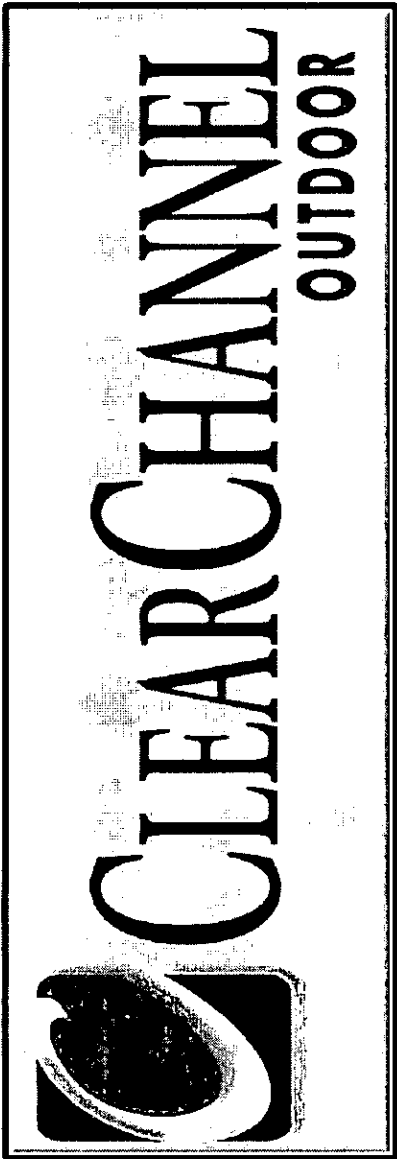


48'

14'

85'



3' Catwalk

68'

RECEIVED
APR 11 2012

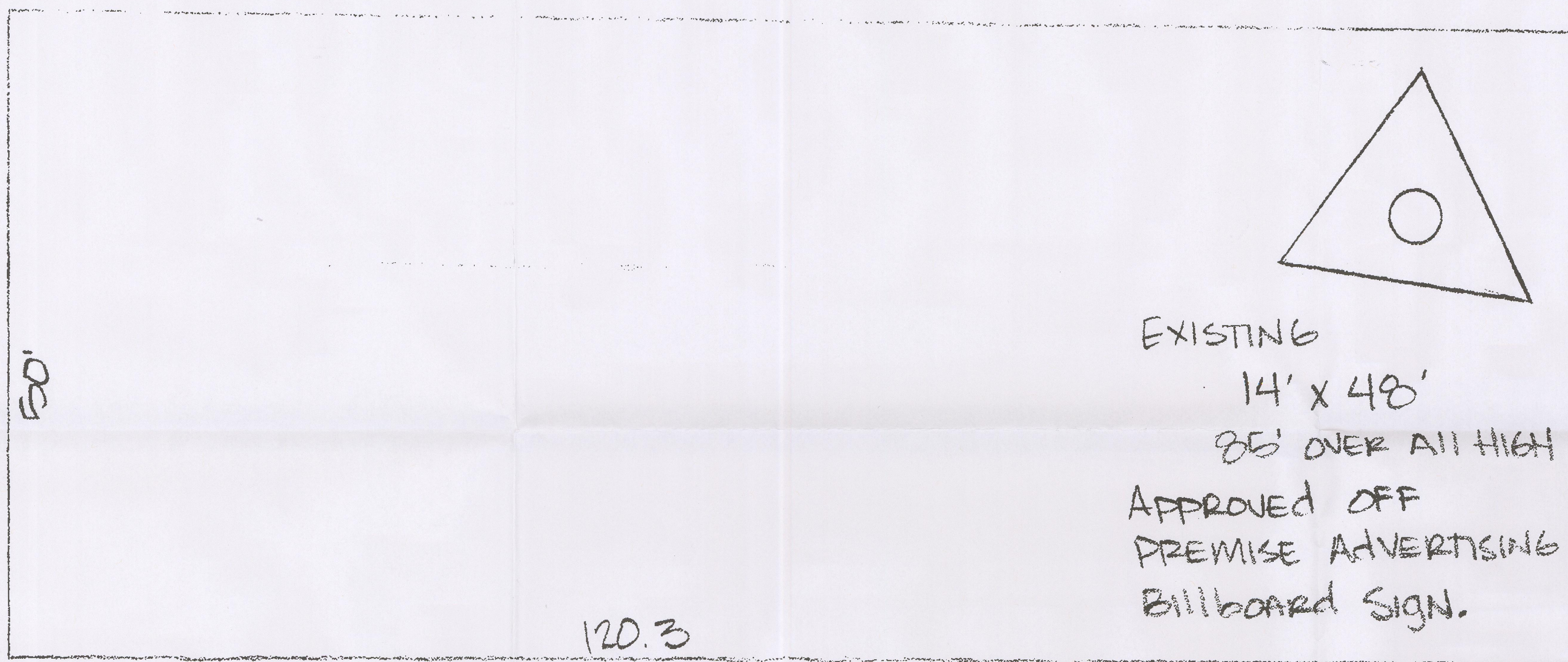
I-15 and Bonanza
Sun Investments Billboard
APN# 139-27-310-069

