

City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



050061

October 11, 2004

Mr. Milton Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

RE: SUP-4812 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Mr. Schwartz:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. The off-premise advertising sign (billboard) supporting structure shall have finish materials that complement the existing on-site building.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in five (5) year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov

18112-001-6/04

Mr. Milton Schwartz
SUP-4812 – Page Two
October 11, 2004

5. 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.
6. Only one advertising sign is permitted per sign face.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,



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

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

Mr. Steve Raney
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Ms. Lucy Stewart
LAS Consulting, Inc.
856 East Sahara Avenue, Suite A
Las Vegas, Nevada 89104



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
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LAS VEGAS, NEVADA 89101

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TTY 702.386.9108
www.lasvegasnevada.gov

December 3, 2009

Mr. Jonathan Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146

RE: RQR-35793 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 2, 2009

Dear Mr. Schwartz:

The City Council at a regular meeting held December 2, 2009 APPROVED the request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 3, 2009. This approval is subject to:

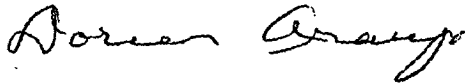
Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-4811).
2. This Required Review shall be placed on an agenda closest to October 6, 2012, at which time the City Council may require the Off-Premise 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 is removed.
3. The Off-Premise 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 Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

Mr. Jonathan Schwartz
RQR-35793 – Page Two
December 3, 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, MMC, City Clerk

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

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

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

November 6, 2009

Mr. Jonathan Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146-3147

RE: RENOTIFICATION - RQR-35793 - REQUIRED REVIEW

Dear Mr. Jonathan Schwartz:

Your request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on November 5, 2009.

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

1. Conformance to the conditions for Special Use Permit (SUP-4811).
2. This Required Review shall be placed on an agenda closest to October 6, 2012, at which time the City Council may require the Off-Premise 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 is removed.
3. The Off-Premise 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 Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Steve Wolfson

Lois Tarkanian

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager

Elizabeth N. Fretwell



Mr. Jonathan Schwartz
RQR-35793 – Page Two
November 6, 2009

This item will be considered by the City Council on ***December 2, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

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

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

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
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October 23, 2009

Mr. Jonathan Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146-3147

RE: RENOTIFICATION - RQR-35793 - REQUIRED REVIEW

Dear Mr. Jonathan Schwartz:

Please be advised the City Planning Commission at its regular meeting on *November 5, 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 *Thursday, October 29, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

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

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

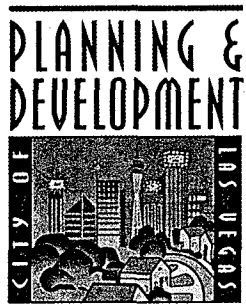
Mayor
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Stavros S. Anthony

City Manager
Elizabeth N. Fretwell





DEVELOPMENT SERVICES CENTER

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October 20, 2009

Mr. Jonathan Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146-3147

RE: RQR-35793 - REQUIRED REVIEW

Dear Mr. Schwartz:

Please be advised that your request for the above referenced item has been rescheduled as a result of a technical posting error from the Planning Commission's regularly scheduled meeting of **Thursday, October 22, 2009** to Thursday, **November 5, 2009** at 6:00 p.m. in 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, October 29, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

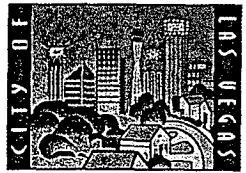
cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard, Suite #4
Las Vegas, Nevada 89118

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

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City Manager
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PLANNING & DEVELOPMENT



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www.lasvegasnevada.gov

October 9, 2009

Mr. Jonathan Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146-3147

RE: RQR-35793 - REQUIRED REVIEW

Dear Mr. Schwartz:

Please be advised the City Planning Commission at its regular meeting on **October 22, 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, October 16, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

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

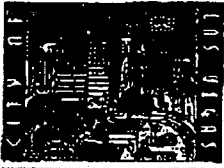
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July 31, 2009

Mr. Milton Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146

FAX
837-7821

RE: SUP-4812 - REQUIRED FIVE-YEAR REVIEW
3542 Sirius Avenue (APN 162-08-303-027)

Dear Mr. Schwartz:

Our records indicate the above referenced action will be scheduled for the **October 22, 2009** Planning Commission meeting, at which time the Commission may recommend that the use be discontinued.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. The submitted plans must show the off-premise advertising (billboard) sign as currently configured, including any embellishments, with full dimensional information. In addition to the plans required, we also need the enclosed Statement of Financial Interest form, justification letter, current deed, and application completed and notarized. Please come to our offices at 731 South Fourth Street no later than September 1, 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. Failure to submit the above mentioned items may result in immediate discontinuance of the Special Use Permit for this site.

