

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. Andrew Fonfa
200 West Sahara Avenue, Suite #4001
Las Vegas, Nevada 89102

RE: RQR-33828 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JULY 1, 2009

Dear Mr. Fonfa:

The City Council at a regular meeting held July 1, 2009, APPROVED the Required Review of a previously approved Special Use Permit (U-0040-96) FOR A 50-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3641 West Sahara Avenue (APN 162-08-101-007), 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. This Special Use Permit shall be placed on an agenda closest to July 17, 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.
2. The Off-Premise Sign (Billboard) 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 Sign (Billboard).
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 sign.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Sign (Billboard) 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 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.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

Mr. Andrew Fonfa
RQR-33828 – Page Two
July 2, 2009

5. The metal screening material that covers the exposed portions of the offset billboard panels shall be refinished and painted to match the remaining supporting structure material.
6. All City Code requirements and design standards of all City Departments shall be satisfied, except as modified herein.

Sincerely,



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

cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119



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

November 21, 2001

Mr. Andrew S. Fonfa
3135 South Industrial Road, #216
Las Vegas, Nevada 89109

RE: U-0040-96(1) - FIVE YEAR REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 21, 2001

Dear Mr. Fonfa:

The City Council at a regular meeting held November 21, 2001 APPROVED the Required Five Year Review of an approved Special Use Permit WHICH ALLOWED A 50 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3641 West Sahara Avenue (APN: 162-08-101-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2001. This approval is subject to:

Planning and Development

1. The Special Use Permit 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 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 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,

Angela Crolli
ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

cc: See Attached List

RQR-33828
05/28/09 PC

Mr. Andrew S. Fonfa
U-0040-98(1) – Page Two
November 21, 2001

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

Ms. Kelleen Cota
Lamar Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-33828
05/28/09 PC

Action Letter



Separator Sheet



May 29, 2009

Mr. Andrew Fonfa
200 West Sahara Avenue, Suite #4001
Las Vegas, Nevada 89102

RE: RQR-33828 - REQUIRED REVIEW

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

Dear Mr. Fonfa:

Your Required Review of a previously approved Special Use Permit (U-0040-96) FOR A 50-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3641 West Sahara Avenue (APN 162-08-101-007), 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. This Special Use Permit shall be placed on an agenda closest to July 17, 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.
2. The Off-Premise Sign (Billboard) 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 Sign (Billboard).
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 sign.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Sign (Billboard) 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 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.

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

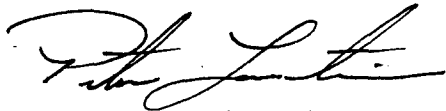
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Andrew Fonfa
RQR-33828 - Page Two
May 29, 2009

5. The metal screening material that covers the exposed portions of the offset billboard panels shall be refinished and painted to match the remaining supporting structure material.
6. All City Code requirements and design standards of all City Departments shall 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

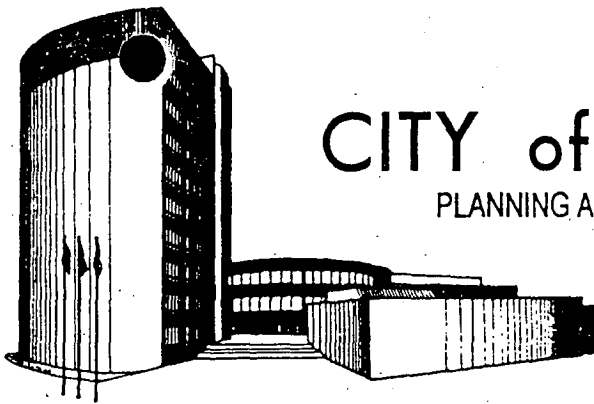
PL:clb

cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

June 28, 1996

Mr. Andrew S. Fonfa
3135 South Industrial Road, Suite #216
Las Vegas, Nevada 89109-1121

RE: U-40-96 - SPECIAL USE PERMIT

Dear Mr. Fonfa:

Your request for a Special Use Permit for a 55 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign, which exceeds the maximum 40 foot height permitted on property located at 3631 West Sahara Avenue, Ward 1 (McDonald), C-1 Zone, was considered by the Board of Zoning Adjustment on June 25, 1996.

The Board of Zoning Adjustment APPROVED your request for the 14 foot x 48 foot off-premise advertising (billboard) sign as being in accord with the general spirit and purpose of the Ordinance subject to the following conditions:

1. The Board shall hold a public hearing to review this use in five years and at that time may require the sign to be removed.
2. The applicant must obtain an off-premise sign certificate from the Planning and Development Department prior to the issuance of a building permit.
3. City Code requirements and design standards of all City departments must be satisfied.

The Board of Zoning Adjustment DENIED your request to increase the height from 40 feet to 55 feet because there was insufficient justification presented to warrant a deviation from the City Code.

RQR-33828
05/28/09 PC



Mr. Andrew S. Fonfa
U-40-96 - Page 2
June 28, 1996

This item will be considered by the City Council at its meeting scheduled for July 17, 1996 at 2:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. You or your representative must be present to answer any pertinent questions which may arise regarding this request.

Very truly yours,



Phyllis Hargrove, Senior Planner
Current Planning Division

PH:gm

cc: Mr. Steve Brooks
Mr. Lee Cote
Nevada Outdoor Systems, Inc.
1818 South Eastern Avenue
Las Vegas, Nevada 89104

RQR-33828
05/28/09 PC

Applicant 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 15, 2009

Mr. Andrew Fonfa
200 West Sahara Avenue, Suite #4001
Las Vegas, Nevada 89102

RE: RQR-33828 - REQUIRED REVIEW

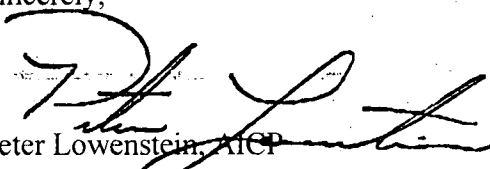
Dear Mr. Fonfa:

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. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



March 26, 2009

Andrew Fonfa
9710 West Tropicana, Suite #110
Las Vegas, Nevada 89147

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

RE: RQR-33828 - 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 black ink that reads "Andrew P. Reed".

