

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



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

July 2, 2009

Mr. Ted Rosenstein
Constantino Novel Nevada, LLC
75 Martin L King Boulevard
Las Vegas, Nevada 89106

RE: RQR-33830 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JULY 1, 2009

Dear Mr. Rosenstein:

The City Council at a regular meeting held July 1, 2009, APPROVED the Required Review of a previously approved Variance (V-0020-91) WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE ADVERTISING SIGNS WITH A 550-FOOT DISTANCE SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS THE MINIMUM DISTANCE ALLOWED at the northeast corner of Mineral Avenue and Martin L. King Boulevard (APN 139-33-510-002), 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-0020-91).
2. This Variance shall be placed on the agenda closest to April 29, 2012 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 Sign (Billboard) is removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Variance (V-0020-91) shall be expunged and a new Off-Premise Advertising (Billboard) Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

Mr. Ted Rosenstein
RQR-33830 – Page Two
July 2, 2009

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

Sincerely,



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

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



June 21, 2001

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

Mr. Jim Saxton
Saxton Development
Levitz Plaza Group
5420 West Sahara Avenue
Las Vegas, Nevada 89102

RE: V-0020-91(2) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF JUNE 20, 2001

Dear Mr. Saxton:

The City Council at a regular meeting held June 20, 2001 APPROVED the Required Five Year Review on an Approved Variance WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS WITH A 550 FOOT SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS REQUIRED located on the northeast corner of Martin L. King Boulevard and Mineral Circle, (APN: 139-33-510-002), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 21, 2001. This approval is subject to:

Planning and Development

1. This Variance shall be reviewed in five (5) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Sincerely,

Gabriela Portillo-Brenner
GABRIELA PORTILLO-BRENNER
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: See Attached List

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

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

RQR-33830
05/28/09 PC

Mr. Jim Saxton
V-0020-91(2) – Page Two
June 21, 2001

cc: Mr. Rvan Norstrand
Eller Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

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

Levitz Plaza, Limited Liability Co
%Capital #020932
P. O. Box 811097
Chicago, Illinois 60681

RQR-33830
05/28/09 PC

Action Letter



ACTION LETTER

Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

May 29, 2009

Mr. Ted Rosenstein
Constantino Novel Nevada, LLC
75 Martin L King Boulevard
Las Vegas, Nevada 89106

RE: RQR-33830 - REQUIRED REVIEW

Dear Mr. Rosenstein:

Your Required Review of a previously approved Variance (V-0020-91) WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE ADVERTISING SIGNS WITH A 550-FOOT DISTANCE SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS THE MINIMUM DISTANCE ALLOWED at the northeast corner of Mineral Avenue and Martin L. King Boulevard (APN 139-33-510-002), 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-0020-91).
2. This Variance shall be placed on the agenda closest to April 29, 2012 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 Sign (Billboard) is removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Variance (V-0020-91) shall be expunged and a new Off-Premise Advertising (Billboard) Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

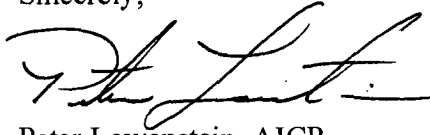
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Ted Rosenstein
RQR-33830 - Page Two
May 29, 2009

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

This item will be considered by the City Council on **July 1, 2009**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

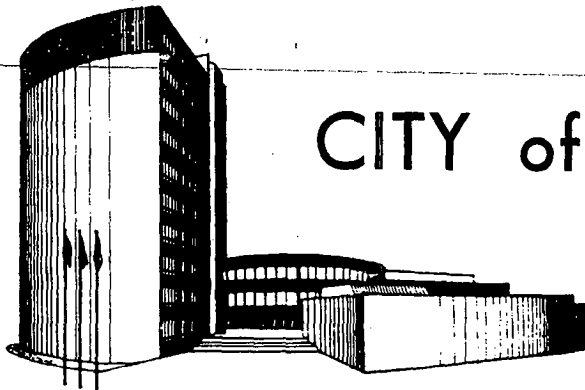
PL:clb

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

MAYOR
JAN LAVERTY JONES

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

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 24, 1996

Mr. Jim Saxton
Saxton Development
Levitz Plaza Group
5420 West Sahara Avenue
Las Vegas, Nevada 89102

RE: V-20-91(1) - REQUIRED FIVE YEAR REVIEW

Dear Mr. Saxton:

The City Council at a regular meeting held May 15, 1996 APPROVED the required Five Year Review on an approved Variance which allowed the relocation of two off-premise advertising (billboard) signs with a 550 foot separation between the signs where 750 feet is required on property located on the northeast corner of Martin L. King Boulevard and Mineral Circle, M Zone, subject to:

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

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

cc: (See Attached)

RQR-33830
05/28/09 PC



Mr. Jim Saxton
Saxton Development
Levitz Plaza Group
May 24, 1996

RE: V-20-91(1) - REQUIRED FIVE YEAR REVIEW

cc: Dept. of Planning & Development
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

