

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

August 4, 2009

Ms. Becky Binion Behnen
BBB Operating Corporation
1900 Silver Avenue
Las Vegas, Nevada 89102

RE: RQR-33829 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JULY 1, 2009

Dear Ms. Behnen:

The City Council at a regular meeting held July 1, 2009, APPROVED the Required Review of a previously approved Variance (V-0072-88) WHICH ALLOWED A 50-FOOT HIGH, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), M (Industrial) 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-0072-88), if approved.
2. This Variance shall be placed on an agenda closest to July 01, 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. Deleted at City Council.
4. 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 Advertising (Billboard) Sign.
5. If the existing off-premise sign is voluntarily demolished, this Variance (V-0072-88) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Ms. Becky Binion Behnen
RQR-33829 – Page Two
August 4, 2009

6. 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



M. Margó Wheeler, AICP
Director
Planning and Development Department

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

Horseshoe Club Operating Company
138 East Fremont Street
Las Vegas, Nevada 89101

RE: V-0072-88(3) - REVIEW OF CONDITION
CITY COUNCIL MEETING OF OCTOBER 17, 2001

Dear Applicant:

The City Council at a regular meeting held October 17, 2001 APPROVED the Required Three Year Review of an Approved Variance WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO A HEIGHT OF 50 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE OFF-PREMISE ADVERTISING SIGN 150 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING SIGN WHERE A 300 FOOT MINIMUM SEPARATION DISTANCE IS REQUIRED at 601 North Main Street (APN: 139-27-310-094), M (Industrial) 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. This Variance shall be reviewed in four (4) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. 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.

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

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

68112-012-11/00

RQR-33829
05/28/09 PC

Horseshoe Club Operating Company
V-0072-88(3) – Page Two
October 18, 2001

4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

Sincerely,



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

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-33829
05/28/09 PC

Action Letter



ACTION LETTER

Separator Sheet



May 29, 2009

Ms. Becky Binion Behnen
BBB Operating Corporation
1900 Silver Avenue
Las Vegas, Nevada 89102

RE: RQR-33829 - REQUIRED REVIEW

Dear Ms. Behnen:

Your Required Review of a previously approved Variance (V-0072-88) WHICH ALLOWED A 50-FOOT HIGH, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), M (Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on May 29, 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-0072-88), if approved.
2. This Variance shall be placed on an agenda closest to July 01, 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. All of the supporting structure shall be repainted, including the framing around the sign face, as required by the Planning and Development Department, within 30 days of final approval of this review by the City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Sign (Billboard).
4. 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 Advertising (Billboard) Sign.

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

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

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TTY 702.386.9108
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Ms. Becky Binion Behnen
RQR-33829 - Page Two
May 29, 2009

5. If the existing off-premise sign is voluntarily demolished, this Variance (V-0072-88) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. 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



September 7, 2001

Horeshoe Club Operating Company
138 East Fremont Street
Las Vegas, Nevada 89101

RE: V-0072-88(3) - REVIEW OF CONDITION

MAYOR
OSCAR B. GOODMAN

Dear Applicant:

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

CITY MANAGER
VIRGINIA VALENTINE

Your Required Three Year Review of an Approved Variance WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO A HEIGHT OF 50 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE OFF-PREMISE ADVERTISING SIGN 150 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING SIGN WHERE A 300 FOOT MINIMUM SEPARATION DISTANCE IS REQUIRED at 601 North Main Street (APN: 139-27-310-094), M (Industrial) Zone, Ward 5 (Weekly), 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. This Variance shall be reviewed in four (4) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. 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.
4. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

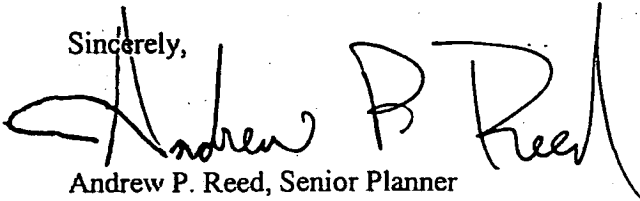
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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

Horeshoe Club Operating Company
V-0072-88(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" written in a larger, more prominent script 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

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

Ms. Becky Binion Behnen
BBB Operating Corporation
1900 Silver Avenue
Las Vegas, Nevada 89102

RE: RQR-33829 - REQUIRED REVIEW

Dear Ms. Behnen:

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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

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

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

March 26, 2009

BBB Operating Company
1900 Silver Avenue
Las Vegas, Nevada 89102

RE: RQR-33829 - 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". The signature is written in a cursive, flowing style.

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
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Public Hearing Notice

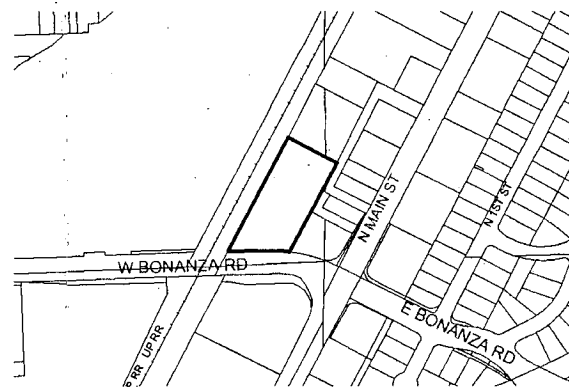


Separator Sheet

Application Information

RQR-33829 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT: CLEAR CHANNEL OUTDOOR, INC. -
OWNER: BBB OPERATING COMPANY - Required Review of a previously approved Variance (V-0072-88) WHICH ALLOWED A 50-FOOT HIGH, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), M (Industrial) Zone, Ward 5 (Barlow)

Application Location



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

Public Hearing Information

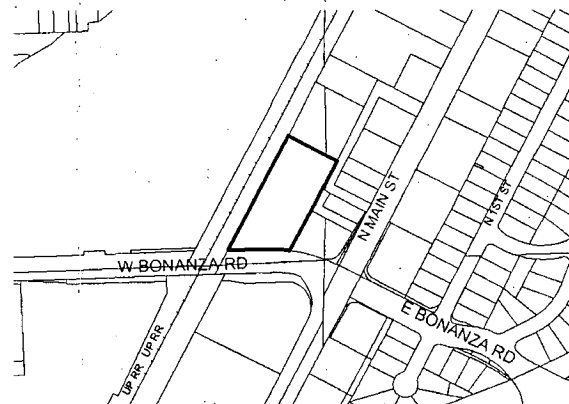
Meeting: Planning Commission
Date: May 28, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-33829 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT: CLEAR CHANNEL OUTDOOR, INC. -
OWNER: BBB OPERATING COMPANY - Required Review of a previously approved Variance (V-0072-88) WHICH ALLOWED A 50-FOOT HIGH, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), M (Industrial) Zone, Ward 5 (Barlow)

Application Location



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

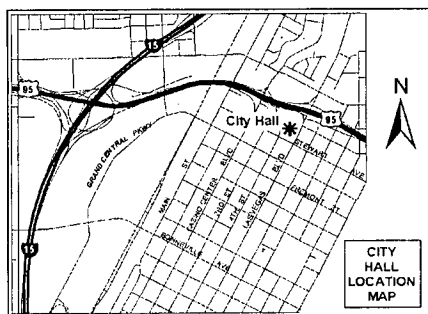
Public Hearing Information

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>.