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

cc: Lamar Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Public Hearing Notice

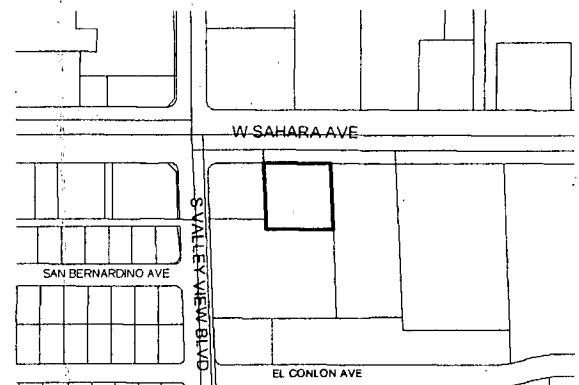


Separator Sheet

Application Information

RQR-33828 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR - OWNER: ANDREW FONFA - Required Review of a previously approved Special Use Permit (U-0040-96) FOR A 50-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3641 West Sahara Avenue (APN 162-08-101-007), 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

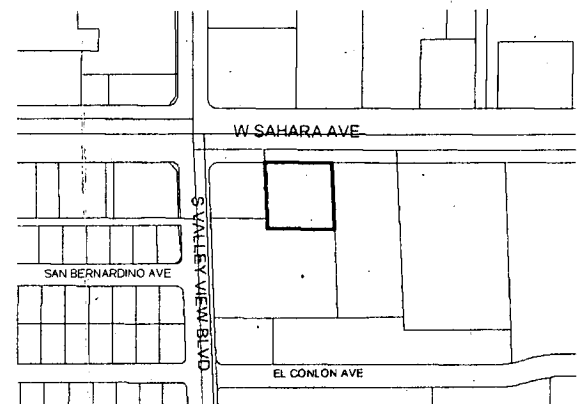
Meeting: Planning Commission
Date: May 28, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 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. 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-33828 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR - OWNER: ANDREW FONFA - Required Review of a previously approved Special Use Permit (U-0040-96) FOR A 50-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3641 West Sahara Avenue (APN 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

Application Location



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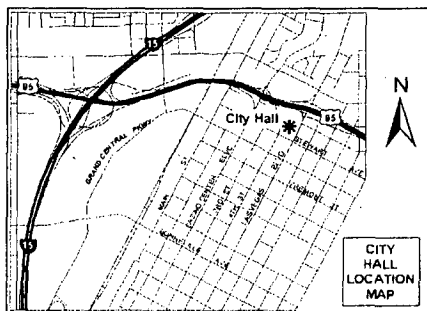
Public Hearing Information

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

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

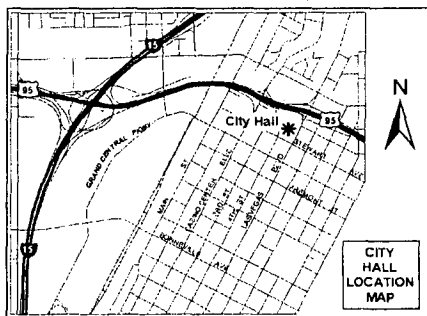
Please use available blank space on card for your comments.

RQR-33828

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

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I OPPOSE
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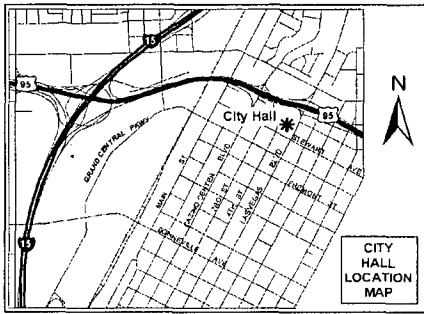
Please use available blank space on card for your comments.

RQR-33828

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

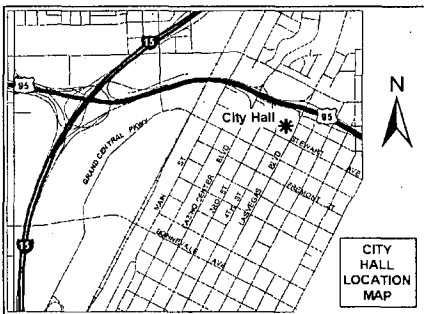
Please use available blank space on card for your comments.

RQR-33828

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-33828

Planning Commission Meeting of 5/28/2009

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-33828

Artesian Heights NA

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments

Glen Heather Estates NA

Kensington Owners Association

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

NEWPORT COVE III OWNERS ASSOC.

Quail Estates West HOA

Rancho Oakey NA

Rancho Sereno NA

Rancho South NCG

Richfield NA

Sunrise Gardens Senior Apartments

Westleigh NA

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-33828** Andrew Fonfa 3641 West Sahara Avenue
Request for a Required Review of an approved Special Use Permit

COMMENTS:

We have no comment on the Request for a Required Review of an approved Special Use Permit (U-0040-96) for a 50 foot tall, 14-foot by 48-foot off-premise advertising sign, for property located at 3641 West Sahara Avenue.