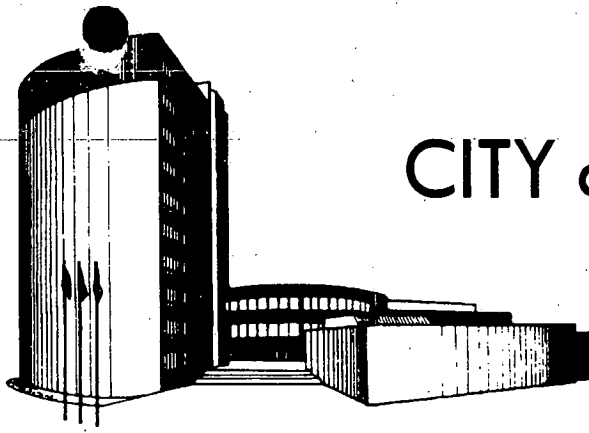
Donrey Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-33830
05/28/09 PC

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
WILLIAM J. NOONAN



CITY of LAS VEGAS

April 29, 1991

Mr. James Saxton
Levitz Plaza Group,
A Nevada Partnership,
4645 South Procyon, Suite A
Las Vegas, Nevada 89103

RE: V-20-91 - VARIANCE

The City Council at a regular meeting held April 17, 1991 GRANTED the appeal filed by Donrey Outdoor Advertising Company on behalf of Levitz Plaza Group, a Nevada Partnership, on the action of the Board of Zoning Adjustment in denying their application for a Variance to allow the relocation of two off-premise advertising (billboard) signs on the property; and to allow a 550 foot separation between the signs where 750 feet is required on property located on the north-east corner of Martin L. King Boulevard and Mineral Circle in Zoning District M.

The City Council thereby APPROVED the Variance, subject to:

1. A review be conducted in five years with the sign being subject to removal at that time.
2. Conformance to the plot plan and elevations.

RQR-33830
05/28/09 PC



Mr. James Saxton
Levitz Plaza Group,
A Nevada Partnership
April 29, 1991
RE: V-20-91 - VARIANCE
Page 2.

3. Satisfaction of City Code requirements and design standards
of all City departments.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Michael Perrah
Donrey Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-33830
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. Ted Rosenstein
Constantino Novel Nevada, LLC
75 Martin L King Boulevard
Las Vegas, Nevada 89106

RE: RQR-33830 - REQUIRED REVIEW

Dear Mr. Rosenstein:

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 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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED MAR 30 2009



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

Constantino Novel Nevada, LLC
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

RE: RQR-33830 - 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: Mr. Rvan Norstrand
Eller Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED

APR 14 2009

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Case Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: RQR-33830 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **MAY 28, 2009** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **May 27, 2009**.

A handwritten signature in black ink, appearing to read "Rod Carter", written over a horizontal line.

Signature

5/26/09

Date

Rod Carter

Please Print Name

Clear Channel Outdoor

Company Name

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

RECEIVED
MAY 26 2009

Public Hearing Notice

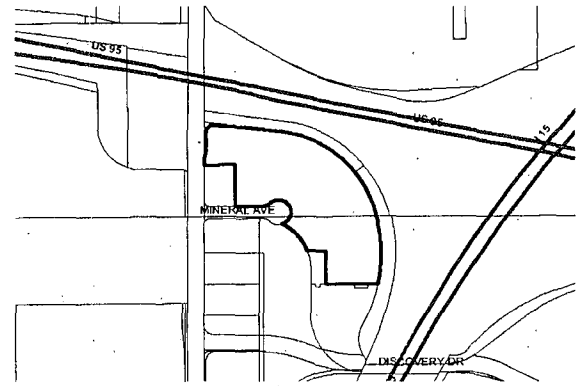


Separator Sheet

Application Information

RQR-33830 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NEVADA, LLC - Required Review of a previously approved Variance (V-0020-91) WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE ADVERTISING SIGNS WITH A 550-FOOT DISTANCE SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS THE MINIMUM DISTANCE ALLOWED at the northeast corner of Mineral Avenue and Martin L. King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Barlow)

Application Location



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

Public Hearing Information

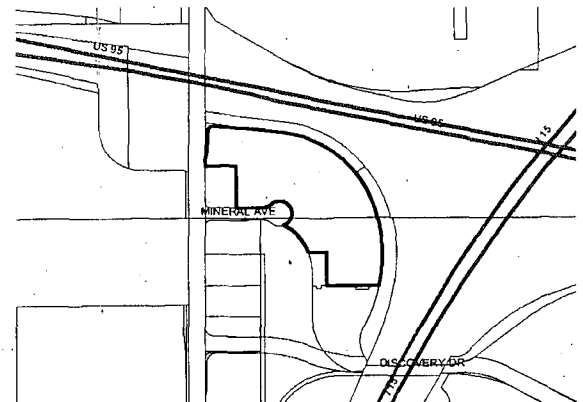
Meeting: Planning Commission
Date: May 28, 2009
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-33830 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NEVADA, LLC - Required Review of a previously approved Variance (V-0020-91) WHICH ALLOWED THE RELOCATION OF TWO OFF-PREMISE ADVERTISING SIGNS WITH A 550-FOOT DISTANCE SEPARATION BETWEEN THE SIGNS WHERE 750 FEET IS THE MINIMUM DISTANCE ALLOWED at the northeast corner of Mineral Avenue and Martin L. King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Barlow)

Application Location



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

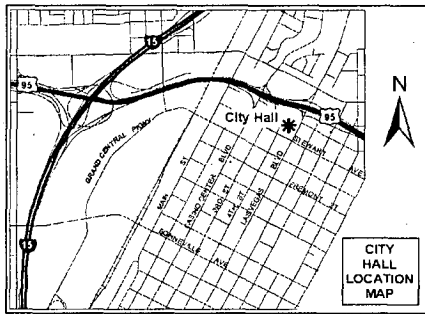
Public Hearing Information

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

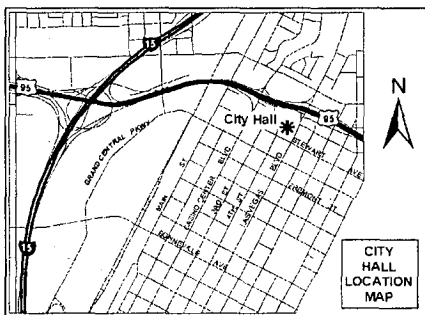
Please use available blank space on card for your comments.

