514019
ARBILDI CANDYCE L & ALFREDO R	3801 EL CONLON AVE LAS VEGAS NV	16207514052
ASSENCO VAUGHN L	2217 EL GRECO ST LAS VEGAS NV	16206811026
AUSTIN TERRY L & GLENDA M	3812 EL CAMINO AVE LAS VEGAS NV	16206811014
AYOUB JOHN	2205 EL GRECO ST LAS VEGAS NV	16206811023
AYRES DAVID	3713 LA PASADA AVE LAS VEGAS NV	16206811047
B 2 L L C	3230 S BUFFALO #108 LAS VEGAS NV	16206801008
B 2 L L C	3230 S BUFFALO #108 LAS VEGAS NV	16206801007
B K B K INC	%B KATZ 10353 GRIZZLY CREEK ST LAS VEGAS NV	16207512006
BANK NEVADA STATE	P O BOX 990 LAS VEGAS NV	16205402009
BANK NEW YORK TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16207514012
BANK U S NATIONAL ASSN TRS	7495 NEW HORIZON WY MAIL STOP NAC #X3902-01F FREDERICK MD	16206811033
BANK VALLEY	%B HULIN 370 N STEPHANIE ST HENDERSON NV	16205402007
BAROCIO ALICIA	2532 LAS VERDES ST LAS VEGAS NV	16207513021
BARROW ROBERT W & PENNY L	3813 EL CONLON AVE LAS VEGAS NV	16207514049
BEARD FAMILY TRUST	%SOUTHLAND EQUITIES 15 CORPORATE PLAZA DR #240 NEWPORT BEACH CA	16206801005
BILAN AMER ROBERT	2520 LAS VERDES ST LAS VEGAS NV	16207513024
BISCOCHO MARTINIANO B & LYDIA V	4000 ESMERALDA AVE LAS VEGAS NV	16206810064
BLOCK WAYDE W	3801 EL PORTAL AVE LAS VEGAS NV	16206811030
BLOCK WAYDE W	3801 EL PORTAL AVE LAS VEGAS NV	16206811050
BLYTHE DIANE	3905 EL CONLON AVE LAS VEGAS NV	16207514046
BOYCE EVA G	3913 EL CONLON AVE LAS VEGAS NV	16207514044
BRENNE DEAN A	3809 SAN BERNARDINO AVE LAS VEGAS NV	16207514022
BRIEN ELDA L	3812 SAN ANGELO AVE LAS VEGAS NV	16207516008
BURROLA LUIS & MARIA	3905 SAN BERNARDINO AVE LAS VEGAS NV	16207514018
C D K FAMILY TRUST	HCR 33 BOX 2627 LAS VEGAS NV	16207514006
C D K FAMILY TRUST	HCR-33 BOX 2627 LAS VEGAS NV	16207512007
CALDERON JORGE LUIS	4009 ESMERALDA AVE LAS VEGAS NV	16206810061
CALZODILLA PALMIRA D	3905 EL PORTAL AVE LAS VEGAS NV	16206811035