ELEVATION DRAWING: NOT TO SCALE

RQR-45125

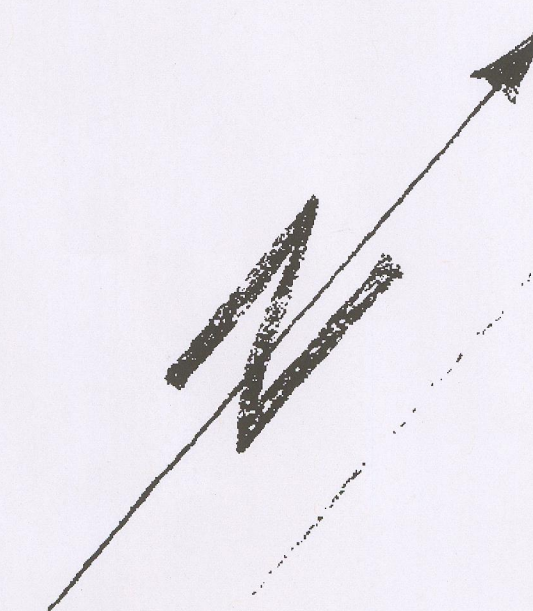
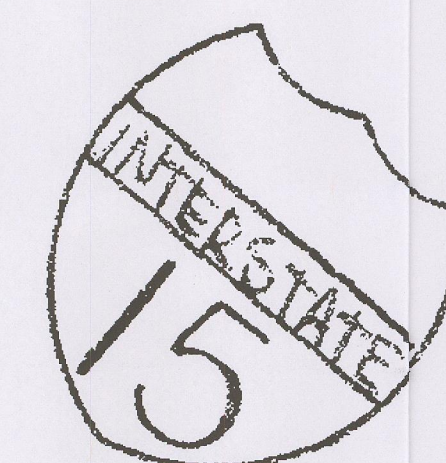
RECEIVED
APR 11 2012

"H" STREET



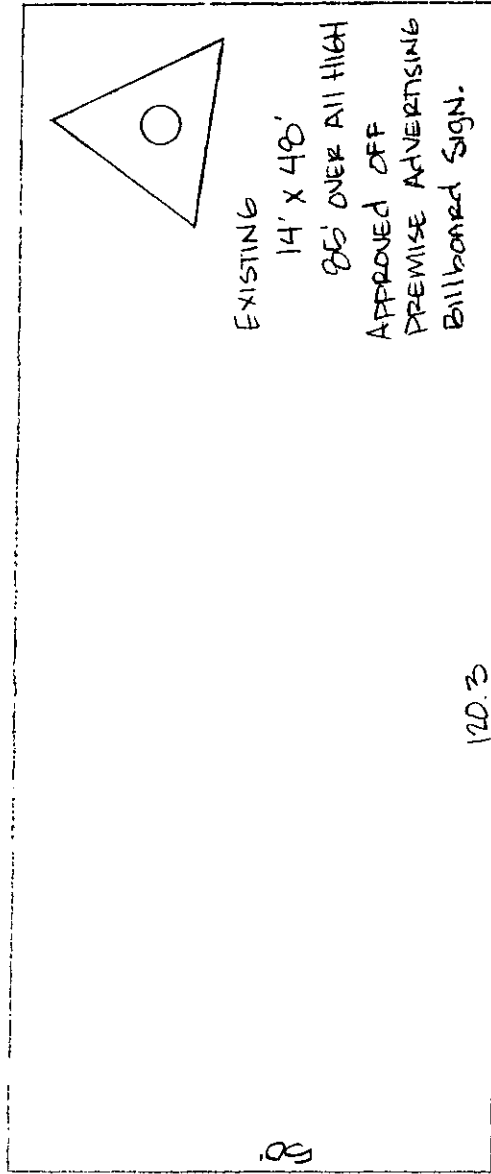
PARCEL NUMBER: 139 27 310 069
SUN INVESTMENTS LLC
616 H STREET 89106
ZONING C1