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-33828 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ANDREW FONFA -
Required Review of an approved Special Use Permit (U-0040-96) FOR A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3641 West Sahara Avenue (APN 162-08-101-007), 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-33828

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	RICK SCHROEDER	DSC

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

<CCSD>	LINDA PERRI	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)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	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>**

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

RQR-33828

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	RICK SCHROEDER	DSC

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

<CCSD>	LINDA PERRI	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)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	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
04/14/2009

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-33828 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ANDREW FONFA -
Required Review of an approved Special Use Permit (U-0040-96) FOR A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3641 West Sahara Avenue (APN 162-08-101-007), 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

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

REQUIRED REVIEW

Report Date 03/12/2009 04:41 PM

Submitted By

Page 1

A/P # 33828 Type RQR Issued Date Issued By

Parcel

Location

Owner

Phone

Address

Country

☐ Foreign

Applicant's Full Name

Day Phone

Pager

Fax

Address

Fees

Total Paid

0.00

Declared Value 0.00

Calculated Value 0.00

Actual Value 0.00

Type of Work

Square Footage

0.00

Comments

RQR-33828 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ANDREW FONFA - Required Review of an approved Special Use Permit (U-0040-96) WHICH ALLOWED A 50 FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3641 West Sahara Avenue (APN 162-08-101-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

5/28 PC

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review
Project Address (Location) 3641 W. Sahara Ave.
Project Name Andy Fonfa Sign Proposed Use _____
Assessor's Parcel #(s) 162-08-101-007 Ward # 1
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage 672 Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Required Review for an existing billboard

PROPERTY OWNER Andrew Fonfa Contact Andrew Fonfa
Address 200 W. Sahara Ave. Ste. 4001 Phone: _____ Fax: _____
City Las Vegas State NV Zip 89102
E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naftzger
Address 1863 Helm Drive Phone: (702) 873-4600 Fax: (702) 873-4344
City Las Vegas State NV Zip 89119
E-mail Address _____

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

Property Owner Signature* Andrew Fonfa

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

Print Name Andrew Fonfa

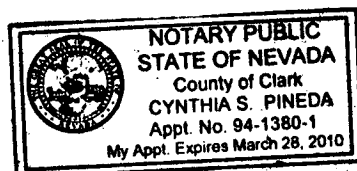
Subscribed and sworn before me

This 1st day of April, 2009

Cynthia S. Pineda

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-33828</u>
Meeting Date:	<u>5/28/09</u>
Total Fee: \$	<u>800.00</u>
Date Received:*	<u>4/23/09</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.

F:\dept\Application Packet\Application Form.pdf

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-33828** APN: 162-08-101-007

Name of Property Owner: Andrew Fonfa

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: Same as Applicant

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): _____

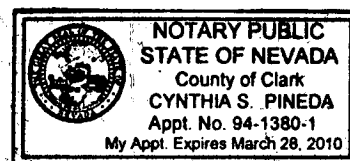
APN: _____

Signature of Property Owner: _____

Print Name: Andrew Fonfa

Subscribed and sworn before me

This 1st day of April, 2009
Cynthia S. Pineda
Notary Public in and for said County and State



Deed



Separator Sheet

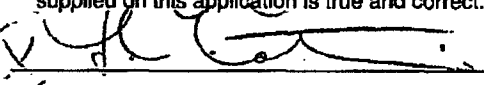
NOTICE: MECHANICAL, PLUMBING & ELECTRICAL PERMITS DESIGNATED BELOW ARE INVALID WITHOUT SUBCONTRACTOR REGISTRATION AT CENTRAL PERMITS. SEE REVERSE SIDE FOR INSTRUCTIONS.

Burger King

810-006-2/96

Permit Expires 180 Days After Abandonment of Work

CUSTOMER COPY

PERMIT		CITY OF LAS VEGAS CENTRAL PERMITS		APP. REC'D. DATE 10/16/96	PLAN CHK. NO. L-4584-96	PERMIT NO. 96020918	
JOB / BUSINESS NAME COTE		JOB ADDRESS 3631 W SAHARA AV			ZIP	ADPT TYPE	APPLICATION NO. 290981-A
SUBDIVISION RECORDED NAME ND RECORDED SUB		UNIT	PHASE	LOT 0	BLOCK 0	JOB PHONE 386-7446	BOOK/PAGE
LEGAL DESCRIPTION SPLIT SPLIT SPLIT		SEC. / TWN. / RGE.		SUBDIVISION MARKETING NAME			MODEL NO. L-4584-96
CONTRACTOR NAME R & L VENTURES				CONTR. PHONE NO. 386-7446		CONTR. FAX NO.	NV CONTR. NO. 37110
CONTRACTOR ADDRESS				CITY	STATE	ZIP	CITY BUS. LIC. NO. C12-00497
OWNER NAME COTE						OWNER PHONE	OWNER FAX
OWNER'S MAILING ADDRESS				CITY	STATE	ZIP	
WORK DESCRIPTION SIGN 1. The Contractor's Signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application. 2. I have read and understand the contents of this application. I hereby state that the information I have supplied on this application is true and correct. 		WORK TYPE	COM/PT/RES CDM	ACRES	SETBACK END FRONT REAR SIDE	HEATED AREA 0 0 0	
		LAND USE ZONE	ZONING CASE NO.			UNHEATED AREA	
		OCC. GROUP	CONST. TYPE		NO. STORIES	SHADE STRUCTURE	
		NO. DWELL. UNITS	SPRINK. REQ. (Y/N)	SEWER UNITS/CODE	SEPTIC (Y/N)		
		PARK DIST.	TORTOISE ZONE (E/P)	REDEV. AREA (Y/N)	FIRE MAP NO. 2623 12		
		WARD NO.	CENSUS TRACT NO.	ASSESS. PARCEL NO. 16208-101-008	CODE YEAR BMP E		
		NEW ADD REM		STATED VALUATION \$ 12969		CORRECTED VALUATION \$	
COMMENTS: PERMIT TYPE DESCRIPTION FEES PARCEL MAP FILE 85 PAGE 61 14.0 SIGN 125.00 LOT 2 60.0 ZONING 6.00 ELCC DOUBLE 672 SQFT 30-5 80.0 PLAN CHECK FEE 81.00							
SPECIAL CONDITIONS:				APA BEG. BAL.	EXEMPT NO.	TOTAL FEES 212.00	
				APA END BAL.	RECEIPT NO.	LESS PREVIOUS PAID 0.00	
				APA ACCT. NO.	RECEIPT NO.	AMOUNT DUE 212.00	