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

Sincerely,

Carman L. Burney, Agenda Technician
Planning and Development Department
Case Planning Division

cc: Mr. Steve Raney
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Ms. Lucy Stewart
LAS Consulting, Inc.
856 East Sahara Avenue, Suite A
Las Vegas, Nevada 89104

RECEIVED
AUG 27 2009

Mayor
Oscar B. Goodman

City Council
Gary Reese

Mayor Pro Tem

Steve Wolfson

Lois Tarkenton

Steven D. Ross

Ricki Y. Barlow

Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Public Hearing Notice



Separator Sheet

Application Information

RENOTIFICATION - RQR-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: November 5, 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

RENOTIFICATION - RQR-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

Application Location



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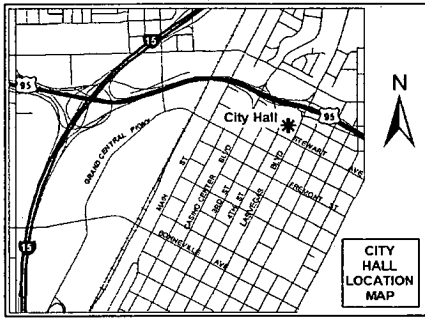
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

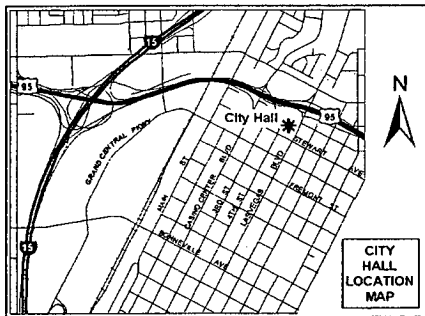
Please use available blank space on card for your comments.

RQR-35793

Planning Commission Meeting of 11/05/2009

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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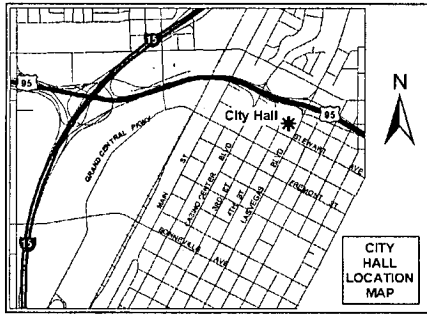
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RQR-35793

Planning Commission Meeting of 11/05/2009

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

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Official Notice of Public Hearing**



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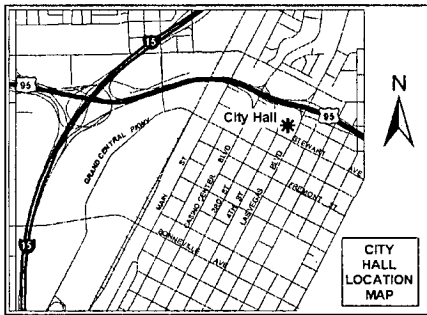
Please use available blank space on card for your comments.

RQR-35793

Planning Commission Meeting of 10/22/2009

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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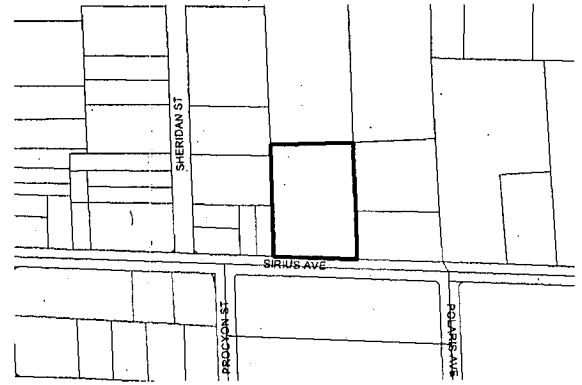
RQR-35793

Planning Commission Meeting of 10/22/2009

Application Information

RQR-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

Application Location



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

Public Hearing Information

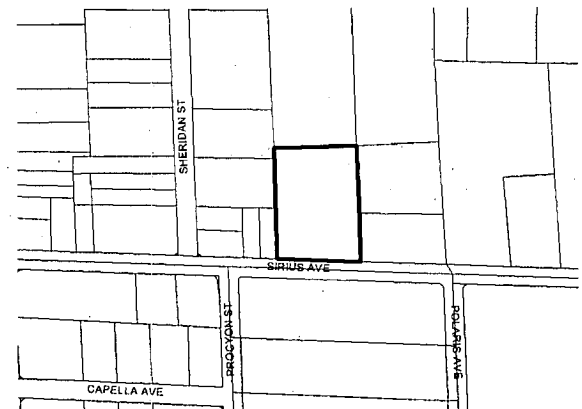
Meeting: Planning Commission
Date: *October 22, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for a Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

Application Location



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Public Hearing Information

Meeting: Planning Commission
Date: *October 22, 2009*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: November 5, 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-35793

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments Resident Council

Enchanted Village NA

Meadows Mobile Home Park Neighborhood Watch

Pine Village Apartments Resident Council

Quail Estates West HOA

Rancho Oakey NA

Rancho Sereno NA

Rancho South NCG

Richfield NA

Sunrise Gardens Senior Apartments Resident
Council

Versailles Apartments NA

#21

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: October 22, 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-35793

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments Resident Council

Enchanted Village NA

Meadows Mobile Home Park Neighborhood Watch

Pine Village Apartments Resident Council

Quail Estates West HOA

Rancho Oakey NA

Rancho Sereno NA

Rancho South NCG

Richfield NA

Sunrise Gardens Senior Apartments Resident
Council

Versailles Apartments NA

BR 11-1-2009

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-35793

HAND DELIVERED

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

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

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*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>**