Report of All Selected Parcels**Case Number:** RQR-33797**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CAMPOS JOSE T & MARIA D	3709 SAN BERNARDINO AVE LAS VEGAS NV	16207514026
CANAS DANIEL	3709 LA PASADA AVE LAS VEGAS NV	16206811048
CERMINARA CRAIG	4008 SAN BERNARDINO AVE LAS VEGAS NV	16207513016
CHEN BAO WEN & LI YI	7859 MOSAIC HARBOR AVE LAS VEGAS NV	16207514014
CISNEROS YVONNE & GUADALUPE	6687 KEYESPORT CT LAS VEGAS NV	16207514031
COLE FAMILY TRUST	3705 SAN ANGELO AVE LAS VEGAS NV	16207516054
CONCEPCION ROBERT C SR & LOURDES	3705 SAN BERNARDINO AVE LAS VEGAS NV	16207514027
COONEY TERRY L LIVING TRUST	3901 EL PORTAL AVE LAS VEGAS NV	16206811034
CORRALES JUAN	3708 SAN BERNARDINO AVE LAS VEGAS NV	16207514003
CRUZ ANNA F	3908 EL CONLON AVE LAS VEGAS NV	16207514040
DAVID MARTIN	3805 EL CONLON AVE LAS VEGAS NV	16207514051
DEAGATON MARIA PIZA	3704 SAN ANGELO AVE LAS VEGAS NV	16207516002
DISCIORIO BRIAN	4899 OMEGA CIR LAS VEGAS NV	16207514033
DRAKE LANCE D & LORI G	3904 EL PORTAL AVE LAS VEGAS NV	16206811056
DUCK HORN L L C ETAL	14737 E MARK LN SCOTTSDALE AZ	16206812002
EDEJER MANNUEL & OLIVA B	4001 EL CAMINO AVE LAS VEGAS NV	16206810110
EMMART EDITH R	3712 SAN BERNARDINO AVE LAS VEGAS NV	16207514004
ESPINO ERNESTO	2405 ARENAS ST LAS VEGAS NV	16206812004
FAMULARCANO TERESA	3816 SAN ANGELO AVE LAS VEGAS NV	16207516009
FEDERAL NATIONAL MORTGAGE ASSN	1100 VIRGINIA DR FORT WASHINGTON PA	16206811028
FEDERAL NATIONAL MTGE ASSN	%COUNTRYWIDE HOME LOANS INC 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	16207513018
FELDMAN JUANITA	3713 SAN BERNARDINO AVE LAS VEGAS NV	16207514025
FLORES ADOLFO MEDINA ETAL	4005 ESMERALDA AVE LAS VEGAS NV	16206810062
FONFA ANDREW	9710 W TROPICANA #110 LAS VEGAS NV	16208101007
GALLINA WILLIAM JR	3817 EL CONLON AVE LAS VEGAS NV	16207514048
GARCIA RONALD A & JOHN R	3660 CIENEGA DR BONITA CA	16207516005
GLIDDEN DANIEL E & LAURA MAY	3904 SAN ANGELO AVE LAS VEGAS NV	16207516011
GOLD EAGLE ENTERPRISES L L C	3250 S DUNEVILLE ST LAS VEGAS NV	16207514035
GOSEPA RILES & ROSEMARY	3913 SAN BERNARDINO AVE LAS VEGAS NV	16207514016
HENRIQUEZ ADELINDA	2521 ARENAS ST LAS VEGAS NV	16207513025
HOARE-GOMEZ RAYMUNDO A	3816 EL CONLON AVE LAS VEGAS NV	16207514037
HOLDEN PATRICK & MARITES G	4001 ESMERALDA AVE LAS VEGAS NV	16206810063