DEPARTMENT OF BUILDING & SAFETY - CITY OF LAS VEGAS, NEVADA
FOR INSPECTION CALL 229-2071

Approved Plans Must Be on Job Site During Construction

JOB ADDRESS 3631 W SAHARA AV
MAP NO. 2623-12 DATE ISSUED 10/17/96
DESCR. OF WORK SIGN
CONTRACTOR R & L VENTURES
OWNER COTE

DESCRIPTION	TYPE	PERMIT NO.
BUILDING		96020918

NOTICE: DO NOT COVER WORK REQUIRING INSPECTION UNTIL INSPECTION IS MADE. REQUIRED INSPECTION MAY VARY FROM THOSE DESIGNATED BELOW.

INSPECT	DESCRIPTION	APPROVED	DATE
☒ 101	FOOTING, LAYOUT, REBAR, ZONING		
☐ 103	STEM WALL-FORMS & REBAR		
☐ 105	PRE-SLAB		
☒ 201	UNDERGROUND ELECTRICAL		
☐ 407	UNDERSLAB PLUMBING		

Pour No Concrete Until Above is Approved

☐ 107	ROOF SHEATHING		
☐ 109	SHEAR		
☐ 120	FRAMING		
☐ 123	INSULATION		
☐ 126	HOOD SHAFT		
☒ 220	ROUGH ELECTRICAL		
☐ 223	LOW VOLTAGE ELECTRICAL		
☐ 320	ROUGH MECHANICAL		
☐ 420	TOP OUT-WATER, GAS, WASTE		

Do Not Sheetrock Until Above is Approved

☐ 115	BLDG. INVESTIGATION		
☐ 125	DRYWALL NAILING		
☐ 127	CEILING GRID		
☐ 129	EXTERIOR LATH/STUCCO		
☐ 131	WALL GROUT & STEEL		
☐ 133	ELEC. METER TAG		
☐ 139	TEMP POWER/TAG/TEMP BLDG. FINAL		
☐ 140	BUILDING FINAL		
☐ 150	OTHER		
☐ 203	UNDER GROUND		
☐ 215	ELEC. INVESTIGATION		
☒ 225	SIGN INSPECTION		
☐ 231	SERVICE CHANGE		
☐ 235	EMERGENCY ELECTRICAL TEST		
☐ 239	TEMP ELEC/POLE/CONST POWER		
☐ 240	FINAL ELECTRICAL		
☐ 250	OTHER		
☐ 305	HOOD		
☐ 315	MECHANICAL INVESTIGATION		
☐ 323	MECHANICAL GAS LINE		
☐ 339	TEMP MECHANICAL		
☐ 340	FINAL MECHANICAL		

INSPECT	DESCRIPTION	APPROVED	DATE
☐ 350	OTHER		
☐ 401	ON SITE SEWER (MAIN)		
☐ 403	ON SITE WATER		
☐ 405	BUILDING SEWER (YARD LINES)		
☐ 415	PLUMBING INVESTIGATION		
☐ 423	FINAL GAS TEST		
☐ 440	FINAL PLUMBING		
☐ 441	IRRIGATION		
☐ 443	KICKER/FLUSH (FIRE)		
☐ 445	UNDERGROUND HYDRO (FIRE)		
☐ 450	OTHER		
☐ 501	UNDER/ABOVE GROUND TANK		
☐ 503	HOOD SYSTEM		
☐ 505	UNDERGROUND FINAL/FLOW		
☐ 507	SPRINKLER SYSTEM HYDRO/OVERHD		
☐ 509	FIRE ALARM SYSTEM		
☐ 513	EXTINGUISHING SYSTEM		
☐ 515	FIRE INVESTIGATION		
☐ 516	MEDICAL GAS		
☐ 517	LIQUID PETROLEUM GAS		
☐ 519	SUPERVISION/MONITORING		
☐ 539	TEMP FIRE		
☐ 540	FINAL FIRE		
☐ 550	OTHER		
☐ 640	PLANNING COMPLETE		
☐ 650	OTHER		
☐ 901	POOL PRE-GUNITE		
☐ 903	POOL POOL GAS TEST		
☐ 910	POOL PRE-PLASTER/FINAL		
☐ 913	TRAILER		
☐ 914	DEMOLITION/TRAILER REMOVAL		
☐ 915	INVESTIGATION		
☐ 939	TEMP CERT OF OCCUPANCY		
☐ 940	CERT. OF OCCUPANCY		

Occupancy Approval

Planning Dept. _____
Quality Cont. _____
Fire Dept. _____
Bldg. Dept. _____

POST THIS CARD ON FRONT OF BUILDING

6-1

20070130-0000828

A.P.N.: 162-08-101-007
R.P.T.T.: exempt (#5)

Fee: \$18.00 RPTT: EX#005
N/C Fee: \$0.00

01/30/2007 09:09:18
T20070016805

Escrow #06-11-0862-SD
Mail Tax Statements and
When Recorded, return to:
Mr. Andrew Fonfa

Requestor:
NEVADA TITLE COMPANY

9710 W. TROPICANA
Ste # 110
LAS VEGAS NV 89147

Debbie Conway RMS
Clark County Recorder Pgs: 6

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Andrew Fonfa, a married man, who acquired title as Andrew Fonfa, a single man and Jodi Fonfa, his spouse, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Andrew Fonfa, a married man, as his sole and separate property all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"
ACCOMMODATION RECORDING INSTRUCTIONS
ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

By the undersigned's execution hereof she hereby relinquishes any and all rights, title and/or interest, including but not limited to homestead interest and/or community interest, and agrees to vest title solely in Andrew Fonfa, a married man as his sole and separate property.