RQR-33830

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-33830

Planning Commission Meeting of 5/28/2009

Neighborhood Services List



Separator Sheet

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-33830

18b The Las Vegas Arts District

Bonanza Village NA

Cultural Corridor Coalition NCG

Diamond Point NA

Downtown Business Operators Council

Fremont Street Experience BA

G-704 NA

Harry Levy Gardens RC

Marble Manor Resident Council

Pinto Palomino Residents NA

Rancho Bel Air NA

Rancho Circle Association

Rancho Manor NA

Rancho Oakey NA

Rancho South NCG

Rancho Springs NA

Village Paseo

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

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 *BTA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkii, Survey (FM, PM, & A's only)
Date: April 27, 2009
Re: **RQR-33830** Constantino Noval Nevada, LLC NEC Mineral Ave. & Martin L. King Blvd.
Request for a Required Review of an approved Variance (V-0020-91)

COMMENTS:

We have no comment on the Required Review of an approved Variance application (V-0020-91) which allowed two 14-foot by 48-foot off-premise advertising signs to be 550 feet between the off-premise advertising signs where 750 feet is required for property located at the northeast corner of Mineral Avenue and Martin L. King Boulevard.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

ROR-33830 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CONSTANTINO NOVAL NEVADA, LLC - Required Review of an approved Variance (V-0020-91) TO ALLOW TWO 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING SIGNS TO BE 550 FEET BETWEEN THE OFF-PREMISE ADVERTISING SIGNS WHERE 750 FEET IS REQUIRED at the northeast corner Mineral Avenue and Martin L. King Boulevard (APN 139-33-510-002), 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-33830

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 >**

No law enforcement issue

VARIANCE
04/14/2009

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

RQR-33830

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>**

VARIANCE
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

RQR-33830 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CONSTANTINO NOVAL NEVADA, LLC - Required Review of an approved Variance (V-0020-91) TO ALLOW TWO 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING SIGNS TO BE 550 FEET BETWEEN THE OFF-PREMISE ADVERTISING SIGNS WHERE 750 FEET IS REQUIRED at the northeast corner Mineral Avenue and Martin L. King Boulevard (APN 139-33-510-002), 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:

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: RQR 33830
 Project Address (Location) 81 and 275 South Martin L. King-billboard address
 Project Name Clear Channel Outdoor (2) Billboards Proposed Use existing
 Assessor's Parcel #(s) 13933510002 and 13933510007 Ward # 5
 General Plan: existing X proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Physical address for the property is 73 South Martin L. King

PROPERTY OWNER CONSTANTINO NOVAL Nevada LLC Contact TED ROSENSTEIN
 Address 73 SOUTH MARTIN L. KING Phone: 362-4144 Fax: 362 3746
 City Las Vegas State NV Zip 89106
 E-mail Address _____

APPLICANT Clear Channel Outdoor Contact Rod Carter
 Address 2880-B Meade Ave Suite 350 Phone: 238 7209 Fax: 238 7206
 City Las Vegas State NV Zip 89102
 E-mail Address vodcarter@clearchannel.com

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

Property Owner Signature* [Signature]

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

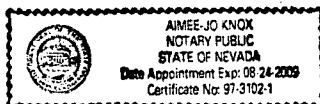
Print Name TED ROSENSTEIN

Subscribed and sworn before me

This 13 day of April, 2009

Aimee Jo Knox

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # RQR-33830

Meeting Date: 5/28/09

Total Fee: 800.00

Date Accepted: 4/14/09

Accepted By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.doc

SOFI



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **RQR-33830** APN: 139 33 510 002 and 139 33 510 007

Name of Property Owner: Constantino Noval Nevada LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: ROD CARTER

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

Yes

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: _____

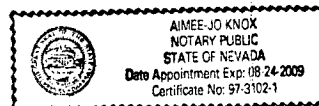
Signature of Property Owner: [Signature]

Print Name: _____

Subscribed and sworn before me

This 13 day of April, 2009

Notary Public in and for said County and State



RECEIVED

APR 14 2009

Hansen Sheet



Separator Sheet

Report Date 03/12/2009 05:22 PM

Submitted By

Page 1

A/P # 33830 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-33830 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CONSTANTINO NOVAL NEVADA LLC - Required Review of an approved Variance (V-0072-88) WHICH ALLOWED A TWO OFF-PREMISE SIGNS on the northeast corner of Martin L. King Boulevard and Mineral Circle (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Barlow)

V-20-91

FIXED IN
HANSEN

S/28 PC

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Deed



Separator Sheet

20051128-0000281

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

11/28/2005 09:01:36
T20050213945

Requestor:
STEWART TITLE OF NEVADA

Frances Deane SOL
Clark County Recorder Pgs: 8

6
② APN # 139-33-510-002/004/005 ⑧

Recording Requested by:

STEWART TITLE OF NEVADA

Return To:

Name Stewart Title of Nevada

Address 3773 Howard Hughes Parkway #160N

City/State/Zip Las Vegas, Nevada 89109

RE-RECORDED

RE-RECORDED GRANT DEED TO CORRECT LEGAL
DESCRIPTION

(Title on Document)

2003 1024- 1315

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

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

RECEIVED

APR 14 2009

20031024
01315

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF

APN NO: 139-33-510-002/004/005
RPTT.S EXEMPT 8
ESCROW #03090391LJJ

STEWART TITLE OF NEVADA

10-24-2003 10:53 DEZ

OFFICIAL RECORDS

BOOK/INSTR: 20031024-01315

PAGE COUNT: 5

FEE: 18.00
RPTT: EX#008

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:
CONSTANTINO NOVAL NEVADA LLC
13780-4 FOOTHILL VLVD
SYLMAR, CA. 91342

(5)

GRANT, BARGAIN, SALE DEED

***This document is being re-recorded to correct the legal
THIS INDENTURE WITNESSETH: That description***

CONSTANTINO NOVAL, TRUSTEE OF THE CONSTANTINO NOVAL REVOCABLE LIVING TRUST

In consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged,
do hereby Grant, Bargain, Sell and Convey to:

CONSTANTINO NOVAL NEVADA LLC

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- Subject to:
1. Taxes for the current fiscal year. paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or
in anywise appertaining.

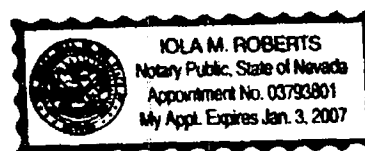
The Constantino Noval Revocable Living Trust

By: Constantino Noval Trustee
Constantino Noval, Trustee

STATE OF)
COUNTY OF)

This instrument was acknowledged before me on OCTOBER 22, 2003 by Constantino
Noval, Trustee of the Constantino Noval Revocable Living Trust.

Notary Public
Notary Public



20031024
01315

EXHIBIT "A"

ESCROW NO.: 03090391 LEGAL DESCRIPTION

PARCEL I:

LOT ONE (1) OF LEVITZ PLAZA, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 89, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AND BEING A PORTION OF THE LEVITZ PLAZA COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 89, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BLVD. FROM WHICH THE SOUTH QUARTER (S 1/4) CORNER BEARS SOUTH 44°10'49" WEST 115.33 FEET; THENCE NORTH 00°17'52" EAST 170.78 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BLVD.; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°56'48" EAST 149.84 FEET; THENCE SOUTH 00°13'12" WEST 200.93 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MINERAL AVENUE; THENCE NORTH 89°56'48" WEST 120.57 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF MINERAL AVENUE 47.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°14'40" AND A RADIUS OF 30.00 FEET (CHORD BEARS NORTH 44°49'20" WEST, 42.52 FEET) TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE NORTH QUARTER (N 1/4) CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON LEVITZ PLAZA, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 89, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BLVD.; THENCE NORTH 00°17'52" EAST 22.67 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE CENTERLINE OF MINERAL AVENUE; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 89°56'48" EAST, 439.41 FEET, MORE OR LESS, TO THE CENTER OF THE MINERAL AVE. CUL-DE-SAC; THENCE CONTINUING SOUTH 89°56'48" EAST 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE MINERAL AVE. CUL-DE-SAC; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 89°56'48" EAST 411.03 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ALONG THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 15, A RADIAL LINE TO SAID POINT BEARS NORTH 73°44'45" EAST; THENCE TO THE SOUTH ALONG A CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 722.00 FEET, A CENTRAL ANGLE OF 28°25'42", AND AN ARC LENGTH OF 358.23 FEET ALONG SAID WESTERLY INTERSTATE 15 RIGHT OF WAY TO A POINT OF NON-TANGENCY, BEING THE TRUE POINT OF BEGINNING, A RADIAL LINE

Continued on next page

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01315

ESCROW NO.: 03090391

TO SAID POINT BEARS SOUTH 77°49'33" EAST, THENCE CONTINUING ALONG SAID CURVE, A CENTRAL ANGLE OF 16°49'33" AND AN ARC LENGTH OF 212.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°20'00" WEST, 15.56 FEET TO A POINT OF A TANGENT CURVATURE; THENCE SOUTH ALONG A CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 138.00 FEET, A CENTRAL ANGLE OF 57°19'00" AND AN ARC LENGTH OF 138.05 FEET TO A NON-TANGENT POINT, A RADIAL LINE TO SAID POINT BEARS NORTH 61°01'00" EAST; THENCE SOUTH 28°07'45" EAST, 40.50 FEET; THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 23°21'21" WEST 51.56 FEET; THENCE NORTH 89°56'48" WEST 61.48 FEET TO A NON-TANGENT POINT OF CURVATURE HAVING A RADIAL BEARING OF NORTH 22°07'33" EAST, THENCE TO THE NORTHWEST ALONG A CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 68°10'19" AN ARC LENGTH OF 356.95 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.92 FEET, A CENTRAL ANGLE OF 21°24'24" AND AN ARC LENGTH OF 93.75 FEET TO A POINT HAVING A RADIAL BEARING OF NORTH 68°53'28" EAST, THENCE SOUTH 89°56'48" EAST 90.77 FEET; THENCE SOUTH 00°03'12" WEST 164.00 FEET; THENCE SOUTH 89°56'48" EAST, 251.83 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM:

THAT PORTION AS CONVEYED TO THE STATE OF NEVADA, ACTING BY AND BETWEEN ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 30, 1997 IN BOOK 970630, AS DOCUMENT NO. 01924, OF OFFICIAL RECORDS, AND RE-RECORDED JULY 21, 1997 IN BOOK 970721, AS DOCUMENT NO. 01288, OFFICIAL RECORDS.