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

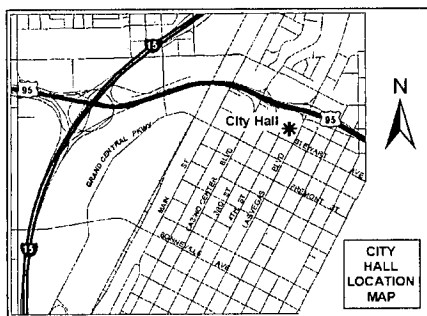
Please use available blank space on card for your comments.

RQR-33829

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-33829

Planning Commission Meeting of 5/28/2009

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 Riecki, Survey (FM, PM, & A's only)
Date: April 27, 2009
Re: **RQR-33829** BBB Operating Company 601 North Main Street
Request for a Required Review of an approved Variance

COMMENTS:

We have no comment on the Request for a Required Review application of an approved Variance (V-0072-88) which allowed a 50-foot tall, 12-foot by 24-foot off-premise sign at 601 North Main Street.

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-33829 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BBB OPERATING COMPANY - Required Review of an approved Variance (V-0072-88) TO ALLOW A 50-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), M (Industrial) Zone, Ward 5 (Barlow)

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-33829

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
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 >

04/13/2009 11:00 AM

VARIANCE
04/13/2009

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-33829

Archie C. Grant Park Resident Council

Berkley Square NA

Bonanza Village NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience BA

Marble Manor Resident Council

Rancho Oakey NA

Rancho South NCG

Towne Terrace Apartments Resident Council

WLV-NAA1

WLV-NAA2

WLV-NAA4

WLV-NAA6

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

RQR-33829

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
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
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*** 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>

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-33829 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BBB OPERATING COMPANY - Required Review of an approved Variance (V-0072-88) TO ALLOW A 50-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), M (Industrial) Zone, Ward 5 (Barlow)

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 05:07 PM

Submitted By

Page 1

A/P # 33829 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-33829 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BBB OPERATING COMPANY - Required Review of an approved Variance (V-0072-88) WHICH ALLOWED A 50 FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 601 North Main Street (APN 139-27-310-094), M (Industrial) Zone, Ward 5 (Barlow)

5/28 PC

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Deed



Separator Sheet

GENERAL INFORMATION	
PARCEL NO.	139-27-310-094
OWNER AND MAILING ADDRESS	B B B OPERATING COMPANY 1900 SILVER AVE LAS VEGAS NV 89102-2431
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	601 N MAIN ST LAS VEGAS
ASSESSOR DESCRIPTION	LAS VEGAS ORIG TOWNSITE 2ND AMD PLAT BOOK 1 PAGE 46 PT BLOCK 1 1.48A & PT SE4 27-20-61 .04A SEC 27 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 19950414:01352
RECORDED DATE	04/14/1995
VESTING	NO STATUS

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

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
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	361331	361331
IMPROVEMENTS	189923	194858
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	551254	556189
TAXABLE LAND+IMP (SUBTOTAL)	1575011	1589111
COMMON ELEMENT ALLOCATION	0	0
TOTAL ASSESSED VALUE	551254	556189
TOTAL TAXABLE VALUE	1575011	1589111

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.58 Acres
ORIGINAL CONST. YEAR	1955
LAST SALE PRICE MONTH/YEAR	792000 04/95
LAND USE	2-10 INDUSTRIAL MANUFACTURING
DWELLING UNITS	0

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RQR 33829

Project Address (Location) 601 N. Main St

Project Name Clear Channel Outdoor Billboard Proposed Use existing

Assessor's Parcel #(s) 139-27-310-094 Ward # 5

General Plan: existing X proposed _____ Zoning: existing M proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Required Review of an existing Off-Premise Advertising Billboard Sign
12'x24' 40 feet in height. Located at 601 N. Main Street

PROPERTY OWNER BBB Operating Company Contact Becky Binion Behnen

Address 1900 Silver Ave Phone: 280-9136 Fax: 382-2725

City Las Vegas State NV Zip 89102

APPLICANT Clear Channel Outdoor Contact Rod Carter

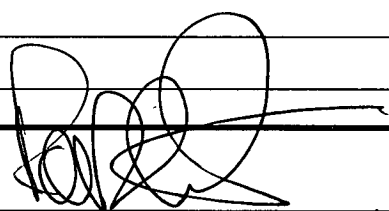
Address 2880-B Meade Ave., Suite 350 Phone: 238-7209 Fax: 238-7266

City Las Vegas State NV Zip 89102

REPRESENTATIVE Same As Applicant Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

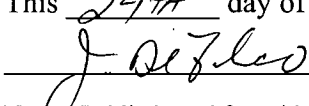
Property Owner Signature* 

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

Print Name Rod Carter - Clear Channel Outdoor

Subscribed and sworn before me

This 24th day of April, 20 09

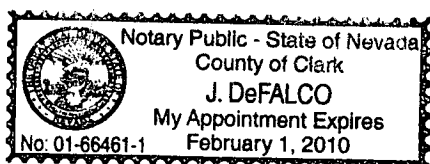


Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>RQR-33829</u>
Meeting Date:	<u>05/28/09</u>
Total Fee:	<u>\$800.00</u>
Date Received:*	<u>4/30/09</u>
Received By:	

*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-33829** APN: 139 27 310 094

Name of Property Owner: BBB OPERATING COMPANY

Name of Applicant: Clear Channel Outdoor

Name of Representative: Red 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 ~~X~~ 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: 000000

Signature of Property Owner: 

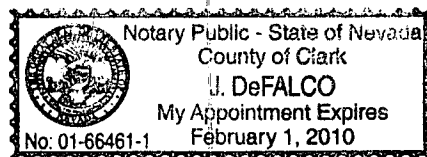
Authorized agent of Clear Channel Outdoor

Print Name: Bob Carter

Subscribed and sworn before me

This 24TH day of APRIL, 2009

J. De Felco
Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet



April 23, 2009

City of Las Vegas
Planning and Development Dept.
ATTN: Debbie Sullivan
731 South Fourth Street
Las Vegas, NV 89101

RE: RQR 33829

Ms Debbie Sullivan,

This letter is to inform you that over the course of 3 weeks time I have made several attempts in reaching an authorized representative of BBB Operating Company. During this time I have sent letters in the mail, have tried e-mailing Mr. Knippel, who is Chief Operating Manager and have made several attempts to reach Beck Binion Behnen, who is the President and CEO of BBB Operating Company and have diligently called (702) 280-9136 which is the registered phone number that we have on file.