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-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for Required Review of a previously approved Special Use Permit (SUP-4812) FOR A 40-FOOT HIGH, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

PLANNING COMMISSION: **OCTOBER 22, 2009**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

CITY COUNCIL: IF APPROVED: **NOVEMBER 18, 2009**

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

Comments Due: **SEPTEMBER 22, 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

RQR Application

10/22/09
B/S

Report Date 09/02/2009 03:28 PM

Submitted By

Page 1

A/P # 35793 REQUIRED REVIEW

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	08/27/2009 12:04	984662	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

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

Description of Work

RQR-35793 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER: JONATHAN PARK, LLC - Request for Required Review of a previously approved Special Use Permit (SUP-4812) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Tarkanian)

Parent A/P # 4812
Project # 35793 Project/Phase Name RQR OF SUP-4812 BILLBOARD
Size/Area 2.09 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula
Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 16208303027

Location

Owner/Tenant

Contact ID AC1090824 Name JONATHAN PARK L L C
Mailing Address 2293 DUNEVILLE ST Organization % J SCHWARTZ
City LAS VEGAS State/Province NV
ZIP/PC 89146-3149 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3542 SIRIUS AVE
LAS VEGAS, 89102-

3542 SIRIUS AVE C
LAS VEGAS, 89102-

3546 SIRIUS AVE
LAS VEGAS, 89102-

3542 SIRIUS AVE B
LAS VEGAS, 89102-

3544 SIRIUS AVE
LAS VEGAS, 89102-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**RQR Application****Report Date** 09/02/2009 03:28 PM**Submitted By**

Page 2

Address**Parcel Link****AP Link**3542 SIRIUS AVE A
LAS VEGAS, 89102-**AP Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16208303027

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC1090824 ☐ Foreign
Effective		Expire			
Name	JONATHAN PARK L L C				
Day Phone		Eve Phone		Organization	% J SCHWARTZ
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	2293 DUNEVILLE ST				
	LAS VEGAS, NV 89146-3149				
Seasonal Addr					
Valid From		To			
Comments	No Comments				

Contractors

No Contractors

Activity Review Details**Detail** SUBMITTAL CHECKLIST (RQR)**Modified By** JALABADO**Modified Date/Time** 08/27/2009 12:04**Comments**

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 09/02/2009 03:28 PM

Submitted By

Page 3

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Final City Council letter received
Y Parent Project link required? Annotated minutes received
Required FIVE YEAR Review Is there a condition of approval for a Required Review?
Parent Application Type SUP
Parent Project # 4812 If yes, when does it need to be reviewed?
Staff Recommendation
Meeting Information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

10/22/2009

PC

SCHEDULED

0

0

0

JALABADO

08/27/2009

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT

CO NAME WHO PICKED UP CONTACT#

890381

08/27/2009 12:21

0.00

SHARON SABRAW; LAS VEGAS BILLBOARDS; CK#8776; 702-312-2435

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time - Reg. Five Year Review
 Project Address (Location): 3542 Sirius Ave, Las Vegas, NV
 Project Name: SUP-4812-Required Five-year Rev. Proposed Use: Billboard Signs
 Assessor's Parcel #(s): 162-08-303-027 Ward #: 1
 General Plan: existing L/R proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.09 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Jonathan Park, LLC Contact J. Schwartz
 Address 2293 Daneville St. Phone: _____ Fax: _____
 City Las Vegas, NV 89146-3149 State NV Zip 89146-3149
 E-mail Address _____

APPLICANT Las Vegas Billboards Contact Chad Harris
 Address 5665 S. Valley View Bl #4 Phone: 837-7822 Fax: 837-7821
 City Las Vegas State NV Zip 89118
 E-mail Address chad@lasvegasbillboards.com

REPRESENTATIVE Greater Nevada Planning Contact Mark M. Sabraw
 Address 8610 S. Eastern, Ste 8 Phone: 312-2435 Fax: 312-3316
 City Las Vegas State NV Zip 89123
 E-mail Address gnpmark@cox.net

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 A. Jonathan Schwartz

Subscribed and sworn before me

This 26th day of August, 2009
Susan Jean Pacheco

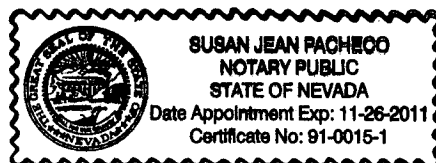
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>RAR 35793</u>
Meeting Date:	<u>10.22.09</u>
Total Fee:	<u>\$800.-</u>
Date Accepted:	<u>8.27.09</u>
Accepted By:	<u>UFA</u>

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

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



Justification Letter



Separator Sheet

Greater Nevada Planning, Inc.
8610 S. Eastern, Suite 8
Las Vegas, NV 89014

gnpmark@cox.net
702-312-2435
Fax 702-312-3316
Cel 702-332-3021

August 24, 2009

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attn: Carman L. Burney, Agenda Technician
Planning and Development

Subject: Justification Letter

SUP-4812 – Required Five Year Review
3542 Sirius Avenue (APN 162-08-303-027)

Also:

SUP-4811 – Required Five Year Review
3311 Meade Ave (APN 162-08-303-004)

The two above referenced billboards have been well maintained and continue to be a great service where they stand.