Report of All Selected Parcels**Case Number:** RQR-33797**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JACKSON WILLIAM W	3800 EL PORTAL AVE LAS VEGAS NV	16206811051
JAK T D FAMILY L P	%D KHAL 1626 S W WALKER RD GRESHAM OR	16208101005
JASUE L L C ETAL	%KIN PPTY 185 NW SPANISH RIVER BLVD #100 BOCA RATON FL	16205402004
JIANG PENG	3712 SAN ANGELO AVE LAS VEGAS NV	16207516004
JIMENEZ BEN	3708 EL CAMINO AVE LAS VEGAS NV	16206811019
JO WADE CORPORATION	P O BOX 1888 PASO ROBLES CA	16206813007
JOHNS RICK	4010 W SAHARA AVE LAS VEGAS NV	16206812003
JOHNSON EARL & NANCY A	3812 EL CONLON AVE LAS VEGAS NV	16207514036
JOHNSON ROLAND I & KATHY	3812 SAN BERNARDINO AVE LAS VEGAS NV	16207514008
KAMINSKI STEVEN T	3808 EL CAMINO AVE LAS VEGAS NV	16206811015
KEAY GREGORY M & ROSALYN F	3705 EL PORTAL AVE LAS VEGAS NV	16206811027
KUS EMIL J & ALICE	3900 SAN BERNARDINO AVE LAS VEGAS NV	16207514010
LARSON S FAMILY L P	%STEVE LARSON 2950 E FLAMINGO RD #H LAS VEGAS NV	16206813004
LAS VEGAS ASSOCIATES LTD PTNRSHIP	3528 K ST NW WASHINGTON DC	16208101004
LAS VEGAS INVESTMENTS CORP	%M MENOR 7107 S DURANGO DR #2-315 LAS VEGAS NV	16207516055
LESARDE ENTERPRISES LTD	%N CARABET 7730 GRAYSTONE DR WEST HILLS CA	16206812001
LEWIS DAYTON E	3912 EL CAMINO AVE LAS VEGAS NV	16206811010
LIANG HUAI XING	4675 REED CT FREMONT CA	16207514002
LOPEZ RAFAEL & GRACIELA	3901 EL CONLON AVE LAS VEGAS NV	16207514047
LOUIE JONATHAN	3904 SAN BERNARDINO AVE LAS VEGAS NV	16207514011
LUJAN DAVID M & SADRAC A	3705 EL CONLON AVE LAS VEGAS NV	16207514055
MAHON KELLIE	P O BOX 26683 LAS VEGAS NV	16207516006
MARHENKE STEVE K & JINDAPORN	3713 SAN ANGELO AVE LAS VEGAS NV	16207516052
MARIANA'S ENTERPRISES	%ACCOUNTS PAYABLE 2325 E CHEYENNE AVE NO LAS VEGAS NV	16208101008
MARKS STEPHANIE	3701 SAN BERNARDINO AVE LAS VEGAS NV	16207514028
MARTI VIRGINIA	3904 EL CAMINO AVE LAS VEGAS NV	16206811012
MARTINEZ ALFONSO & PIEDAD	2221 LAS VERDES ST LAS VEGAS NV	16206811008
MAYHEW BRUCE M	3812 EL PORTAL AVE LAS VEGAS NV	16206811054
MCHALE LINDA R	12325 LAKESHORE DR #14 LAKESIDE CA	16206811055
MCKEE TANE A	3900 SAN ANGELO AVE LAS VEGAS NV	16207516010
MCSHARRY LINDA	3800 EL CAMINO AVE LAS VEGAS NV	16206811017
MENDOZA-FLORES JORGE	3917 SAN BERNARDINO AVE LAS VEGAS NV	16207514015