Due to the fact that I cannot reach the property owner and my RQR is due at this time, I am supplying to you the correspondence which I'm referring to along with a copy of our valid lease agreement. Please accept this information in lieu of and process our RQR 33829.

Should you have any questions or concerns please contact me directly at 702.238.7209

Respectfully,

A handwritten signature in black ink, appearing to read 'Rod Carter', with a long horizontal line extending from the end of the signature.

Rod Carter
Senior Real Estate Representative
Clear Channel Outdoor
2880-B Meade Ave., Suite 350
Las Vegas, NV 89102
702.238.7209 fax: 702.238.7266
rodcarter@clearchannel.com

RECEIVED
APR 30 2009

Deed



Separator Sheet

8/28/97



DONREY OUTDOOR ADVERTISING COMPANY

RECEIVED

SEP 1997

LEASE AGREEMENT

Address 1211 W. Bonanza Rd Lease number #8051
City Las Vegas State Nevada Zip 89106

APPROXIMATE TOTAL OF PAYMENTS
DURING INITIAL TERM \$ 21,000.00

The undersigned property owner or duly authorized representative of the property owner (hereinafter called Owner), hereby leases to Donrey Outdoor Advertising Company (hereinafter called Donrey) a tract of land, approximately feet by feet (hereinafter called Lease Site) which is located on Owner's real property (hereinafter called Premises) located at:

MAIN WL 140 N/O Bonanza

APN: #139-27-705-003

in Clark County, State of Nevada, and shown on the area sketch below, for the purpose of erecting and maintaining outdoor advertising structure(s) together with necessary easements, rights-of-way and access over and across Owner's Premises for the construction, maintenance, servicing and removal of such advertising structure(s) and to provide electrical service to such structure(s), subject to the Terms and Conditions set forth on the reverse side.

1. TERM. The term of this Lease shall commence on 8/1/97 (Commencement Date) and unless terminated as hereinafter provided, shall continue for an Initial Term of ten years from the first day of the first month following erection of the advertising structure (Sign Completion Date). Donrey shall notify Owner, in writing, of the Sign Completion Date. Donrey will initiate erection of the advertising structure as soon as practicable, in its business judgement. In the event Donrey has not initiated erection of the advertising structure within two years from the Commencement Date, the Initial Term of this Agreement shall be ten years from the Commencement Date.

Additionally, Donrey shall have the right to extend the term of this Lease for an additional period of 5 years (Extended Term) under the same terms and conditions by tendering to Owner the lease payment which shall have been increased by ten per cent over the Initial Term lease amount as consideration for the extension of this Lease and by mailing written notice of the term extension at least sixty days before the expiration of the Initial Term.

Thereafter this Lease shall be automatically extended for successive terms of one year (Successive Term) each from the expiration of the Extended Term until terminated by either Donrey or Owner as of the end of any Successive Term by giving the other written notice no less than sixty days prior to the end of such Successive Term.

2. CONSIDERATION. As consideration for the rental of the Lease Site, easements and rights herein provided, including the right to extend the term of this Lease, Donrey shall pay to Owner (or its authorized agent, upon receipt by Donrey of written proof of Owner's consent) the sum of \$ 0 per year from the Commencement Date to the Sign Completion Date, and the sum of \$ per year thereafter for the full term of this Lease and such sum plus ten percent during any Extended or Successive Terms, less any monies due and owing to Donrey by Owner. If any Rental payments shall be paid to Owner, unless otherwise directed by Owner, in (annual) (semi-annual) (quarterly) (monthly) payments of \$ 2,100.00 each (during the Initial Term), in advance, payable at the address below.

3. SPECIAL PROVISIONS

4. ADDITIONAL TERMS INCORPORATED. This Lease Agreement consists of this page and the additional provisions appearing on the back hereof, which are specifically made a part of this Lease Agreement.

5. APPROVAL. This Lease Agreement shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, trustees and assigns upon approval by the General Manager of Donrey Outdoor Advertising Company, signified by execution of his or her name below.

OWNER'S NAME HORSESHOE CLUB OPERATING CO.

BY: Ronald L. Farris

Signature of Owner (Print Name and Title)

MAIL LEASE CHECK TO: 128 E. Fremont

STREET ADDRESS

Las Vegas, Nevada 89101

CITY, STATE AND ZIP CODE

STATE OF NEVADA COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF SEP, 19 97 BY THE OWNER NAMED ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTE: If Lessor is the agent of the Owner, the name and address of the Owner are:

BONANZA

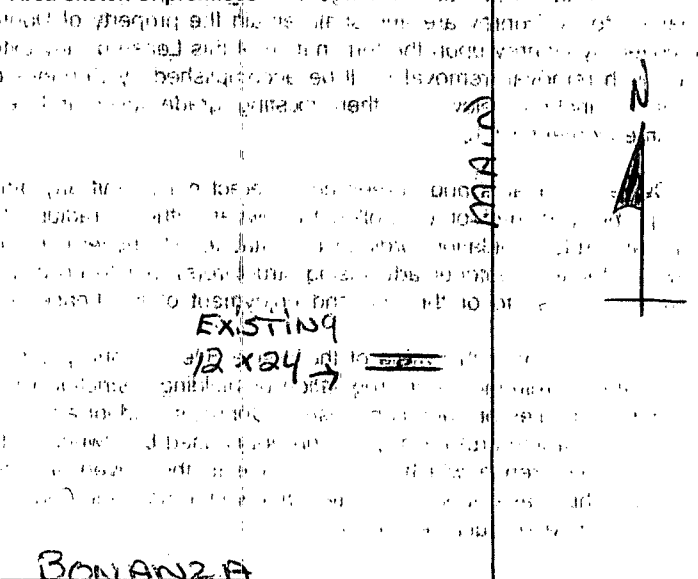
And Agent warrants that Agent has full power and authority to execute this Lease, that the execution thereof does not violate any authority of Owner, and, as proof thereof Agent has provided to Donrey written authorization from Owner for Agent to act in such capacity.

APPROVED FOR DONREY

BY: [Signature] 9/23/97

GENERAL MANAGER

Area sketch of premises



A. Throughout the term of this Lease or any extension thereof, Donrey shall keep in full force and effect public liability insurance covering bodily injury and physical property damage resulting from the negligence or willful act of Donrey's agents, servants and employees in the construction, maintenance, repair, servicing or removal of Lessee's advertising structure(s) and Donrey agrees to hold Owner harmless from any and all claims or demands resulting therefrom. Owner agrees to hold Donrey harmless from any and all claims or demands on account of bodily injury or property damage caused by or resulting from any negligent or willful act of the Owner or Owner's Agents, servants and employees.

B. Owner (or Agent) covenants and warrants that he or she is the sole Owner (or duly authorized Agent of the Owner) of the Premises and that legal title to the Leased Premises is vested in the Owner. Owner and Agent agree to indemnify and hold Donrey harmless from the claim of any third party(ies) to title, whether legal or equitable, or claim to the Lease Site, and shall at its expense defend Donrey's interests and pay any judgment rendered against Donrey resulting from any such claim.