Jodi Fonfa
Jodi Fonfa

IN WITNESS WHEREOF, this instrument has been executed this 18th day of January, 2007.

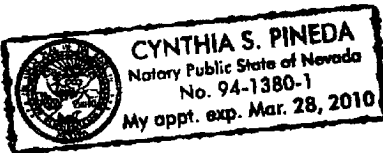
Jodi Fonfa
Jodi Fonfa

Andrew Fonfa
Andrew Fonfa

State of NEVADA }
County of CLARK } ss:

This instrument was acknowledged before me on
by Jodi Fonfa and Andrew Fonfa

January 18, 2007



Cynthia S. Pineda
NOTARY PUBLIC
My Commission Expires: March 28, 2010

COPY

ATTACHMENT TO DEED

ACCOMMODATION RECORDING INSTRUCTIONS,
NOTICE AND WAIVER PURSUANT TO N.R.S. 692A.210
AND INDEMNITY AGREEMENT

TO: NEVADA TITLE COMPANY DATE: January 16, 2007 ESCROW/ORDER # 06-11-0862-SD

FROM: The Undersigned

The documents listed below are for recording in the Recorder's Office as an accommodation only. You are to make no demand or inquiry in connection therewith. The undersigned understand that Nevada Title Company ("NTC") is not searching the public records in connection with any property affected thereby, and makes no assurances that the parties have any interest in any property described therein. Further, NTC has not examined the document(s), and makes no assurances as to their validity or effect on title. These documents are being delivered to the Recorder's Office only as a courtesy to the undersigned.

The undersigned also acknowledge that NTC will not now, nor will it in the future, receive any benefit, whether business or otherwise, as a result of the recordation of said document(s). The undersigned further acknowledge that NTC is unwilling to carry out the herein provided instructions without, and in the normal course of business would not do so without an Indemnity Agreement from the undersigned.

NOW THEREFORE, the undersigned do herein and hereby agree that, in consideration of NTC recording said documents, the undersigned will fully and forever protect, defend save harmless and otherwise indemnify NTC from and against any and all liabilities, responsibilities, loss, costs, damages, expenses, charges and fees including but not by way of limitation attorney's fees which it may suffer, expend or incur, directly or indirectly, under by way of, arising out of, or as a consequence of its fulfillment of these instructions and/or the recordation of the herein below described document.

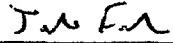
THE UNDERSIGNED are responsible for the Clark County Recorder's Office documentation requirements, including (but not limited to) attaching a Declaration of Value form to any document recorded to transfer real property (or any right, title or interest therein).

The undersigned shall pay applicable Recording Fees and Transfer Tax (check payable to the "Clark County Recorder" to cover the charges concerning: i) the Recorder's Fee of \$14.00 for the first page, and \$1.00 for each additional page, of a document; ii) an additional fee of \$3.00 for any single-page document that is considered a "double-index" document; iii) real property transfer tax of \$5.10 per \$1,000.00 of equitable value in the property).

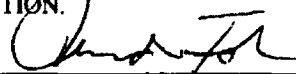
<u>DOCUMENT</u>	<u>1ST PARTY</u>	<u>2ND PARTY</u>	<u>TRANSFER TAX</u>	<u>RECORDING FEE</u>
GBS Deed	Fonfa	Fonfa	Exempt #5	\$19.00 Est.

FURTHERMORE, if a Lender's policy of title insurance is being issued but no Owner's title policy is being issued, then: notice is hereby given, as required in NRS 692A.210 that a mortgagee's title insurance policy is to be issued to your mortgage lender. The policy does not afford title insurance protection to you in the event of a defect or claim of defect in title to the real estate you own or are acquiring. An owner's title insurance policy affording protection to you in the amount of your purchase price, or for the amount of your purchase price plus the cost of any improvements, which you anticipate making, may be purchased by you. NRS 692A.210 requires that you sign the statement printed below if you do not wish to purchase an owner's title insurance policy.

WE HAVE RECEIVED THE FOREGOING NOTICE, AND WAIVE OUR RIGHT TO PURCHASE AN OWNER'S TITLE INSURANCE POLICY FOR OUR PROTECTION.



INDEMNITOR
Jodi Fonfa



INDEMNITOR
Andrew Fonfa

APN# 162-08-101-007
Escrow No.: 06-11-0862-SD

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: 
NAME PRINT: Michele Eaton

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____

ASSASSINATOR'S COPY

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 162-08-101-007
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. x ☒ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other _____

FOR RECORDERS'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property

\$ N/A

Deed in Lieu of Foreclosure Only (value of property)

N/A

Transfer Tax Value:

\$ N/A

Real Property Transfer Tax Due

\$ -Exempt-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: #5

b. Explain Reason for Exemption: Transfer to spouse, no consideration

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jodi Fonfa
Address: Same as Buyer/Grantee
City/State/Zip: _____

Print Name: Andrew S. Fonfa
Address: 9710 W Tropicana #110
City/State/Zip: LAS Vegas NV 89147

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 06-11-0862-SD
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