We therefore request an extension of time for another period of five years or better.

Sincerely,

GREATER NEVADA PLANNING, INC.

Mark M. Sabraw
Mark M. Sabraw
President

Attachments

RECEIVED
AUG 27 2009

RQR-35793
10/22/09 PC

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-35793** APN: 162-08-303-027

Name of Property Owner: Jonathan Park, LLC

Name of Applicant: Las Vegas Billboards

Name of Representative: Greater Nevada Planning

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: _____

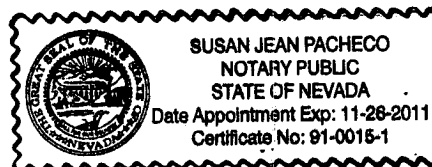
Signature of Property Owner:

Print Name: A. Jonathan Schwartz

Subscribed and sworn before me

This 26th day of August, 2009

Susan Jean Pacheco
Notary Public in and for said County and State



Deed



Separator Sheet

20051117-0000723

Fee: \$20.00 RPTT: EX#009
N/C Fee: \$0.00

11/17/2005 09:01:52
T20050209044

Requestor:
NEVADA TITLE COMPANY

Frances Deane KGP
Clark County Recorder Pgs: 7

A.P.N.: 162-08-303-004, 162-08-303-028, 162-08-303-027
R.P.T.T.: \$ EXEMPT

Escrow #05-05-3128-BB

Mail tax bill to and
When recorded mail to:
A. Jonathan Schwartz, Esq.
2293 Duneville Street
Las Vegas, NV 89146

①

96

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Milton I. Schwartz, as Trustee of The Milton I. Schwartz Revocable Family Trust, dated January 29, 1986; Alan Rivlin, Successor Trustee of The A. Jonathan Schwartz 1991 Irrevocable Trust, dated 9/9/91; Alan Rivlin, Successor Trustee of The Eileen J. Zarin 1991 Irrevocable Trust, dated 9/9/91; A. Jonathan Schwartz, a married man as his sole and separate property, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Jonathan Park, LLC, a Nevada limited liability company all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

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

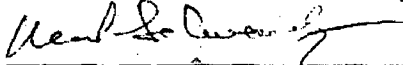
SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

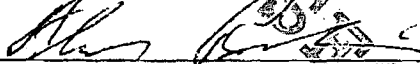
TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 25 day of October, 2005

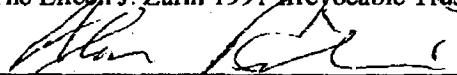
The Milton I. Schwartz Revocable Family Trust, dated January 29, 1986

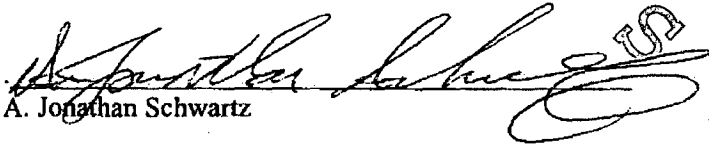

By: Milton I. Schwartz, Trustee

The A. Jonathan Schwartz 1991 Irrevocable Trust, dated 9/9/91


By: Alan Rivlin, Successor Trustee

The Eileen J. Zarin 1991 Irrevocable Trust, dated 9/9/91


By: Alan Rivlin, Successor Trustee


A. Jonathan Schwartz

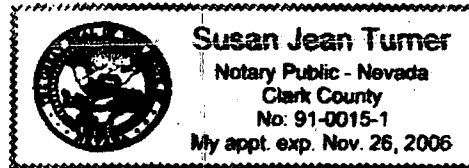
COPY

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on 10-25-05
By **Milton I. Schwartz, Trustee of the Milton I. Schwartz Revocable Family Trust**, dated January 29, 1986

Susan Jean Turner
Notary Public

My Commission Expires: 11-26-06

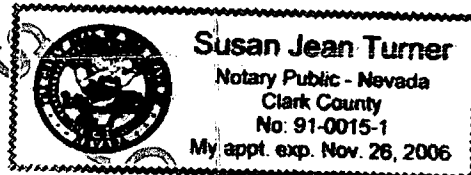


State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on 10-27-05
By **Alan Rivlin, Successor Trustee of the A. Jonathan Schwartz 1991 Irrevocable Trust**, dated 9/9/91

Susan Jean Turner
Notary Public

My Commission Expires: 11-26-06
10-27-05

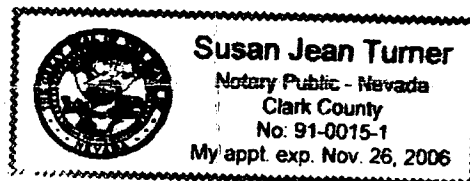


State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on 10-27-05
By **Alan Rivlin, Successor Trustee of the Eileen J. Zarin 1991 Irrevocable Trust**, dated 9/9/91