C. Unless this Lease is terminated as herein provided, this Lease Agreement shall survive any sale of the property by Owner; however, Owner covenants that in the event of the sale of the Premises (or such portion as contains the Lease Site) Owner shall promptly give written notice to Donrey of the name and address of the new Owner.

D. Owner further covenants and warrants that so long as Donrey shall pay the rental as herein provided, and perform the other covenants of this Lease, Donrey shall have and enjoy the use of the Lease Site for the term of this Lease and any extensions thereof.

E. In the event Owner proposes the construction of a permanent building upon the Lease Site or upon the Premises where the location of the sign would violate any applicable zoning or building set-back requirements, from the proposed building, the Owner may terminate this Lease upon ninety days prior written notice, which must be accompanied by a copy of Owner's building permit, a copy of the Owner's building plans showing the encroachment of the building upon the Lease Site, notice of the date construction will commence, and the refund to Donrey of all prepaid rental as of the construction commencement date. Donrey agrees to remove its outdoor advertising structure on or before commencement of actual construction of Owner's building.

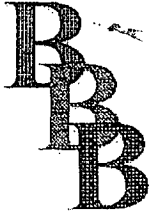
In the event Owner does not pursue construction of the permanent building for a period of sixty consecutive days, then the Notice of Termination shall be ineffective and upon tendering to Owner the previously refunded prepaid rental Donrey shall have the right at its option and upon notice to Owner, to re-enter the Premises to re-erect the outdoor advertising structure. Additionally, at the option of Donrey, Donrey shall have the right to charge Owner for either the cost of re-erection of the outdoor advertising structure(s) or the amount of monthly advertising revenue generated by such structure(s) (computed by determining the average monthly revenues generated by advertising placed on said structure(s) during the preceding twelve month period) for each month remaining on the lease term.

F. In the event that the Lease Site is condemned by any condemning authority, or sold under threat of condemnation by any condemning authority, this Lease shall terminate as of the date that such condemning authority takes actual possession of the Lease Site and Owner shall refund to Donrey all prepaid rental as of such date. Donrey shall be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of its outdoor structure(s) and for all other losses to which Donrey shall be entitled under applicable law.

Donrey and Owner acknowledge and agree that all outdoor advertising structures, materials and equipment placed upon the Lease Site by Donrey are and shall remain the property of Donrey, shall not be considered "fixtures" of the property and may be removed by Donrey upon the termination of this Lease or any extension thereof or within a reasonable time thereafter. In connection with such removal, removal shall be accomplished by Donrey's cutting the supports for the outdoor advertising structure(s) at any point six inches below the then existing grade level and returning the Lease Site to such condition as it was in on the Commencement Date.

G. Owner covenants and agrees not to erect nor permit any other party to erect any outdoor advertising structures or displays on any property owned or controlled by Owner within a radius of six hundred feet or such distance as may be specified, in any applicable rule, regulation, ordinance or statute, whichever is greater, of Donrey's outdoor advertising structure(s), nor to obstruct the view of Donrey's outdoor advertising structure(s), nor to do or permit any act upon Owner's property which would adversely affect Donrey's access to or the use and enjoyment of the Lease Site.

H. In the event that the value of the Lease Site to Donrey is destroyed or diminished by (a) the enactment or enforcement of any law, statute, ordinance, rule, regulation or building restriction which prevents, interferes with, or prohibits the erection, maintenance or continued sales or operational use of Donrey's outdoor advertising structure(s), or (b) the total or partial obstruction of the outdoor advertising structure(s) for any reason not caused by Owner, or (c) changes in streets, highways or traffic patterns, or (d) any other event or occurrence which adversely affects the advertising and commercial value of the Lease Site to Donrey, Donrey may terminate this lease upon thirty days prior written notice to Owner, and Owner agrees to refund to Donrey all unearned prepaid rental as of the date of such termination.



BBB OPERATING COMPANY

1900 SILVER AVE.
LAS VEGAS, NV 89102
(702) 280-9136
FAX (702) 382-2725

Becky Binion Behnen
President / CEO
September 2, 2005

Clear Channel Outdoor
2880-B Meade Ave.
Suite 350
Las Vegas, NV 89102

Re: sign #017941 & 017951

To Whom It May Concern:

Be advised that the property located at 601 & 609 N. Main St., Las Vegas, NV is owned by BBB Operating Company, formerly Horseshoe Club Operating Company. Please send copies of any current agreements and any future correspondence concerning signs # 017941 and 017951 located at 609 N. Main St., Las Vegas NV to:

BBB Operating Company
Attn: Kevin Knippel
1900 Silver Ave.
Las Vegas, NV 89102
(702) 280-9136
fax (702) 382-2725
e-mail kk1900@aol.com

Thank you for your attention to this matter.

Sincerely,

Becky Binion Behnen
President / CEO

CARTER, ROD

From: CARTER, ROD
Sent: Thursday, April 16, 2009 2:32 PM
To: KK1900@aol.com
Subject: City of Las Vegas Required Review.

Mr. knippel,

My name is Rod Carter, I'm with Clear Channel Outdoor. We have a billboard on your property located at 601 N. Main Street. The City of Las Vegas has notified us that the renewal of our permit is coming due on May 28th at the City Planning Commission Meeting. In order for me to comply, I need to get with you and have you sign the Application Petition Form and Statement of Financial Interest Form, which is required by the City of Las Vegas, along with it both documents notarized.

Can you please tell me when would be a good time to stop by and have these forms completed?

Thank you Kindly,

Rod Carter
Senior Real Estate Representative
Clear Channel Outdoor
2880-B Meade Ave., Suite 350
Las Vegas, NV 89102
702.238.7209 fax: 702.238.7266
rodcarter@clearchannel.com

CARTER, ROD

From: CARTER, ROD
Sent: Thursday, April 23, 2009 8:31 AM
To: 'KK1900@aol.com'
Subject: City of Las Vegas Required Review

Mr. Knippel,

My name is Rod Carter, I'm with Clear Channel Outdoor. We have a billboard on your property located at 601 N. Main Street. The City of Las Vegas has notified us that the renewal of our permit is coming due on May 28th at the City Planning Commission Meeting. In order for me to comply, I need to get with you and have you sign the Application Petition Form and Statement of Financial Interest Form, which is required by the City of Las Vegas, along with it both documents notarized.

Can you please tell me when would be a good time to stop by and have these forms completed?

Thank you Kindly,

Rod Carter
Senior Real Estate Representative
Clear Channel Outdoor
2880-B Meade Ave., Suite 350
Las Vegas, NV 89102
702.238.7209 fax: 702.238.7266
rodcarter@clearchannel.com

42
WHEN RECORDED, MAIL TO:

The Horseshoe Club Operating
Company, a Nevada Corporation
128 E. Fremont Street
Las Vegas, NV 89101

STATE OF NEVADA

County of Clark

Recorded at the request of:
First American Title Company
3760 Pecos McLeod, Suite 7
Las Vegas, NV 89121
Attn: Dawn Clipper

Escrow No. 770535 DAC

RPTT \$1,029.60

APN #139-27-310-094; 095

139-27-702-003

SPECIAL
WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, CITIBANK (NEVADA) N.A., as "Grantor", does hereby grant and convey "as is" that certain real property ("Property") described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements thereon, if any, and all rights appurtenant thereto, located in Clark County, Nevada to THE HORSESHOE CLUB OPERATING COMPANY, a Nevada corporation, as ("GRANTEE") subject, however, to all matters whether or not of record and subject to all matters that an accurate inspection and/or survey of the Property would reveal.