BONANZA RD.



RECEIVED
APR 11 2012

"H" STREET



PARCEL NUMBER: 139 27 310 069
SUN INVESTMENTS LLC
616 H STREET 29100
ZONING C1

BONANZA RD.



RECEIVED

APR 11 2019

RQR-45125



August 16, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS

RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Barrett Reese
Sun Investments, LLC
20551 Carancho Road
Temecula, California 92590

RE: RQR-45125 - REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2012

Dear Mr. Reese:

The City Council at a regular meeting held August 15, 2012, APPROVED the Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2012. This approval is subject to:

Planning

1. Conformance to the conditions for Variance (V-0066-97).
2. This Variance shall be reviewed in three (3) years, 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. The supporting structural equipment shall be adequately screened from the public view and repainted within 180 days of final this review approval.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Barrett Reese
RQR-45125 – Page Two
August 16, 2012

5. If the existing off-premise sign is voluntarily demolished, this Variance (V-0066-97) shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

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



August 16, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Barrett Reese
Sun Investments, LLC
20551 Carancho Road
Temecula, California 92590

RE: RQR-45125 - REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2012

Dear Mr. Reese:

The City Council at a regular meeting held August 15, 2012, RESCINDED the previous Council action regarding the Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2012.

Sincerely,

A handwritten signature in black ink, appearing to read "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 2, 2012

Mr. Barrett Reese
Sun Investments, LLC
20551 Carancho Road
Temecula, California 92590

RE: **RQR-45125 - REQUIRED REVIEW**
CITY COUNCIL MEETING OF AUGUST 15, 2012

Dear Mr. Reese:

Your item was approved at the August 1, 2012 City Council meeting however, due to a notification error the item will be reconsidered as a part of the **August 15, 2012** City Council agenda. We apologize for any inconvenience that the error may have caused. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, 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, August 9, 2012** 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 333 North Rancho Drive, 3rd Floor to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

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

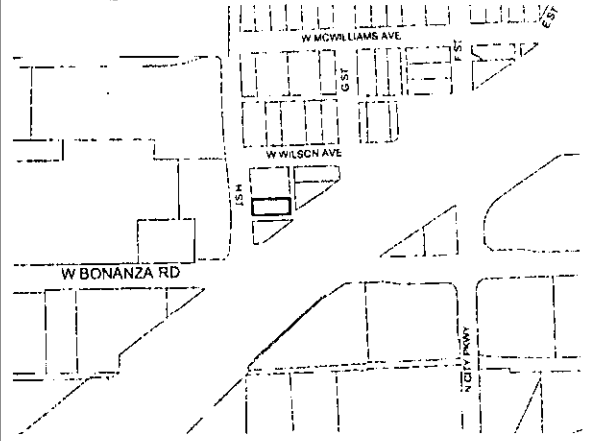
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

RENOTIFICATION - RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on a Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

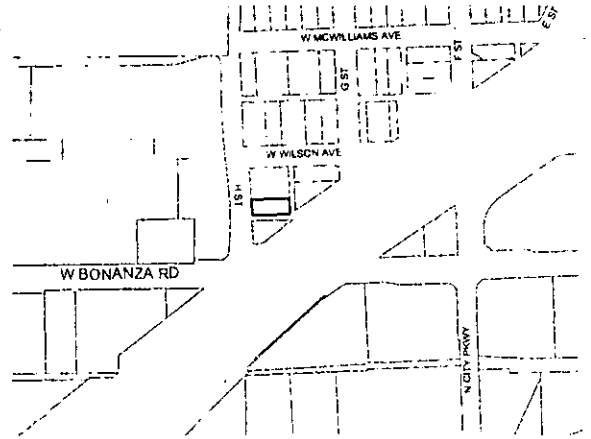
Meeting: City Council
Date: August 15, 2012
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 4th Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, including the full staff report, please call (702) 229-6311 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