828

GENERAL INFORMATION	
PARCEL NO.	162-08-101-007
OWNER AND MAILING ADDRESS	FONFA ANDREW 9710 W TROPICANA #110 LAS VEGAS NV 89147-8498
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3641 W SAHARA AVE LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 85 PAGE 61 LOT 1 SEC 08 TWP 21 RNG 61
RECORDED DOCUMENT NO.	* 20070130:00828
RECORDED DATE	01/30/2007
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	307497	306383
IMPROVEMENTS	100037	99928
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	407534	406311
TAXABLE LAND+IMP (SUBTOTAL)	1164383	1160889
COMMON ELEMENT ALLOCATION	0	0
TOTAL ASSESSED VALUE	407534	406311
TOTAL TAXABLE VALUE	1164383	1160889

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.73 Acres
ORIGINAL CONST. YEAR	1988
LAST SALE PRICE MONTH/YEAR	0
LAND USE	3-60 COMMERCIAL RESTAURANTS / LOUNGES
DWELLING UNITS	0

Legal Description



LEGAL DESCRIPTION

Separator Sheet

EXHIBIT "A"

PARCEL I:

ALL OF LOT ONE (1), AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

BEING A PORTION OF LOT TWO (2) AS SHOWN BY MAP THEREOF IN FILE 85 OF PARCEL MAPS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

SAID PORTION ALSO BEING IN THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.

FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, ALSO BEING THE STREET INTERSECTIONS OF SAHARA AVENUE AND VALLEY VIEW BOULEVARD; THENCE ALONG THE WEST LINE OF SAID SECTION, SOUTH 01°49'36" EAST, 225.20 FEET; THENCE SOUTH 89°26'31" EAST, 40.04 FEET TO THE EAST RIGHT-OF-WAY OF VALLEY VIEW BOULEVARD (40 FOOT HALF WIDTH); THENCE SOUTH 01°49'36" EAST, 222.83 FEET; THENCE NORTH 88°10'24" EAST, 141.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 01°49'36" WEST, 52.00 FEET; THENCE NORTH 88°10'24" EAST, 25.00 FEET; THENCE SOUTH 01°49'36" EAST, 52.00 FEET; THENCE SOUTH 88°10'24" WEST, 25.00 FEET TO THE POINT OF BEGINNING.

Extraction List



EXTRACTION LIST

Separator Sheet

10/3

PARCELS 132
LABELS 124**Report of All Selected Parcels****Case Number:** RQR-33828**Printed 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
ABREGO ABELINA	3716 SAN JOAQUIN AVE LAS VEGAS NV	16207516040
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
AVILA-LOPEZ ELEAZAR	3709 SAN JOAQUIN AVE LAS VEGAS NV	16207516033
B 2 L L C	3230 S BUFFALO #108 LAS VEGAS NV	16206801007
B 2 L L C	3230 S BUFFALO #108 LAS VEGAS NV	16206801008
B K B K INC	%B KATZ 10353 GRIZZLY CREEK ST LAS VEGAS NV	16207512006
BALASON JOHN MACKE & ANNA	3708 SAN JOAQUIN AVE LAS VEGAS NV	16207516038
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 VALLEY	%B HULIN 370 N STEPHANIE ST HENDERSON NV	16205402007
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
BLYTHE DIANE	3905 EL CONLON AVE LAS VEGAS NV	16207514046
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
CAMPOS JOSE T & MARIA D	3709 SAN BERNARDINO AVE LAS VEGAS NV	16207514026
CASON PETER J	%THOMSON PPTY TAX SERV P O BOX 2609 CARLSBAD CA	16208103001
CISNEROS YVONNE & GUADALUPE	6687 KEYESPORT CT LAS VEGAS NV	16207514031
CLARK TERRACE MUTUAL HOMES INC	%A DEVIRO 4730 S FORT APACHE #170 LAS VEGAS NV	16208103008
CLARK TOWERS INC	%CLARK TOWER 6141 %USGI INC P O BOX 1601 DARIEN CT	16208103010
COLE FAMILY TRUST	3705 SAN ANGELO AVE LAS VEGAS NV	16207516054
CONCEPCION ROBERT C SR & LOURDES	3705 SAN BERNARDINO AVE LAS VEGAS NV	16207514027
CONLON SENIOR CENTER	P O BOX 86 CAMARILLO CA	16208103007
CORRALES JUAN	3708 SAN BERNARDINO AVE LAS VEGAS NV	16207514003
CRANDY NED F	3805 SAN ANGELO LAS VEGAS NV	16207516050
CRUZ ANNA F	3908 EL CONLON AVE LAS VEGAS NV	16207514040

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DAVID MARTIN	3805 EL CONLON AVE LAS VEGAS NV	16207514051
DEAGATON MARIA PIZA	3704 SAN ANGELO AVE LAS VEGAS NV	16207516002
DIAZ ALFONSO MARQUEZ	4004 SAN JOAQUIN AVE LAS VEGAS NV	16207516034
DISCIORIO BRIAN	4899 OMEGA CIR LAS VEGAS NV	16207514033
DU MAN CHU	3704 SAN JOAQUIN AVE LAS VEGAS NV	16207516037
EMMART EDITH R	3712 SAN BERNARDINO AVE LAS VEGAS NV	16207514004
EVANS HARVEY A	2312 PLAZA DEL PRADO LAS VEGAS NV	16205412010
FAMULARCANO TERESA	3816 SAN ANGELO AVE LAS VEGAS NV	16207516009
FELDMAN JUANITA	3713 SAN BERNARDINO AVE LAS VEGAS NV	16207514025
FONFA ANDREW	9710 W TROPICANA #110 LAS VEGAS NV	16208101007
GALINDO JULIO & BARBARA S	3809 SAN ANGELO AVE LAS VEGAS NV	16207516049
GALLINA WILLIAM JR	3817 EL CONLON AVE LAS VEGAS NV	16207514048
GARCIA RONALD A & JOHN R	3660 CIENEGA DR BONITA CA	16207516005
GOLD EAGLE ENTERPRISES L L C	3250 S DUNEVILLE ST LAS VEGAS NV	16207514035
GOLD STEVE J & CATHERINE I	2316 PLAZA DEL PRADO LAS VEGAS NV	16205412011
GOULD EDWIN B JANUARY 12 1990 TR	%ENTERPRISES RENT A CAR 8290 S ARVILLE ST LAS VEGAS NV	16208102001
HOARE-GOMEZ RAYMUNDO A	3816 EL CONLON AVE LAS VEGAS NV	16207514037
HUANG JACK	3395 S JONES BLVD #276 LAS VEGAS NV	16207516036
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
JOHNSON EARL & NANCY A	3812 EL CONLON AVE LAS VEGAS NV	16207514036
JOHNSON ROLAND I & KATHY	3812 SAN BERNARDINO AVE LAS VEGAS NV	16207514008
JOHNSON RONALD JOHN	3817 SAN ANGELO AVE LAS VEGAS NV	16207516047
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
LIANG HUAI XING	4675 REED CT FREMONT CA	16207514002
LILLY EUGENE R	3801 SAN ANGELO AVE LAS VEGAS NV	16207516051