Title to the Property is only warranted by Grantor as against all acts of Grantor and none other. Except as expressly set forth herein, no representations or warranties have been made by Grantor or anyone on its behalf to Grantee as to the title or condition of the Property or the improvements thereon erected, if any, or as to any other matter whatsoever.

Dated this 14th day of April 1995.

CITIBANK (Nevada), N.A.

By Sharid MukhtarName: Sharid MukhtarTitle: VP

STATE OF Nevada

County of Clark



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Dawn A. Clipper
My Appointment Expires June 10, 1998

This instrument was
acknowledged before me this
14th day of April
1995, by Sharid Mukhtar, Vice
President of Citibank (Nevada), N.A.

My commission expires: 6-10-98Dawn A. Clipper
Notary Public

EXHIBIT "A"

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., AND A PORTION OF BLOCK ONE (1) OF THE ORIGINAL PLAT OF "LAS VEGAS TOWNSITE", RECORDED IN BOOK 1 OF PLATS, PAGE 17-B, CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF LOS ANGELES AND SALT LAKE RAILROAD COMPANY (UNION PACIFIC RAILROAD - 100 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF BONANZA ROAD (80.00 FEET WIDE);
THENCE NORTH 27°50'08" EAST ALONG THE SAID EAST RIGHT OF WAY LINE OF LOS ANGELES AND SALT LAKE RAILROAD COMPANY BEING THE WEST LINE OF BLOCK ONE (1), A DISTANCE OF 418.70 FEET, TO THE SOUTHWEST (SW) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY CARL A. HUFFEY, ET UX, TO UTAH WHOLESALE GROCERY CO., INC., BY DEED DATED APRIL 18, 1947 AND RECORDED IN BOOK 47 OF DEEDS, PAGE 295, CLARK COUNTY, NEVADA RECORDS;
THENCE SOUTH 62°01'52" EAST A DISTANCE OF 180.00 FEET;
THENCE SOUTH 27°50'08" WEST AND PARALLEL WITH THE CENTERLINE OF MAIN STREET, A DISTANCE OF 324.42 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF BONANZA ROAD, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 540.00 FEET;
THENCE FROM A RADIAL LINE THAT BEARS NORTH 07°22'20" EAST, WESTERLY ALONG THE ARC OF SAID CURVE (BEING NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD) THROUGH A CENTRAL ANGLE OF 08°52'12" AN ARC LENGTH OF 83.60 FEET;
THENCE SOUTH 88°30'08" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD A DISTANCE OF 119.83 TO THE POINT OF BEGINNING.

PARCEL II:

AN EASEMENT FOR STREET PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., AND A PORTION OF BLOCK ONE (1) OF THE ORIGINAL PLAT OF "LAS VEGAS TOWNSITE", RECORDED IN BOOK 1 OF PLATS, PAGE 17-B, CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY (UNION PACIFIC RAILROAD) RIGHT OF WAY WITH THE NORTH LINE OF BONANZA ROAD (80.00 FEET WIDE);
THENCE NORTH 88°30'08" EAST ALONG THE SAID NORTH LINE OF BONANZA ROAD, A DISTANCE OF 119.83 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 540.00 FEET;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED BONANZA ROAD THROUGH A CENTRAL ANGLE OF 08°52'12" AN ARC LENGTH OF 83.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 27°58'08" WEST A DISTANCE OF 220.00 FEET TO THE SOUTHWEST (SW) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY CARL A. AND JULIA HUFFEY TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, BY QUITCLAIM DEED RECORDED DECEMBER 28, 1948, AS DOCUMENT NO. 303110, CLARK COUNTY, NEVADA RECORDS;
THENCE SOUTH 62°01'52" EAST ALONG THE SOUTH LINE OF SAID CONVEYED PARCEL A DISTANCE OF 30.00 FEET TO A POINT;
THENCE SOUTH 27°58'08" WEST A DISTANCE OF 209.72 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF BONANZA ROAD, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 540.00 FEET;
THENCE FROM A RADIAL LINE THAT BEARS NORTH 10°44'15" EAST, WESTERLY ALONG THE ARC OF SAID CURVE (BEING THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD) THROUGH A CENTRAL ANGLE OF 02°21'55" AN ARC LENGTH OF 31.72 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ANY PORTION LYING WITHIN PARCEL III.

950414.01352

PARCEL III:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET AND THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD (FORMERLY CLARK AVENUE), (AS THEY BOTH EXISTED, 80 FEET WIDE, ORIGINAL ALIGNMENT);
THENCE NORTH 27°45'00" EAST AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID MAIN STREET A DISTANCE OF 113.19 FEET;
THENCE NORTH 62°15'00" WEST A DISTANCE OF 170.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN THIRTY (30) FOOT EASEMENT FOR STREET PURPOSES, AS DESCRIBED IN DOCUMENT NO. 418070 RECORDED NOVEMBER 13, 1953, RECORDS OF CLARK COUNTY, NEVADA;
THENCE SOUTH 27°45'00" WEST AND ALONG THE NORTHEASTERLY LINE OF SAID EASEMENT A DISTANCE OF 147 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF BONANZA ROAD (ORIGINAL ALIGNMENT);
THENCE EASTERLY ALONG SAID NORTHERLY LINE 177.35 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF NORTH MAIN STREET AND BONANZA ROAD AS THEY NOW EXIST.

- 8 -

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF
04-14-95 15:09 PAC 3
OFFICIAL RECORDS
BOOK: 950414 INST: 01352
FEE: 9.00 RPTT: 1,029.60