FURTHER EXCEPTING FROM THE ABOVE PARCELS ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY QUITCLAIMED, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE AS RESERVED FROM UNION PACIFIC LAND RESOURCES CORPORATION, A NEBRASKA CORPORATION, RECORDED DECEMBER 8, 1982 IN BOOK 1657, AS INSTRUMENT NO. 1616695, OFFICIAL RECORDS AND AS RESERVED IN DEED FROM UPLAND INDUSTRIAL DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, RECORDED SEPTEMBER 11, 1990 IN BOOK 900911 AS DOCUMENT NO. 00842, OFFICIAL RECORDS.

Continued on next page

20031024
01315

ESCROW NO.: 03090391

PARCEL II:

THAT PORTION OF LOT ONE (1) OF LEVITZ PLAZA, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 89, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION DESCRIBED AS "REMAINDER" OF PARCEL ONE (1) OF THAT RECORD OF SURVEY RECORDED FEBRUARY 2, 1998 IN BOOK 980202 AS DOCUMENT NO. 00550 IN FILE 93, PAGE 100 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY QUITCLAIMED, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE AS RESERVED FROM UNION PACIFIC LAND RESOURCES CORPORATION, A NEBRASKA CORPORATION, RECORDED DECEMBER 8, 1982 IN BOOK 1657, AS INSTRUMENT NO. 1616695, OFFICIAL RECORDS AND AS RESERVED IN DEED FROM UPLAND INDUSTRIAL DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, RECORDED SEPTEMBER 11, 1990 IN BOOK 900911 AS DOCUMENT NO. 00842, OFFICIAL RECORDS.

PARCEL III:

THAT PORTION OF LOT ONE (1) OF LEVITZ PLAZA, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 89, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION DESCRIBED AS "REMAINDER" OF PARCEL THREE (3) OF THAT RECORD OF SURVEY RECORDED FEBRUARY 2, 1998 IN BOOK 980202 AS DOCUMENT NO. 00550 IN FILE 93, PAGE 100 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND

Continued on next page

20031024
01315

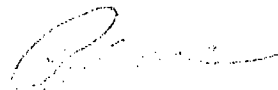
ESCROW NO.: 03090391

~~ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE
LANDS HEREBY QUITCLAIMED, AND IN SUCH MANNER AS NOT TO DAMAGE
THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF
BY GRANTEE AS RESERVED FROM UNION PACIFIC LAND RESOURCES
CORPORATION, A NEBRASKA CORPORATION, RECORDED DECEMBER 8, 1982
IN BOOK 1657, AS INSTRUMENT NO. 1616695, OFFICIAL RECORDS AND
AS RESERVED IN DEED FROM UPLAND INDUSTRIAL DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION, RECORDED SEPTEMBER 11, 1990 IN BOOK
900911 AS DOCUMENT NO. 00842, OFFICIAL RECORDS.~~

SEE NEW LEGAL DESCRIPTIONS ATTACHED FOR PARCELS 2 & 3

-4-

2005 NOV 22 A 10 43



LEGAL DESCRIPTION FOR PARCELS 2 & 3

A portion of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 33, Township 20 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Lot One (1) of LEVITZ PLAZA, a Commercial Subdivision, as shown by map thereof on file in Book 48 of Plats, Page 89, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion conveyed by Deed recorded February 25, 2003 in Book 20030225 as Document No. 01086, Official Records.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded October 24, 2003 in Book 20031024 as Document No. 01315, Official Records.

FURTHER EXCEPTING THEREFROM that portion conveyed by Deed recorded May 21, 1998 in Book 980521 as Document No. 01203, Official Records.

EXCEPTING all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including without limited the generality of the foregoing, oil and gas rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby quitclaimed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by grantee as reserved from Union Pacific Land Resources Corporation, a Nebraska Corporation, recorded December 8, 1982 in Book 1657 as instrument No. 1616695 of official Records and as Reserved in Deed from Upland Industrial Development Company, a Nebraska Corporation, recorded September 11, 1990 in Book 900911 as Document No. 00842 Official records.

6
**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 139-33-510-002
b) 139-33-510-004
c) 139-33-510-005
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

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

Transfer Tax Value: _____

Real Property Transfer Tax Due \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: RE-RECORDING to correct
local 20031024-1315

5. Partial Interest: Percentage being transferred: _____ %

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

Signature [Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Levitz Plaza
Address: 2626 S. Rainbow Bld #203
City: Las Vegas
State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Constanino Noval
Address: 13780-4 Foothill Blvd
City: Sylmar
State: CAL Zip: 91342

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

Print Name: Stewart Title of Nevada Escrow #: 03090391
Address: 3773 Howard Hughes Parkway #160N
City: Las Vegas, NV State: NV Zip: 89109

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION
OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