Susan Jean Turner
Notary Public

My Commission Expires: 11-26-06
10-27-05



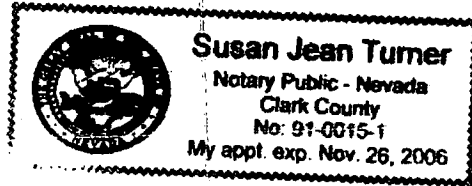
State of Nevada

County of Clark ^{ss.}

This instrument was acknowledged before me on 10-25-05
By **A. Jonathan Schwartz**

Susan Jean Turner
Notary Public

My Commission Expires 11-26-06



ASSESSOR'S COPY

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 8; THENCE SOUTH 87°34'48" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 861.32 FEET; THENCE NORTH 01°48'18" WEST, A DISTANCE OF 30.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SIRIUS AVENUE (60.00 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°48'18" WEST, A DISTANCE OF 345.13 FEET; THENCE NORTH 88°19'13" EAST, A DISTANCE OF 257.73 FEET; THENCE NORTH 01°40'05" WEST, A DISTANCE OF 560.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEADE AVENUE (60.00 FEET WIDE); THENCE SOUTH 88°50'39" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MEADE AVENUE, A DISTANCE OF 258.12 FEET; THENCE SOUTH 01°09'21" WEST, A DISTANCE OF 299.62 FEET TO AN ANGLE POINT, THENCE SOUTH 02°52'12" EAST, A DISTANCE OF 478.17 FEET TO THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO GEORGE F. KALB BY DEED RECORDED JUNE 10, 1964, AS DOCUMENT NO. 439114 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA; THENCE NORTH 88°50'56" WEST ALONG THE NORTH LINE OF SAID KALB PARCEL, A DISTANCE OF 253.28 FEET; THENCE SOUTH 01°40'05" EAST, A DISTANCE OF 146.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SIRIUS AVENUE; THENCE NORTH 87°34'48" WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SIRIUS AVENUE, A DISTANCE OF 257.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A WATER DRAINAGE EASEMENT OVER, UNDER AND ACROSS THE WESTERLY 5.00 FEET OF THE SOUTHERLY 280 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 21 SOUTH,

RANGE 61 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, DESCRIBED AS
PARCEL 2, AS SHOWN BY MAP THEREOF ON FILE IN FILE 2 OF PARCEL
MAPS, PAGE 2, RECORDED MARCH 21, 1974 IN BOOK 408 OF OFFICIAL
RECORDS AS DOCUMENT NO. 367247.

ASSESSOR'S COPY

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 Riekk, Survey (FM, PM, & A's only)
Date: September 22, 2009
Re: **RQR-35793** Las Vegas Billboards, LLC 3542 Sirius Avenue
Request for a Required Review of a previously approved Special Use Permit

COMMENTS:

We have no comment on the request for a Required Review application of a previously approved Special Use Permit (SUP-4812) which allowed a 40-foot high, 12-foot X 24-foot off-premise sign located at 3542 Highland Drive.

INTER-OFFICE MEMORANDUM

NOV 17 2009

TO:
PLANNING AND DEVELOPMENT DEPARTMENT

FROM:
CITY CLERK

SUBJECT:
APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: RENOTIFICATION - RQR-35793 - REQUIRED REVIEW

APPLICANT: APPLICANT: LAS VEGAS BILLBOARDS, LLC - OWNER:
JONATHAN PARK, LLC

WARD: Ward 1 (Tarkanian)

Appeal by applicant or any other aggrieved person:

Yes

☒ No

Review requested by City Council:

Yes

☒ No

NOV 17 2009

DATE

CITY CLERK

By: *Vicky Darling*
Vicky Darling
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