Extraction List



Separator Sheet

6/4

PARCELS 148
LABELS 102**Report of All Selected Parcels****Case Number:** RQR-33829**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ALI SYED AMJAD	P O BOX 70634 LAS VEGAS NV	13927798001
ANDERSON STEVEN	722 BILTMORE DR LAS VEGAS NV	13927398001
ANGUIANO HUGO & MARIA C	2004 SAN JOSE AVE LAS VEGAS NV	13927698001
AVILA JOSE M	4738 W MONTARA CIR LAS VEGAS NV	13927712043
AVILA-RAMIREZ AUSENCION	111 VERDY LN LAS VEGAS NV	13927712017
B B B OPERATING COMPANY	1900 SILVER AVE LAS VEGAS NV	13927810033
B B B OPERATING COMPANY	1900 SILVER AVE LAS VEGAS NV	13927712056
B B B OPERATING COMPANY	1900 SILVER AVE LAS VEGAS NV	13927712022
BERG ANTHONY IRA ETAL	%FOUR QUEENS HOTEL 202 FREMONT ST LAS VEGAS NV	13927310094
BJELICIC MANOJLE & VERA	8121 WYATT RD BROADVIEW HEIGHTS OH	13927705003
BLANCHETTE SIMONE DIANE	737 N MAIN ST LAS VEGAS NV	13927310095
BONILLA UVALDO	725 BILTMORE DR LAS VEGAS NV	13927702006
BRADLEY SVEN V TRUST	5029 TROPICAL KNOLL CT LAS VEGAS NV	13927712055
BURRIS ROSALIE L	665 JEFFERSON ST WILLOWS CA	13927702008
C B R FAMILY TRUST ETAL	8600 SIERRA CIMA LN LAS VEGAS NV	13927712029
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927712036
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927810027
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927810014
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927404001
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402009
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927801002
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927801001
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927403001
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927403002
CALIFORNIA HOTEL & CASINO	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927802001
CASTILLO LUIS	745 N 1ST ST LAS VEGAS NV	13927712061
CASTRO LUIS F & ESTELA	805 N 1ST ST LAS VEGAS NV	13927712063
CHADDAH VIKAS	P O BOX 7440 LAS VEGAS NV	13927810025
CHADDAH VIKAS	P O BOX 7440 LAS VEGAS NV	13927810024
CHADDAH VIKAS	4343 VON KARMAN #150 NEWPORT BEACH CA	13927810029
CHADDAH VIKAS	P O BOX 7440 LAS VEGAS NV	13927810026
CHRISTIANSON LOUIS	%S DAY REALTY INC 5460 S EASTERN AVE LAS VEGAS NV	13927712059

Report of All Selected Parcels**Case Number:** RQR-33829**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CHRISTIANSON LOUIS D	%S DAY REALTY INC 5460 S EASTERN DR LAS VEGAS NV	13927810022
CHRISTIANSON LOUIS D	%S DAY REALTY INC 5460 S EASTERN AVE LAS VEGAS NV	13927810023
CHRISTIANSON LOUIS D	%S DAY REALTY INC 5460 S EASTERN AVE LAS VEGAS NV	13927810035
CHRISTIANSON LOUIS D	%S DAY REALTY INC 5460 S EASTERN AVE LAS VEGAS NV	13927810034
CHRISTIANSON LOUIS D	%S DAY REALTY INC 5460 S EASTERN AVE LAS VEGAS NV	13927810031
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803003
CITY PARKWAY IV A INC	%OFFICE BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13927401031
COONS SHANE	109 PALM LN LAS VEGAS NV	13927712003
DOLAN ANNE T	801 N 1ST ST LAS VEGAS NV	13927712062
ECHEVERRIA SARA A	9023 FLOWER ST BELLFLOWER CA	13927712026
ENRIQUEZ GABRIELA	707 BILTMORE DR LAS VEGAS NV	13927712024
EXBER INC	%EL CORTEZ ACCT OFFICES 107 N 6TH ST-3RD FLOOR LAS VEGAS NV	13927702009
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702015
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702012
EXBER INC	107 N 6TH ST 3RD FLOOR LAS VEGAS NV	13927702013
FEDERAL NATIONAL MORTGAGE ASSOC	%COUNTRYWIDE HOME LOANS INC 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13927712064
G N L V CORP	P O BOX 610 LAS VEGAS NV	13927702014
G N L V CORP	P O BOX 610 LAS VEGAS NV	13927310093
GONZALEZ 2002 FAMILY TRUST	15257 PROCTOR AVE CITY OF INDUSTRY CA	13927702007
GONZALEZ ANTHONY & ANA	4724 WOODRIDGE RD LAS VEGAS NV	13927712039
GRAGSON 1988 TRUST-DECEDENT'S TR	2001 SLOW WIND ST LAS VEGAS NV	13927707002
GRAGSON 1988 TRUST-DECEDENT'S TR	2001 SLOW WIND ST LAS VEGAS NV	13927707003
GUTIERREZ PEDRO B	711 BILTMORE DR LAS VEGAS NV	13927712025
HAAG R WAYNE & DIANE C	516 N 1ST ST LAS VEGAS NV	13927810030
HAMEL GERALD	700 BILTMORE DR LAS VEGAS NV	13927712021
HATTA CHIEKO	2776 CARNATION LN HENDERSON NV	13927712060
HEIDT HORACE JR	14155 MAGNOLIA BLVD SHERMAN OAKS CA	13927712052
HERNANDEZ-ROQUE JUAN	104 PALM LN LAS VEGAS NV	13927712035
KRAUSE BETTY 2005 FAMILY TRUST	1320 DOVER GLEN DR NO LAS VEGAS NV	13927704002
KUESTER GREGORY & KATHRYN D	100 SYCAMORE LN LAS VEGAS NV	13927711003
LARIOS DOUGLAS T & MINERVA N	704 BILTMORE AVE LAS VEGAS NV	13927712020
LAS VEGAS RESCUE MISSION	480 W BONANZA RD LAS VEGAS NV	13927301003

Report of All Selected Parcels**Case Number:** RQR-33829**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LYNCH PATRICK S	1366 STACCATO ST HENDERSON NV	13927712042
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402003
M S W INC	%BOYD GAMING 6465 S RAINBO BLVD LAS VEGAS NV	13927402002
M S W INC	%BOYD GAMING 6465 S RAINBOW BLVD LAS VEGAS NV	13927402006
MAIN STREET ACQUISITIONS L L C	6070 N FEDERAL HWY BOCA RATON FL	13927707007
MAIN STREET ACQUISITIONS L L C	3740 S OCEAN BLVD #705 HIGHLAND BEACH FL	13927707006
MAIN STREET ACQUISITIONS L L C	6070 N FEDERAL HWY BOCA RATON FL	13927712054
MAIN STREET ACQUISITIONS L L C	6070 N FEDERAL HWY BOCA RATON FL	13927712053
MARCUS FRED	622 BILTMORE DR LAS VEGAS NV	13927810017
MARCUS FRED R	622 BILTMORE DR LAS VEGAS NV	13927810018
MESQUITEWOOD L L C	107 E CHARLESTON LAS VEGAS NV	13927401023
MOORE OLIVER D	700 N 1ST ST LAS VEGAS NV	13927712045
MOORE OLIVER D	733 N 1ST ST LAS VEGAS NV	13927712058
NICHOLS OBED D LIVING TRUST	701 BILTMORE DR LAS VEGAS NV	13927712023
NORTH MAIN L L C	%K GRAGSON 9312 TOURNAMENT CANYON DR LAS VEGAS NV	13927707001
OBRIEN GEORGE L	618 BILTMORE DR LAS VEGAS NV	13927810019
OCHOA IGNACIO & RIGOBERTA	120 PALM LN LAS VEGAS NV	13927712032
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702004
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702005
PACIFIC ENTERPRISES I L L C	827 N MAIN ST LAS VEGAS NV	13927702002
PERALES CASIMIRO & CAMERINA C	1901 E BONANZA RD LAS VEGAS NV	13927712038
PERALTA FAMILY L P	1130 CASHMAN DR LAS VEGAS NV	13927401016
PEREZ JOSE A	101 PALM LN LAS VEGAS NV	13927712001
PORTER WOODROW P	709 N MAIN ST LAS VEGAS NV	13927704001
POWERS ROBERT	P O BOX 19425 JEAN NV	13927810005
PROVONSHA KAREN RAE	607 BILTMORE DR LAS VEGAS NV	13927810011
PUNZALAN EMILY SUCALDITO	1366 FALLING SNOW AVE LAS VEGAS NV	13927712019
QUALITY COMMERCIAL MAINTENANCE	120 S 11TH ST LAS VEGAS NV	13927401026
QUALITY COMMERCIAL MAINTENANCE	120 S 11TH ST LAS VEGAS NV	13927401033
QUINTERO ENRICO & MARIA VICTORIA	110 VERDY LN LAS VEGAS NV	13927810015
RAJA FAMILY LIVING REV TR AGMT	8220 DOUCHARME AVE LAS VEGAS NV	13927712028
REED RONALD GARRETT & ANGELA	4674 LINDA AVE LAS VEGAS NV	13927704004