0281

GENERAL INFORMATION	
PARCEL NO.	139-33-510-002
OWNER AND MAILING ADDRESS	CONSTANTINO NOVAL NEVADA L L C 2500 W SAHARA AVE #211 LAS VEGAS NV 89102-4393
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	73 S MARTIN L KING BLVD LAS VEGAS
ASSESSOR DESCRIPTION	LEVITZ PLAZA PLAT BOOK 48 PAGE 89 PT LOT 1 SEC 33 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* <u>20051128:00281</u>
RECORDED DATE	11/28/2005
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	1564623	1564623
IMPROVEMENTS	2451200	2493125
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	4015823	4057748
TAXABLE LAND+IMP (SUBTOTAL)	11473780	11593565
COMMON ELEMENT ALLOCATION	0	0
TOTAL ASSESSED VALUE	4015823	4057748
TOTAL TAXABLE VALUE	11473780	11593566

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	8.18 Acres
ORIGINAL CONST. YEAR	1991
LAST SALE PRICE MONTH/YEAR	14200000 10/03
LAND USE	3-58 COMMERCIAL RETAIL STORES AND SHO
DWELLING UNITS	0

Extraction List



Separator Sheet

6/4

PARCELS 40
LABELS 29**Report of All Selected Parcels****Case Number:** RQR-33830**Printed On:** Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
B T O H L L C	%TAX DEPT P O BOX 28606 ATLANTA GA	13928703017
CONSTANTINO NOVAL NEVADA L L C	2500 W SAHARA AVE #211 LAS VEGAS NV	13933510002
CONSTANTINO NOVAL NEVADA L L C	2500 W SAHARA AVE #211 LAS VEGAS NV	13933510002
CONSTANTINO NOVAL NEVADA L L C	2500 W SAHARA AVE #211 LAS VEGAS NV	13933510005
CONSTANTINO NOVAL NEVADA L L C	2500 W SAHARA AVE #211 LAS VEGAS NV	13933510004
COSTCO WHOLESALE CORPORATION	%PPTY TAX DEPT 035 999 LAKE DR ISSAQUAH WA	13933102013
CUSTOM LANDCO L L C	301 N MARTIN L KING BLVD LAS VEGAS NV	13933501008
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13928401033
D F A L L C	4241 S ARVILLE ST LAS VEGAS NV	13928801002
D R PARTNERS	111 CENTER ST #2020 LITTLE ROCK AR	13928801003
D R PARTNERS	111 CENTER ST #2020 LITTLE ROCK AR	13928801016
D R PARTNERS	%GEN COUNSEL 111 CENTER ST #2020 LITTLE ROCK AR	13928801018
DESERT PARK HOLDINGS L L C	2275 CORPORATE CIRCLE DR #150 HENDERSON NV	13933102004
DON & PAUL L L C	4241 S ARVILLE ST LAS VEGAS NV	13928412001
EVERSTAR CAPITAL L P	4301 SIMONTON RD DALLAS TX	13933102022
GARCIA ZARQUIS L & MOISES A JR	1527 W BONANZA RD LAS VEGAS NV	13928401021
LUCKY CHAMP INC	1420 W BONANZA RD LAS VEGAS NV	13928703008
M L K HOLDINGS L P	901 N GREEN VALLEY PKWY #201 HENDERSON NV	13933501019
M L K HOLDINGS L P	901 N GREEN VALLEY PKWY #210 HENDERSON NV	13933501014
M L K HOLDINGS L P	901 N GREEN VALLEY PKWY #201 HENDERSON NV	13933501021
M L K HOLDINGS L P	901 N GREEN VALLEY PKWY #210 HENDERSON NV	13933501018
M L K HOLDINGS L P	901 N GREEN VALLEY PKWY #210 HENDERSON NV	13933501004
M L K HOLDINGS L P	%LEGAL DEPT 901 N GREEN VALLEY PKWY #200 HENDERSON NV	13933510007
M L K HOLDINGS L P	901 N GREEN VALLEY PKWY #210 HENDERSON NV	13933501003
M L K HOLDINGS L P	901 N GREEN VALLEY PKWY #210 HENDERSON NV	13933501016
M L K SPUR L L C	301 S MARTIN LUTHER KING BLVD LAS VEGAS NV	13933501011
P C B P PROPERTIES INC	%TAX DEPT PACIFIC COAST CO INC 10600 WHITE ROCK RD #100 RANCHO CORDOVA CA	13928703002
R C G APARTMENTS L L C	%STRATUS REAL ESTATES INC 606 SOUTH HILL #802 LOS ANGELES CA	13928402001
STORAGE EQUITIES INC	%DEPT-PT-NV-20195 P O BOX 25025 GLENDALE CA	13933501012
TERRIBLE HERBST INC	%M MARRIOTT 5195 LAS VEGAS BLVD S LAS VEGAS NV	13928304010
UNION PACIFIC LAND RESOURCES	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13933501001
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13928801012

Report of All Selected Parcels

Case Number: RQR-33830

Printed On: Wed: April 22, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13928801013
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13928801001
UNITED REDEVELOPMENT INC	301 S MARTIN L KING BLVD LAS VEGAS NV	13933501009
UNITED REDEVELOPMENT INC	301 S MARTIN LUTHER KING BLVD LAS VEGAS NV	13933501010
W M C II ASSOCIATES L L C	%WORLD MARKET CTR %DIRECTOR OF FINANCE 495 S GRAND CENTRAL PKWY #2203 LAS VEGAS NV	13933511007
W M C III ASSOCIATES L L C	%J KASHANI 350 S BEVERLY DR #330 BEVERLY HILLS CA	13933511004
WORTHEN RICHARD G FAM TR	125 WORTHEN CIR LAS VEGAS NV	13933501002
ZOORA MOTIE	6994 LAZY SUNSET CT LAS VEGAS NV	13928810001

Plans (PMT)



PLANS - PMT

Separator Sheet

ORAN K.