November 5, 2009

Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

November 16, 2009

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

November 16, 2009

Extraction List



Separator Sheet

MHP#11

PARCELS 96
LABELS 69
338 (MHP)
407
TOTAL

Report of All Selected Parcels

Case Number: RQR-35793

Printed On: Thu: September 17, 2009

Owner	Address	Parcel Number
3010 VALLEY VIEW L L C	%PAWN SHOP MGMT/CKJ LLC 6859 S EASTERN AVE #101 LAS VEGAS NV	16208302001
3140 VALLEY VIEW L L C	18048 KAREN DR ENCINO CA	16208410010
ANTOKU DAHLAS J ETAL	3966 GLORY CT LAS VEGAS NV	16208303029
BEALE PAUL & ANNA REV INT-VIV TR	P O BOX 1355 SONOMA CA	16208303024
CHRISTIANSEN J D & D REV LIV TR	P O BOX 27710 LAS VEGAS NV	16208301005
CHRISTIANSEN JACK & D REV LIV TR	P O BOX 27710 LAS VEGAS NV	16208301004
CHUNG ENTERPRISES L P	25 KEARNY ST #302 SAN FRANCISCO CA	16208410016
CHUNG ENTERPRISES L P	25 KEARNY ST #302 SAN FRANCISCO CA	16208410015
CLINE KENNETH L & MARILYN D	P O BOX 1057 ENTERPRISE UT	16208303002
DUNWOODY DONALD H	9204 SUNDIAL DR LAS VEGAS NV	16208301006
DUNWOODY DONALD H	9204 SUNDIAL DR LAS VEGAS NV	16208301007
E S & AFTER L C	7806 S CHATSWORTH CT SALT LAKE CITY UT	16208401011
EBINGER ROBERT M	812 S 6TH ST LAS VEGAS NV	16208303011
EQUUS LAS VEGAS ASSOCIATES	%GATSKI COMM REAL ESTATE SERV 4755 DEAN MARTIN DR LAS VEGAS NV	16208415004
EQUUS LAS VEGAS ASSOCIATES	%GATSKI COMM REAL ESTATE SERV 4755 DEAN MARTIN DR LAS VEGAS NV	16208413001
EQUUS LAS VEGAS ASSOCIATES	%GATSKI COMM REAL ESTATE SERV 4755 DEAN MARTIN DR LAS VEGAS NV	16208414001
EQUUS LAS VEGAS ASSOCIATES	%GATSKI COMM REAL ESTATE SERV 4755 DEAN MARTIN DR LAS VEGAS NV	16208412004
EQUUS LAS VEGAS ASSOCIATES	%GATSKI COMM REAL ESTATE SERV 4755 DEAN MARTIN DR LAS VEGAS NV	16208411003
EQUUS LAS VEGAS ASSOCIATES	%GATSKI COMM REAL ESTATE SERV 4755 DEAN MARTIN DR LAS VEGAS NV	16208416004
EUROMILL	2816 VISTA BUTTE DR LAS VEGAS NV	16208410005
FLORESTA INC	BOSQUES DE ALAMOS #5 MEXICO DF 11700	16208303032
FRASER CHRISTINE	2830 ALTAIR ST LAS VEGAS NV	16208302012
FRASER CHRISTINE	2830 ALTAIR ST LAS VEGAS NV	16208302017
FRASER CHRISTINE	2830 ALTAIR ST LAS VEGAS NV	16208302015
GRAY BERN HOLDINGS INC	%PEPSI BOTTLING GRP 1 PEPSI WY SOMERS NY	16208401001
HARSCH INVEST RLTY LLC SERIES F	%TAX DEPARTMENT 1121 S W SALMON ST 4TH FLOOR PORTLAND OR	16208410011
HARSCH INVESTMENT CORP	%TAX DEPT P O BOX 2708 PORTLAND OR	16207702017
HARSCH INVESTMENT CORP	%TAX DEPT P O BOX 2708 PORTLAND OR	16207702015
HIMES FAMILY TRUST	5620 DARBY AVE LAS VEGAS NV	16208301014
HIMES FAMILY TRUST	5620 DARBY AVE LAS VEGAS NV	16208301013
INTEGRAL PTNRS PARK PL L V LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208418002
J H S L L C	2240 COUNTRY COTTAGE CT LAS VEGAS NV	16208301012

Report of All Selected Parcels**Case Number:** RQR-35793**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
JOHNSON CHARLES R & BARBARA A	2405 GRASSY SPRING PL LAS VEGAS NV	16208410014
JOHNSON D L FAMILY TRUST	%C BARNETT 2590 STERLING CT LAS VEGAS NV	16207702009
JONATHAN PARK L L C	%J SCHWARTZ 2293 DUNEVILLE ST LAS VEGAS NV	16208303004
JONATHAN PARK L L C	%J SCHWARTZ 2293 DUNEVILLE ST LAS VEGAS NV	16208303027
JONATHAN PARK L L C	%J SCHWARTZ 2293 DUNEVILLE ST LAS VEGAS NV	16208303028
JOSEPHS FAMILY L P	5395 S POLARIS AVE LAS VEGAS NV	16208303019
KING OF CAPELLA L L C	3730 CAPELLA AVE #18 LAS VEGAS NV	16208410012
L D Y GROUP L L C	2330 S HIGHLAND DR #220 LAS VEGAS NV	16208302007
LAS VEGAS MEADOWS LTD	%V ANTICO 10100 SANTA MONICA BLVD #2400 LOS ANGELES CA	16208201003
LAWYER THOMAS C FAMILY TRUST	3036 S VALLEY VIEW BLVD LAS VEGAS NV	16208302006
LAWYER THOMAS C FAMILY TRUST	3036 S VALLEY VIEW LAS VEGAS NV	16208302008
LEAVITT MARY E FAMILY TRUST	1701 GRIFFITH AVE LAS VEGAS NV	16208303023
LEAVITT MARY E FAMILY TRUST	1701 GRIFFITH AVE LAS VEGAS NV	16208303026
LEAVITT MARY E FAMILY TRUST	1701 GRIFFITH AVE LAS VEGAS NV	16208303025
LEE JIMMY ETAL	161 CASCADE LAKE ST LAS VEGAS NV	16208410017
M O M L L C	1610 HARDROCK ST LAS VEGAS NV	16208410013
MARTIN ROBERT E & KAYE B	7045 LAREDO LAS VEGAS NV	16208303008
MCCURRY KARLENE A REED ETAL	%WAREHOUSE PPTYS %F REED 4801 W BELL DR LAS VEGAS NV	16208303031
MEADE AVENUE PROF CTR L L C	3700 MEADE AVE LAS VEGAS NV	16208301003
MIGUEL WILLIAM P ETAL	513 S MYRTLE AVE #A MONROVIA CA	16208301002
N J P TRUST 2004	11603 GLOWING SUNSET LN LAS VEGAS NV	16208302002
NICHOLL LARRY L & A N REV LIV TR	7245 W DARBY AVE LAS VEGAS NV	16208302014
P P B L L C	2409 RANCHO BEL AIR LAS VEGAS NV	16208302004
PARAMOUNT INVESTMENTS CO	P O BOX 81191 LAS VEGAS NV	16208303007
QUIROGA ISABEL	2216 PASEO CT LAS VEGAS NV	16208303022
QUIROGA ISABEL	2216 PASEO CT LAS VEGAS NV	16208303020
R & J EQUITIES L L C	3160 CASANOVA CIR LAS VEGAS NV	16208303005
R H R RENTAL PROPERTY L L C	3711 REGULUS AVE LAS VEGAS NV	16208410023
RABB NEVADA PROPERTIES L L C	4613 LILLIPUT LN LAS VEGAS NV	16208302011
READY CUT VEGETABLES INC	3700 CAPELLA AVE LAS VEGAS NV	16208410006
S F NEVADA L L C	%HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR	16208401007
S F NEVADA L L C	%HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR	16208401008