Report of All Selected Parcels**Case Number:** RQR-33829**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
REED RONALD GARRETT & ANGELA	4674 LINDA AVE LAS VEGAS NV	13927704003
REGUERO RAFAEL	615 BILTMORE DR LAS VEGAS NV	13927810013
REYES EVELYN	630 BILTMORE DR LAS VEGAS NV	13927810016
RIEGER 1982 REVOCABLE TRUST	38 PRINCEVILLE LN LAS VEGAS NV	13927310089
RIZZO SALVATORE & SHERMAN FAM TR	2570 LINCOLN RD LAS VEGAS NV	13927810020
ROMANIKA L L C	798 A ST LAS VEGAS NV	13927701002
ROMANIKA L L C	2001 SLOW WIND ST LAS VEGAS NV	13927701001
ROMERO NARCISO JACUINDE	717 BILTMORE DR LAS VEGAS NV	13927712027
RUMFORD W RICHARD & JUDITH	720 N 1ST ST LAS VEGAS NV	13927712040
SANCHEZ JULIAN	704 N 1ST ST LAS VEGAS NV	13927712044
SANCHEZ NERY & KARIN	304 MAIN ST PORT WASHINGTON NY	13927712018
SCHNEIDER DEVELOPMENT L P	%S SCHNEIDER 12 QUAIL RUN RD HENDERSON NV	13927711001
SCHNEIDER DEVELOPMENT L P	%S SCHNEIDER 12 QUAIL RUN RD HENDERSON NV	13927711002
STARCHER JAMEY L & ALPHA C	65 PINE AVE #176 LONG BEACH CA	13927810021
STATE OF NEVADA TRANS LEASOR	%BOYD GAMING-TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV	13927402005
STATE OF NEVADA TRANS LEASOR	%US FOODSERVICE %TAX DEPT P O BOX 29291 PHOENIX AZ	13927310096
STATE OF NEVADA TRANS LEASOR	%BOYD GAMING TAX DEPT 6465 S RAINBOW BLVD LAS VEGAS NV	13927402004
STATE OF NEVADA TRANSPORTATION	CARSON CITY NV	13927212002
STEVENSON YULONDA	732 N 1ST ST LAS VEGAS NV	13927712037
STUGOTS L L C	%D JARCHOW 901 S FIRST ST LAS VEGAS NV	13927705001
STUGOTS L L C	%D JARCHOW 901 S FIRST ST LAS VEGAS NV	13927705002
TALLARD MAURICE E 2000 LIVING TR	P O BOX 81814 LAS VEGAS NV	13927810007
TAYLOR ELANDERS & LUCENA F	601 BILTMORE DR LAS VEGAS NV	13927810010
THOMAS DORIS M	110 PALM LN LAS VEGAS NV	13927712034
THOMPSON ERIC & LYNDA ETAL	5003 ARVADA ST TORRANCE CA	13927810012
TINNEY RICHARD M & CAROL L	513 N 1ST ST LAS VEGAS NV	13927810028
TINNEY RICHARD M & CAROL L	513 N 1ST ST LAS VEGAS NV	13927810032
TORING INVESTMENTS L L C	%W WALTERS 2461 E ORANGETHORPE AVE #200 FULLERTON CA	13927707005
TORING INVESTMENTS L L C	%W WALTERS 2461 E ORANGETHORPE AVE #200 FULLERTON CA	13927707004
U S F PROPCO II L L C	%US FOODSERVICE %TAX DEPT P O BOX 29291 PHOENIX AZ	13927310098
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13927401030
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13927401032

Report of All Selected Parcels**Case Number:** RQR-33829**Printed On:** Wed: April 22, 2009

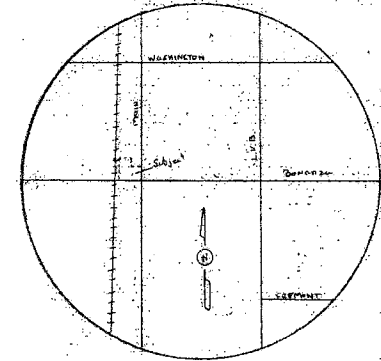
<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
VASCONCELLOS PRISCILLA A RAMOS	P O BOX 1658 LAS VEGAS NV	13927706003
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712049
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712048
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810001
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712047
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712050
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927707008
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712051
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927712046
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810004
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810002
VERGE LIVING CORPORATION	1061 1/2 N SPAULDIING WEST HOLLYWOOD CA	13927810003
VICENTE CLAUDIO D & MARLENE Z	451 DELAMENE WY LAS VEGAS NV	13927712033
VINCENT WILLIAM C & KOREN	2153 BRIDLEWOOD DR LAS VEGAS NV	13927712002
WEBSTER LEASING CO	P O BOX 19301 LAS VEGAS NV	13927712041
WOLF PAC FAMILY TRUST	5075 ROBERTA DR LAS VEGAS NV	13927712057
WOLF PAC FAMILY TRUST	5075 ROBERTA DR LAS VEGAS NV	13927810009
WOLF PAC FAMILY TRUST	5075 ROBERTA DR LAS VEGAS NV	13927810006
WOODS REGINALD	26951 BEECH WILLOW LN CANYON COUNTRY CA	13927810036
YUAN SHIH-KUAN	602 N 1ST ST LAS VEGAS NV	13927810008

Plans (PMT)



Separator Sheet

U.P.R.R.