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

BLVD.

MARTIN L. KING

MINERAL AVE.

GRAGSON

HWY.

Existing Approved
Billboard @ 75 South MLK.
RAR 29722

Permit at
130340

EXISTING
OFF-PREMISE
SIGNS

74' Overall in
Height.

Existing Approved
Billboards located
at:
RAR FOR
81 South
MLK

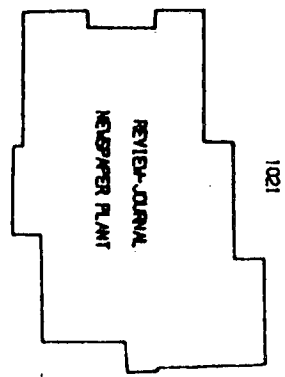
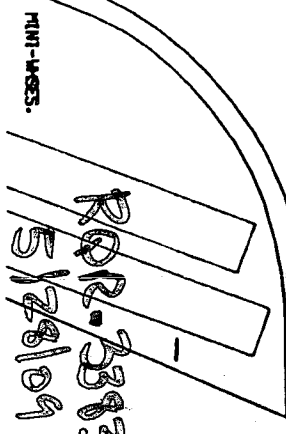
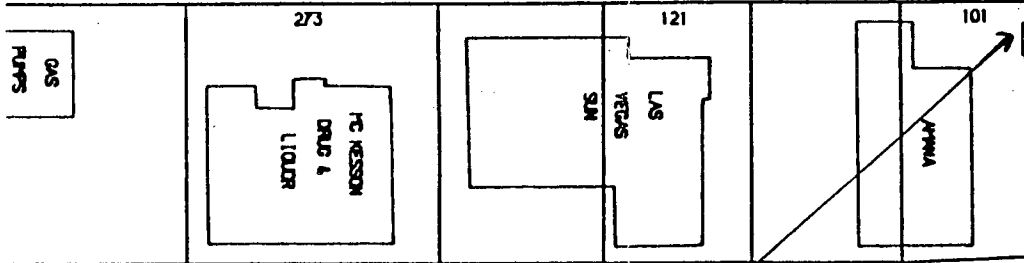
EXISTING
OFF-PREMISE
SIGN