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
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
LYNCH ANITA M	3813 SAN ANGELO AVE LAS VEGAS NV	16207516048
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
MCKEE TANE A	3900 SAN ANGELO AVE LAS VEGAS NV	16207516010
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
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16208103005
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
OASIS WEST SAHARA AVENUE LV LLC	%WIGHT & CO INC 10 CEDAR ST WOBURN MA	16205402011
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
PETERSON WAYNE	3709 SAN ANGELO AVE LAS VEGAS NV	16207516053
PHAM CAPITAL L L C	10300 W CHARLESTON B-410 LAS VEGAS NV	16207512010
PIKOLYCKY JAROSLAW	6160 CAMINO DE LA COSTA LA JOLLA CA	16208101006
POTESAK ROBERT	3816 SAN BERNARDINO AVE LAS VEGAS NV	16207514009
RIVAS JUAN DANIEL	3701 EL CONLON AVE LAS VEGAS NV	16207514056
RIVAS MARIA L	3709 EL CONLON AVE LAS VEGAS NV	16207514054
RUNION JOANN	3712 W SAN JOAQUIN AVE LAS VEGAS NV	16207516039
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
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
SAMAYOA MANUEL A	3800 SAN BERNARDINO AVE LAS VEGAS NV	16207514005
SARGENT JUDY TAM	4730 S FORT APACHE #170 LAS VEGAS NV	16208103002

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
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
SILVA JUAN A	3800 SAN JOAQUIN AVE LAS VEGAS NV	16207516041
SOSA PEDRO R & BLANCA	5760 PIONEER AVE LAS VEGAS NV	16207516001
SPOAKS	3055 SOFT HORIZON WY LAS VEGAS NV	16205402006
SPOAKS	3055 SOFT HORIZON WY LAS VEGAS NV	16205402008
SPOAKS	3055 SOFT HORIZON WY LAS VEGAS NV	16205402001
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 ROBERTS %BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV	16207512001
TABACCHI UNA J	3700 EL CONLON AVE LAS VEGAS NV	16207514029
TARAMAR TRUST	115 LAKE EMERALD DR #101 OAKLAND PARK FL	16207516007
TEDDY ENTERPRISES & ASSOCIATES	%S WONG 132 9TH ST #200 OAKLAND CA	16208110001
TEDDY ENTERPRISES & ASSOCIATES	%S WONG 132 9TH ST #200 OAKLAND CA	16208103004
TEPPER CARMEN	2320 PASEO DEL PRADO LAS VEGAS NV	16207514017
THREE JS	18 COLLETON RIVER DR HENDERSON NV	16207512004
THREE JS	18 COLLETON RIVER DR HENDERSON NV	16207512002
THREE JS	18 COLLETON RIVER DR HENDERSON NV	16207512003
THRIFTY PAYLESS INC	%REAL EST TAX #6111 P O BOX 3165 HARRISBURG PA	16206813006
THRIFTY PAYLESS INC	%RITE AID %REAL EST TAX #6111 P O BOX 3165 HARRISBURG PA	16206813005
TREJO DAVID	3712 EL CAMINO AVE LAS VEGAS NV	16206811018
TYLER FAMILY TRUST	239 E PARK RISE WY SANDY UT	16206801006
UMANA JOSE R	3701 SAN JOAQUIN AVE LAS VEGAS NV	16207516035
UNGAR INVESTMENTS L P	P O BOX 80246 LAS VEGAS NV	16208101001
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
VANN JOANN TRUST	3804 SAN JOAQUIN AVE LAS VEGAS NV	16207516042
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