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MIMS WILLIAM J ETAL	3804 EL CAMINO AVE LAS VEGAS NV	16206811016
MORGAN LUPE	2310 S CIMARRON RD LAS VEGAS NV	16207514007
MORTET GEORGES C & M REV LIV TR	3804 W EL CONLON AVE LAS VEGAS NV	16207514034
NALL GARY R & MONA E	3904 EL CONLON AVE LAS VEGAS NV	16207514039
NGUYEN DUNG THI & AMY	4004 SAN BERNARDINO AVE LAS VEGAS NV	16207513017
NICOYCO PETE & LOLITA	2528 LAS VERDES ST LAS VEGAS NV	16207513022
NIEMAN DAWN	3700 SAN BERNARDINO AVE LAS VEGAS NV	16207514057
NORLANDER STEVEN & SARA	3912 SAN BERNARDINO AVE LAS VEGAS NV	16207514013
OASIS WEST SAHARA AVENUE LV LLC	%WIGHT & CO INC 10 CEDAR ST WOBURN MA	16205402010
OFFICE DEPOT INC	%LEASE ADMIN 6600 N MILITARY TRL BOCA RATON FL	16205402003
PARKER G & S TRUST	3817 SAN BERNARDINO AVE LAS VEGAS NV	16207514020
PAVEL ALAN D	3809 EL PORTAL AVE LAS VEGAS NV	16206811032
PETERSON WAYNE	3709 SAN ANGELO AVE LAS VEGAS NV	16207516053
PHAM CAPITAL L L C	10300 W CHARLESTON B-410 LAS VEGAS NV	16207512010
PICCIRILLO JOSEPH J & LUELLA	3917 EL CONLON AVE LAS VEGAS NV	16207514043
PIKOLYCKY JAROSLAW	6160 CAMINO DE LA COSTA LA JOLLA CA	16208101006
PONCE GUSTAVO & HERMILA	4008 ESMERALDA AVE LAS VEGAS NV	16206810066
POTESAK ROBERT	3816 SAN BERNARDINO AVE LAS VEGAS NV	16207514009
RICHARDSON JANET	299 BARLETTA AVE LAS VEGAS NV	16206811009
RILEY PATRICK L	3801 EL PORTAL AVE LAS VEGAS NV	16206811029
RIOS ADRIAN	2209 EL GRECO ST LAS VEGAS NV	16206811024
RIVAS JUAN DANIEL	3701 EL CONLON AVE LAS VEGAS NV	16207514056
RIVAS MARIA L	3709 EL CONLON AVE LAS VEGAS NV	16207514054
RODRIGUEZ JUSTINO	3804 EL PORTAL AVE LAS VEGAS NV	16206811052
ROSELES RAUL	3909 EL CONLON AVE LAS VEGAS NV	16207514045
S C P 2006-C23-094 L L C	%CVS PHARMACY INC #8790-01 %STORE ACCOUNTING DEPT 1 CVS DR WOONSOCKET RI	16205402005
S H B SAHARA L L C	%R STEWART 19118 PACIFIC COAST HWY MALIBU CA	16205402002
SADEN JOHN H & MARILYN J	2524 LAS VERDES ST LAS VEGAS NV	16207513023
SAHARA 2 L L C	%BEST CO 6450 W SPRING MOUNTAIN RD #12 LAS VEGAS NV	16207511010
SAHARA 2 L L C	%P ROBERTS %BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV	16207511011
SAHARA VENETIAN L L C	%B FIELDMAN 2920 N GREEN VALLEY PKWY #114 HENDERSON NV	16207512009
SAHARA VENETIAN L L C	%B FIELDMAN 2920 N GREEN VALLEY PKWY #114 HENDERSON NV	16207512008

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SALADO OLGA L	3916 EL CONLON AVE LAS VEGAS NV	16207514042
SALCEDO PABLO DIAZ	4004 ESMERALDA AVE LAS VEGAS NV	16206810065
SAMAYOA MANUEL A	3800 SAN BERNARDINO AVE LAS VEGAS NV	16207514005
SAXEN JERRY SR	3704 EL CAMINO AVE LAS VEGAS NV	16206811020
SECRETARY VETERANS AFFAIRS	%V A REGIONAL OFFICE 3333 N CENTRAL AVE PHOENIX AZ	16207514032
SERVIN CELINA	3900 EL CAMINO AVE LAS VEGAS NV	16206811013
SIBLEY KENNETH W	4005 EL CAMINO AVE LAS VEGAS NV	16206810109
SOSA PEDRO R & BLANCA	5760 PIONEER AVE LAS VEGAS NV	16207516001
SPANGLER KATHAERINE L	3708 EL PORTAL AVE LAS VEGAS NV	16206811049
SPOAKS	3055 SOFT HORIZON WY LAS VEGAS NV	16205402008
SPOAKS	3055 SOFT HORIZON WY LAS VEGAS NV	16205402001
SPOAKS	3055 SOFT HORIZON WY LAS VEGAS NV	16205402006
STEWART IRENE E & WALTER REV TR	3808 EL PORTAL AVE LAS VEGAS NV	16206811053
STEWART SANDRA	3809 FAIRWAY CIR LAS VEGAS NV	16207516003
SU YANDONG	3713 EL CONLON AVE LAS VEGAS NV	16207514053
SUNRISE GARDENS LV ASSOC L L C	%WESTERN AMERICA PPTYS INC %J PERLEY 111 N SEPULVEDA BLVD #330 MANHATTAN BEACH CA	16208103006
SUNSHINE ONE L L C	%P ROBARTS %BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV	16207512001
SZLUHA MICHAEL	3909 EL PORTAL AVE LAS VEGAS NV	16206811036
TABACCHI UNA J	3700 EL CONLON AVE LAS VEGAS NV	16207514029
TARAMAR TRUST	115 LAKE EMERALD DR #101 OAKLAND PARK FL	16207516007
TAXPAYER	LAS VEGAS NV	16206811031
TEDDY ENTERPRISES & ASSOCIATES	%S WONG 132 9TH ST #200 OAKLAND CA	16208110001
TEPPER CARMEN	2320 PASEO DEL PRADO LAS VEGAS NV	16207514017
THREE JS	18 COLLETON RIVER DR HENDERSON NV	16207512002
THREE JS	18 COLLETON RIVER DR HENDERSON NV	16207512004
THREE JS	18 COLLETON RIVER DR HENDERSON NV	16207512003
THRIFTY PAYLESS INC	%RITE AID %REAL EST TAX #6111 P O BOX 3165 HARRISBURG PA	16206813005
THRIFTY PAYLESS INC	%REAL EST TAX #6111 P O BOX 3165 HARRISBURG PA	16206813006
TREJO DAVID	3712 EL CAMINO AVE LAS VEGAS NV	16206811018
TYLER FAMILY TRUST	239 E PARK RISE WY SANDY UT	16206801006
UNGAR INVESTMENTS L P	P O BOX 80246 LAS VEGAS NV	16208101001