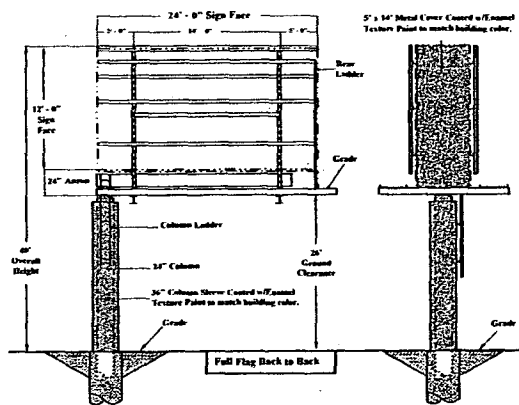
Report of All Selected Parcels**Case Number:** RQR-35793**Printed On:** Thu: September 17, 2009

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
S F NEVADA L L C	%HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR	16207802013
S S E L MARYLAND PKWY L L C	%AMERICOMM INVEST INC P O BOX 98053 LAS VEGAS NV	16208303010
S S E L MARYLAND PKWY L L C	%AMERICOMM INVEST INC P O BOX 98053 LAS VEGAS NV	16208303009
SCHEIB EARL REALTY CORP	15206 VENTURA BLVD #200 SHERMAN OAKS CA	16208302018
SERVE-IT L L C	3020 S VALLEY VIEW BLVD LAS VEGAS NV	16208302005
SEVEN TWENTY LAND & BLDG CORP	%IATSE LOCAL 720 3000 S VALLEY VIEW BLVD LAS VEGAS NV	16208301001
SHAFFER FAMILY TRUST	5131 S BREAKERS LN LAS VEGAS NV	16208302009
SHAVE HOLDINGS L L C	4431 S EASTERN AVE #2 LAS VEGAS NV	16208410009
SHAVE HOLDINGS L L C	4431 S EASTERN AVE #2 LAS VEGAS NV	16208410008
SHERIDAN D J C L L C ETAL	%C CAMPBELL 500 CATADEL DR #140 COMMERCE CA	16208302016
SHERIDAN D J C L L C ETAL	%C CAMPBELL 500 CATADEL DR #140 COMMERCE CA	16208302021
SHOSHONE CATTLE LAND & DEV CO	4560 S DEACTUR BLVD #202 LAS VEGAS NV	16208410018
SOUTHWEST AIR CONDITIONING INC	3020 S VALLEY VIEW BLVD LAS VEGAS NV	16208302003
STANSBERRY CONST INC	3052 S VALLEY VIEW BLVD LAS VEGAS NV	16208302010
STORE-N-LOCK	%J KRUEGER 2181 E FOOTHILL BLVD #105 PASADENA CA	16208303006
STORE-N-LOCK	%J KRUEGER 565 BONITA AVE SAN MARINO CA	16208303021
STORE-N-LOCK	%J KRUEGER 2181 E FOOTHILL BLVD #105 PASADENA CA	16208303030
TAHOE MEADE L L C	3300 MEADE AVE #A LAS VEGAS NV	16208301008
TAHOE MEADE L L C	3300 MEADE AVE #A LAS VEGAS NV	16208301010
TAHOE MEADE L L C	3300 MEADE AVE #A LAS VEGAS NV	16208301009
TASHJIAN SAM	8001 RYANS REEF LN LAS VEGAS NV	16208303001
TOMAN JOHN P & SHARYN REV FAM TR	2157 ORCHARD MIST ST LAS VEGAS NV	16208410022
UNION ACQUISITION INC	5560 S FORT APACHE RD #100 LAS VEGAS NV	16208303003
USAITIS STEVE	782 COLONIAL RD DURANGO CO	16208301011
V V PROPERTIES L P	1666 20TH ST #100 SANTA MONICA CA	16207702008
VEGAS BAR ONE L L C	3045 S VALLEY VIEW BLVD LAS VEGAS NV	16207702013
WALSH THOMAS A & BARBARA A	1194 RIDGELINE RD ORANGE CA	16208302020
WALSH THOMAS A & BARBARA A	1194 RIDGELINE RD ORANGE CA	16208302019
WALSH THOMAS A & BARBARA A	1194 RIDGELINE RD ORANGE CA	16208302013
WORLD WELLNESS GROUP L L C	%CAPS 1050 E FLAMINGO RD #147 LAS VEGAS NV	16208401012
YATES BUD PROPERTIES L L C	3711 SIRIUS AVE LAS VEGAS NV	16208410004
YATES BUDDY D PROPERTIES L L C	3711 W SIRIUS LAS VEGAS NV	16208410007