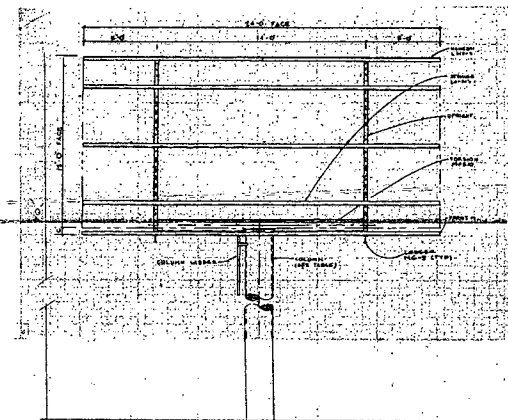
Location of
Existing 12'x24'
OFF-PREMISE advertising Billboard
Sign.

Bldg

BBB Operating Company
601 N. MAIN ST.
APN# 139 27 310094
Zoned: M

1.88 ACRES

RECEIVED
APR 30 2009



Donley Outdoor Advertising
1211 W. Bonanza Rd.
Las Vegas, NV 89106
Desain by Mike Poretti
Phone: 352-5029

BONANZA

EXISTING SIGN
TO REMAIN

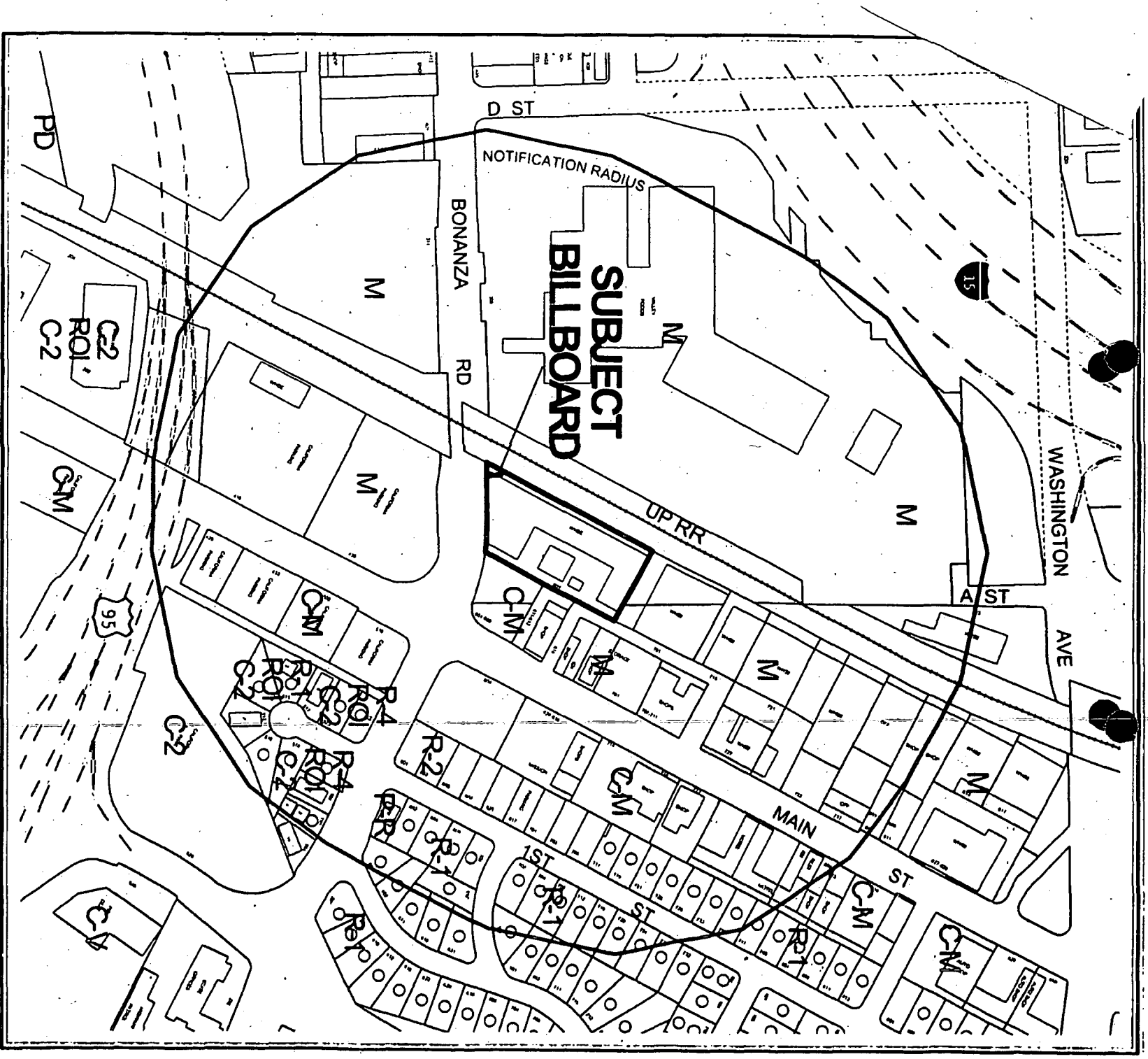
5' setback

10' setback

MAIN STREET

RQR-33829
05/28/09 PC

Donanza 1/2 Approx 320' W. Main	
Scale: 1" = 20'	APPROVED BY: _____
DATE: 5-22-09	DESIGNED BY: _____
Rebuild + Removal of Structures	
Mike Poretti	352-5029



CASE: V-0072-88(3)

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

C ST

Subject
Billboard

V-0072-88

WHS DOUGLAS

VALLEY
FLOORS

BONANZA RD

U.P.R.R.

12x24
E/10R

13927310094

WHSE

WHSE

U.P.R.R.

MAIN ST

MAIN ST

FIRST ST

CALIFORNIA
RV PARK

WHSE

CALIFORNIA
PARKING

CALIFORNIA
PARKING

CALIFORNIA
PARKING

CALIFORNIA
PARKING

CALIFORNIA
PARKING

CALIFORNIA
PARKING

STORAGE

SHOPS

MISSION

SHOP

SHOP

SHOP

WHSE

WHSE

OFF.

SHOP

SHOP

OFF.

801.

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809

811

LOT

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Plans (Approved Site Plan)



Separator Sheet

BBB Operating Company
601 N. Main St.
APN # 139 27 310094
Zoned: M

BLOC

1.88 ACRES

BONANZA

EXISTING SIGN
TO REMAIN

— 5 —

- 10' setback

MAIN STREET

APPROVED

CITY COUNCIL DATE: 7-1-09

PLANNING COMMISSION DATE: 5-28-09

BY: _____

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

RECEIVED
APR 30 2009

Donrey Outdoor Advertising
1211 W. Bonanza Rd.
Las Vegas, NV 89106
Drawn by: Mike Perrah
Phone: 382-5020

Bonanza $\frac{1}{2}$ Approx. 320' w/o Main

SCALE: 1" = 30'	APPROVED BY:	DRAWN BY:
-----------------	--------------	-----------

DATE: 7-23-87	REVISED
---------------	---------

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Rebuild + Removal of Structure

11-H-15-H-18-22-T-385B-61E

North 2 South 2.5 sec. 5 min. 1900

BOB 00000

ROB-33829

RQR-55025

[illegible]

05/28/09 PC

03/26/09 FC