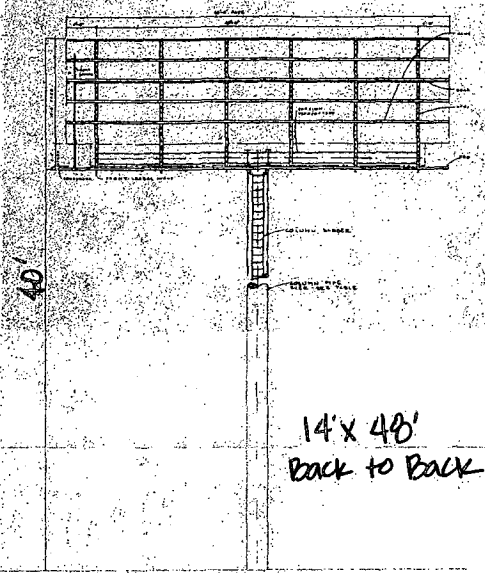
Report of All Selected Parcels**Case Number:** RQR-33797**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
UNIVERSITY BOARD OF REGENTS	%UNIVERSITY NV SYSTEM 2601 ENTERPRISE RD RENO NV	16206801004
UNIVERSITY BOARD OF REGENTS	%UNIVERSITY NV SYSTEM 2601 ENTERPRISE RD RENO NV	16206801003
V R P SPANISH OAKS L L C	%E SORENSEN 980 KELLY JOHNSON DR #150 LAS VEGAS NV	16205401001
VALLEJOS ERNESTO J	3900 EL CONLON AVE LAS VEGAS NV	16207514038
VARDI PHILIP REVOCABLE TR ETAL	705 N CRESCENT DR BEVERLY HILLS CA	16207511012
VICCARO NICHOLAS & TERRI	3801 SAN BERNARDINO AVE LAS VEGAS NV	16207514024
VILLALVAZO ALEJANDRO SR & G	3700 EL CAMINO AVE LAS VEGAS NV	16206811021
WALKER HOUSE ASSOCIATES	%MARVIN F POER & CO 410 17TH ST #1730 DENVER CO	16208103009
WANG LINA	241 S OLIVE AVE #22 ALHAMBRA CA	16207514030
WANG SHUXIA	P O BOX 26905 LAS VEGAS NV	16207514021
WEISS ROBERT G ETAL	600 S LINCOLN #202 STEAMBOAT SPRINGS CO	16206813001
WHITE ANDRE	3805 SAN BERNARDINO AVE LAS VEGAS NV	16207514023
WIJEKULARATNE GRASHANTHI & M	5834 W OAKEY BLVD LAS VEGAS NV	16206801002
WILSON ALLYN M & SHIRLEY R TRUST	2401 ARENAS ST LAS VEGAS NV	16206812005
YANG SHUN	2213 EL GRECO ST LAS VEGAS NV	16206811025
ZIONCH ALLEDA B & MICHAEL W	3809 EL CONLON AVE LAS VEGAS NV	16207514050
ZOU JI YONG	3912 EL CONLON AVE LAS VEGAS NV	16207514041