Plans (PMT)



Separator Sheet

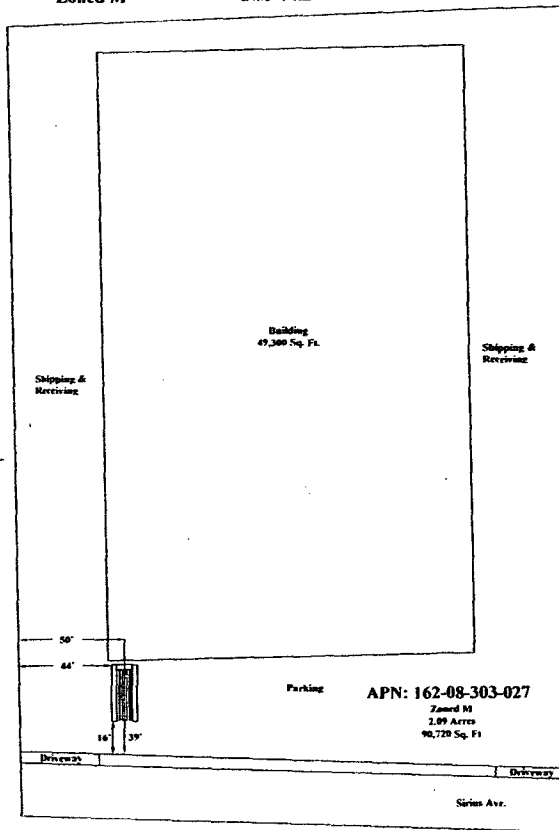


Zoned M

257.78' +/- P.L.

Zoned M

344' +/- P.L.



Zoned M

APN: 162-08-303-027

Zoned M
2.89 Acres
90,728 Sq. Ft.

Zoned M

344.27' +/- P.L.

257.51' +/- P.L.

30' Property Line
to Center Line of
Sirius Ave.

PROPERTY OWNER: MILTON SCHWARTZ FAMILY TRUST
2293 DUNEVILLE ST.
LAS VEGAS, NV 89146-3149

PROPERTY ADDRESS: 3542 SIRIUS AVE.
LAS VEGAS, NV 89102

CONTACT: STEVE RANNEY @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

APN: 162-08-303-027

ZONED: M

12' X 24' FULL FLAG, BACK TO BACK

48' OVERALL HEIGHT

NO ADJACENT OFF-PREMISE SIGN WITHIN 300' RADIUS

NO R-E ZONE WITHIN 300'

SCALE 1" = 30'

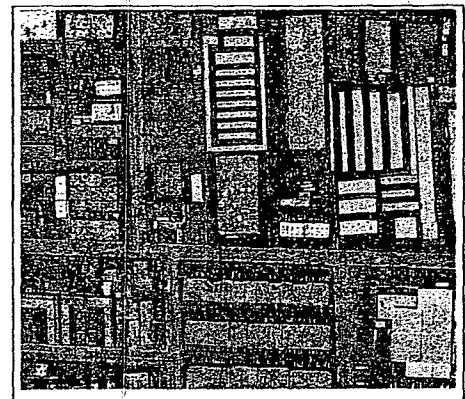


SIGN ANALYSIS TABLE

TYPE OF SIGN:	12' X 24' OFF-PREMISE SIGN
SIGN HEIGHT:	48' OVERALL HEIGHT
SIGN WIDTH:	24' OVERALL WIDTH
SIGN AREA:	288' SQUARE FT.
ILLUMINATION TYPE:	HALLIDGEN LIGHTING
ANIMATION:	NONE

LOCATION:

14' FRONT SETBACK FROM SIRIUS AVE. TO LEADING EDGE OF SIGN.
39' FRONT SETBACK FROM SIRIUS AVE. TO CENTER OF COLUMN.
44' SIDE SETBACK FROM WEST PROPERTY LINE TO LEADING EDGE OF COLUMN.
50' SIDE SETBACK FROM WEST PROPERTY LINE TO CENTER OF COLUMN.



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RQR-35793
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**JONATHAN PARK
3542 SIRIUS AVE.
SUITES A-B-C
LV., NV. 89102**

**RQR-35793
10/22/09 PC**

APR 27 2009