Report of All Selected Parcels

Case Number: RQR-33828

Printed On: Wed: April 22, 2009

Owner

WANG LINA

WANG SHUXIA

WEISS ROBERT G ETAL

WHITE ANDRE

ZIONCH ALLEDA B & MICHAEL W

Address

241 S OLIVE AVE #22 ALHAMBRA CA

P O BOX 26905 LAS VEGAS NV

600 S LINCOLN #202 STEAMBOAT SPRINGS CO

3805 SAN BERNARDINO AVE LAS VEGAS NV

3809 EL CONLON AVE LAS VEGAS NV

Parcel Numbe

16207514030

16207514021

16206813001

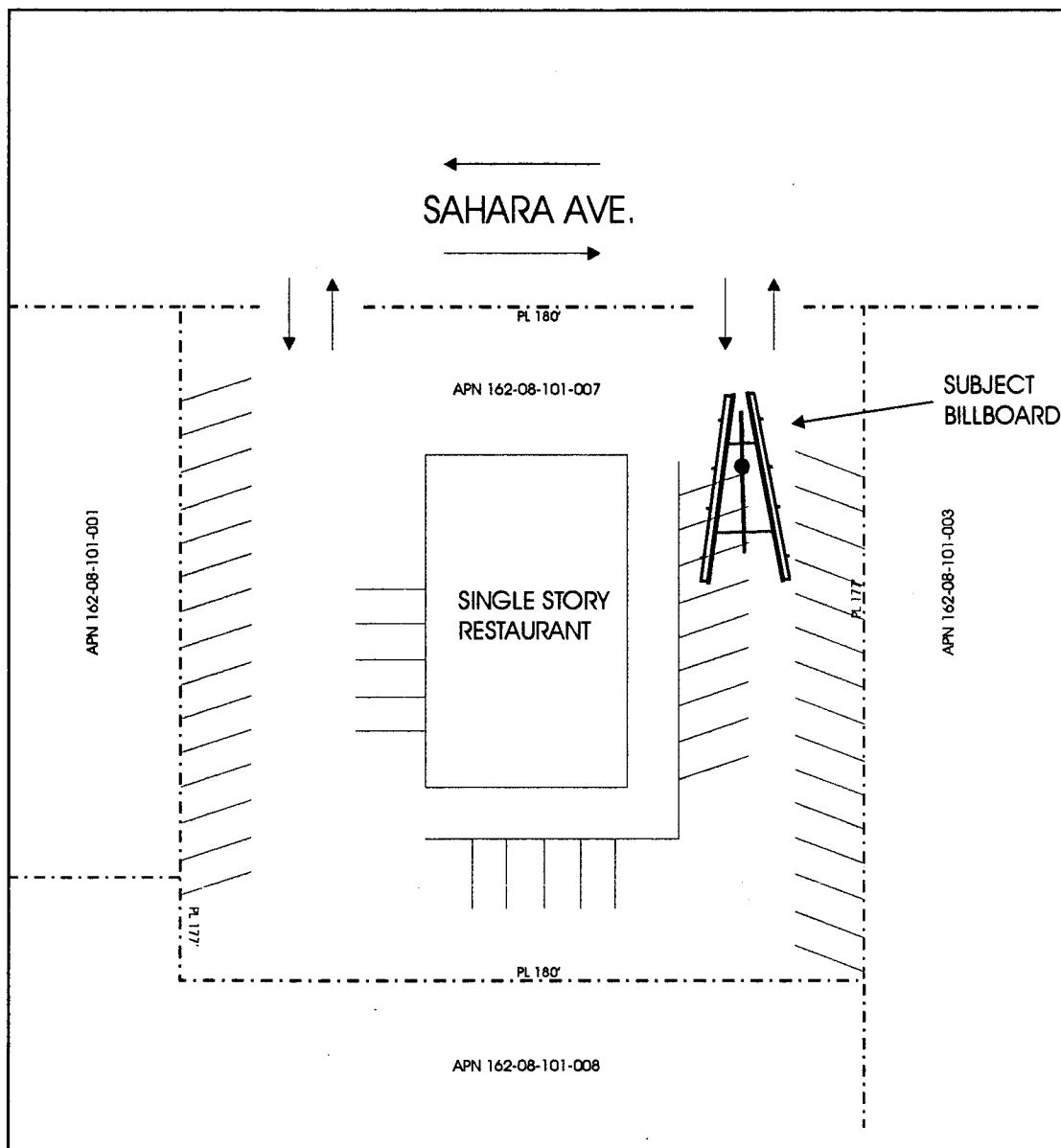
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16207514050

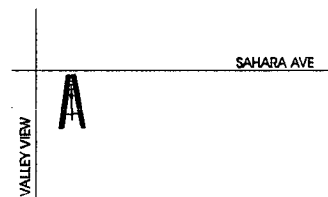
Plans (PMT)



Separator Sheet



ELEVATION (NO SCALE)



VICINITY MAP

LAMAR OUTDOOR ADVERTISING		
SCALE 1" = 30'	DATE 4/02/09	DRAWN BY: S. NAFTZGER
ANDREW FONFA, W. SAHARA		
APN 162-08-101-007		DRAWING NUMBER:

RQR-33828
05/28/09 PC

RECEIVED
APR 23 2008

Plans (Approved Site Plan)



Separator Sheet

SAHARA AVE.

APN 162-08-101-007

SINGLE STORY
RESTAURANT

SUBJECT
BILLBOARD

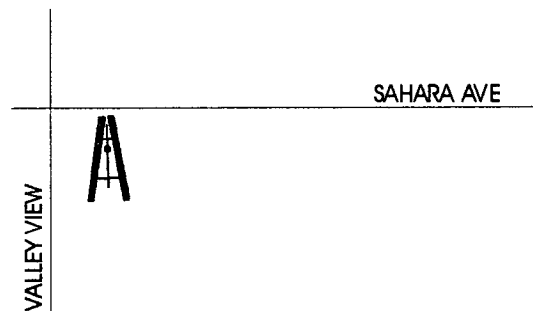
APN 162-08-101-003

APN 162-08-101-008



ELEVATION (NO SCALE)

APPROVED
CITY COUNCIL DATE: 7-1-09
PLANNING COMMISSION DATE: 5-28-09
BY: PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



VICINITY MAP

RECEIVED
APR 23 2008
RQR-33828
05/28/09 PC

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 30'	DATE: 4/02/09	DRAWN BY: S.NAFTZGER
ANDREW FONFA, W. SAHARA		DRAWING NUMBER:
APN 162-08-101-007		

RQR-33828 (STEP) STAMPED 4-23-09 : PC 5-28-09 Approval → CC 7-1-09 Approval