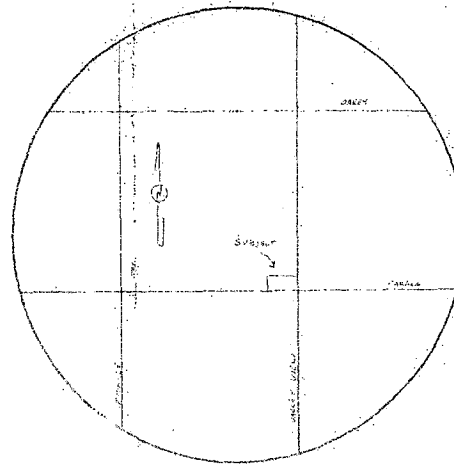
Plans (PMT)



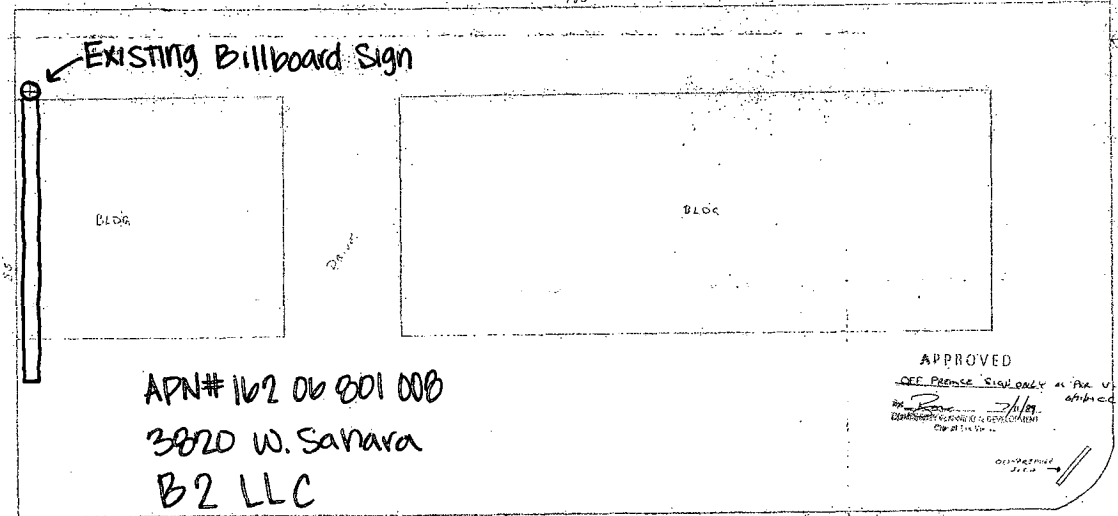
Separator Sheet



14' x 48'
Back to Back



VALLEY VIEW



APN# 162 06 801 008
3820 W. Sahara
B2 LLC

APPROVED
OFF PROPOSE SIGN ONLY AS PER V-40-09
BY [Signature] DATE 5/1/09
[Signature] [Signature]