55' Overall
in Height

Both Boards
275 South
Martin L. King.
RAR 33830

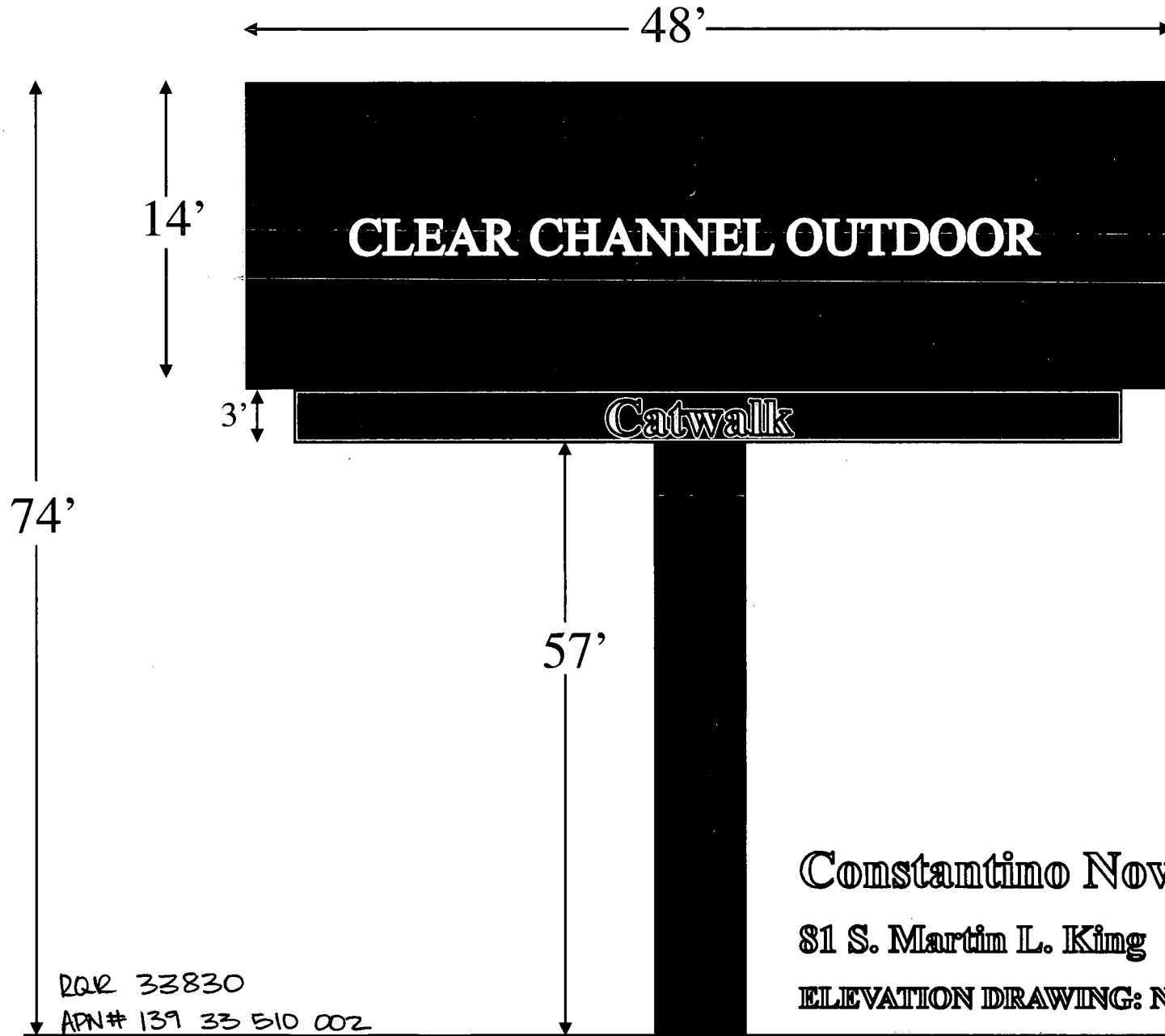
FWY



1021

RECEIVED
RAR-33830 APR 14 2009
5/28/09 PC

RAR-33830 (S) STRIPPED 4-4-09 : PC 5-28-09 Approved -> CC 7-1-09 Approved



Constantino Noval

81 S. Martin L. King

ELEVATION DRAWING: NOT TO SCALE

RQR-33830

05/28/09 PC

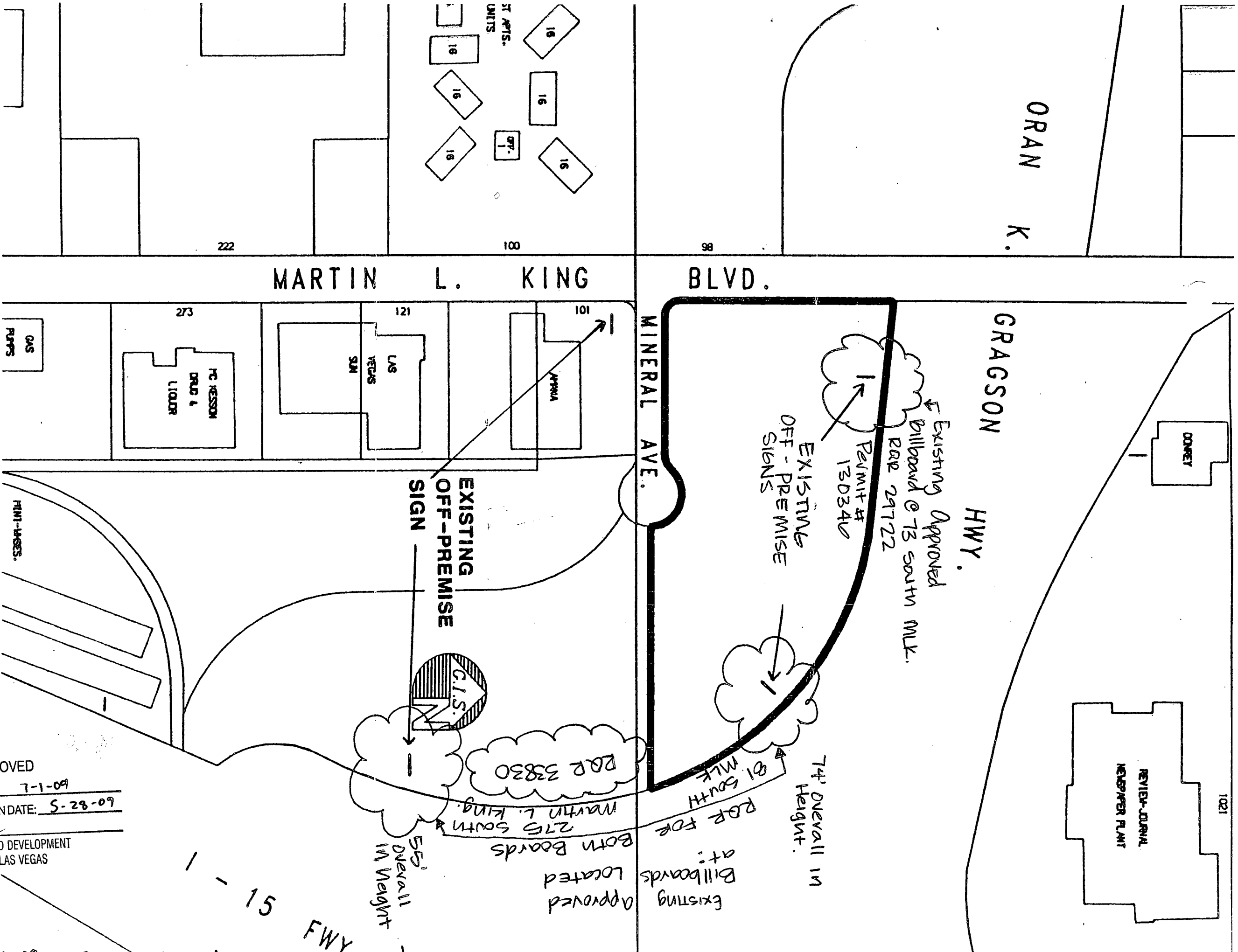
RECEIVED

APR 14 2009

Plans (Approved Site Plan)



Separator Sheet



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

RECEIVED
 RQR-33830
 05/28/09 PC
 APR 14 2009

RQR-33830 (S) STAMPED 4-14-09:PC 5-28-09 Approved -> CC 7-1-09 Approval