SAHARA AVE

RQR-33797
05/28/09 PC

DONREY

DATE 5-28-09	DESIGNING NUMBER 1	Joseph Bolognese
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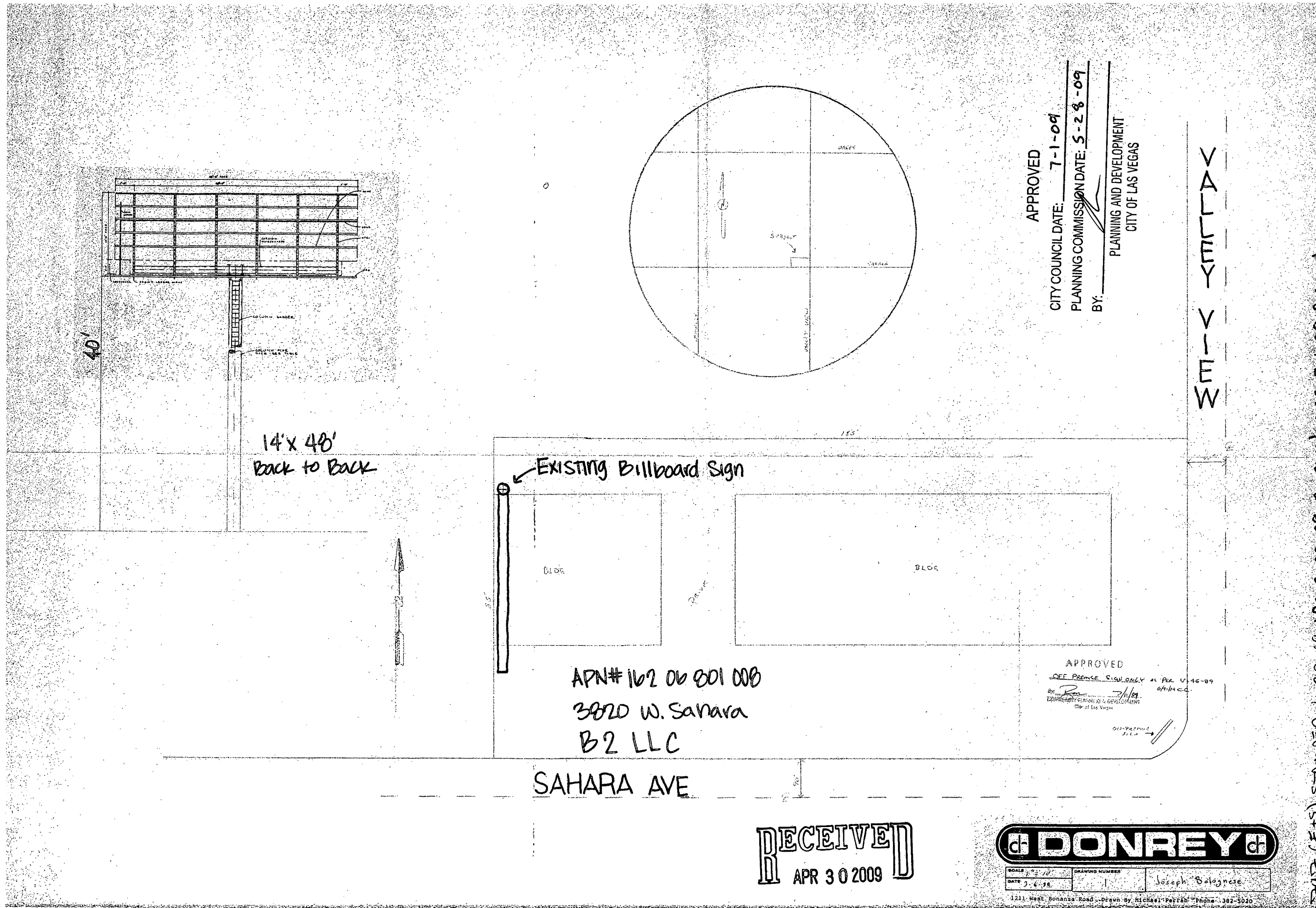
1311 West Bonanza Road - Drawn by Michael Pappalardo - Phone 302-5020

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



APPROVED

CITY COUNCIL DATE: 7-1-09

PLANNING COMMISSION DATE: 5-28-09

BY:
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS

SAHARA AVE

EXISTING Billboard Sign

14' x 48'
Back to Back

APN# 162 06 801 008
3820 W. Sahara
B2 LLC

SAHARA AVE

RECEIVED
APR 30 2009

donreyn
SCALE: 1/8" = 1'-0"
DATE: 5-6-09
DRAWING NUMBER: 1
Joseph Bolognese
1211 West Bonanza Road - Drawn By: Michael Petrash - Phone: 382-5020

RQR-33797
05/28/09 PC

RQR-33797 (ETS) STAMPED 4-30-09 :PC 5-28-09 Approved - CC 7-1-09 Approval