RENOTIFICATION - RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on a Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Application Location



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

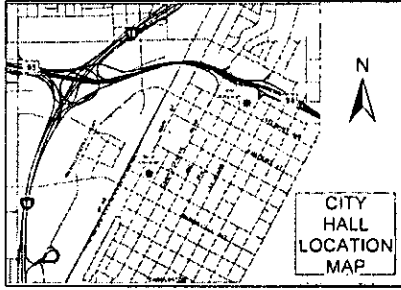
Public Hearing Information

Meeting: City Council
Date: August 15, 2012
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 4th Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, including the full staff report, please call (702) 229-6311 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Office of City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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 Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

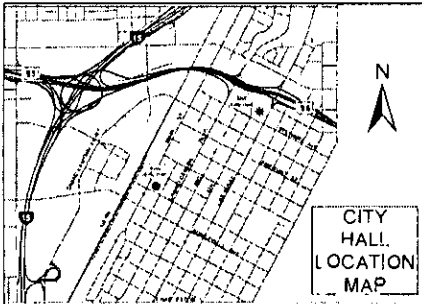
Please use available blank space on card for your comments.

RQR-45125

City Council Meeting of **08/15/2012**

City of Las Vegas
Office of City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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-45125

City Council Meeting of **08/15/2012**



August 2, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Barrett Reese
Sun Investments, LLC
20551 Carancho Road
Temecula, California 92590

RE: RQR-45125 - REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 1, 2012

Dear Mr. Reese:

The City Council at a regular meeting held August 1, 2012, considered the Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone. However, due to a notification error, this matter will be reconsidered at the August 15, 2012, City Council meeting at 1:00 p.m.

Please excuse any inconvenience this may cause you, and please contact the City Clerk's Office at 229-6311 if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

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

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax**

SUBJECT: RQR-45125 - APPLICANT/OWNER: SUN INVESTMENTS, LLC

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **August 1, 2012** City Council meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 to **Carman Burney, Agenda Technician at 385-7268** or email to **cburney@lasvegasnevada.gov**. If there is no one present at the City Council 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 City Council member or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-5409.

Please sign and date and return to our office by **5:00PM JULY 31, 2012** if you have read and agree to the conditions.

Handwritten signature of Doug Rankin.
Signature

7/27/12
Date

Handwritten signature of Paul Carter.
Please Print Name

Handwritten signature of Clear Channel Outdoor.
Company Name

Sincerely,

Doug Rankin
Planning Manager
Case & Public Planning Division

RECEIVED

JUL 30 2012



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

July 19, 2012

Mr. Barrett Reese
Sun Investments, LLC
20551 Carancho Road
Temecula, California 92590

**RE: RQR-45125 - REQUIRED REVIEW
CITY COUNCIL MEETING OF AUGUST 1, 2012**

Dear Mr. Reese:

Please be advised the City Council at its regular meeting on **August 1, 2012** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, 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 **Thursday, July 26, 2012** 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 333 North Rancho Drive, 3rd Floor to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

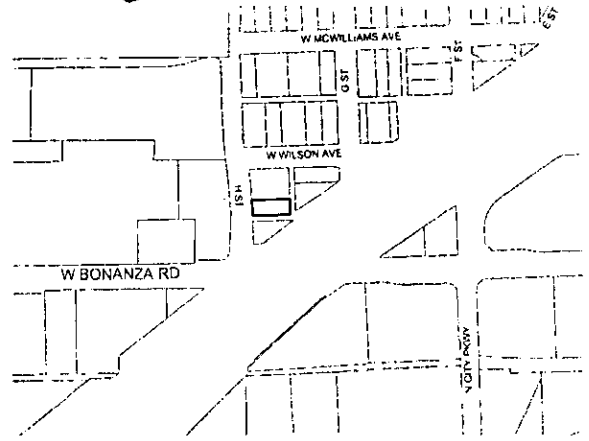
VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on a Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 4th Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, including the full staff report, please call (702) 229-6311 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



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

Public Hearing Information

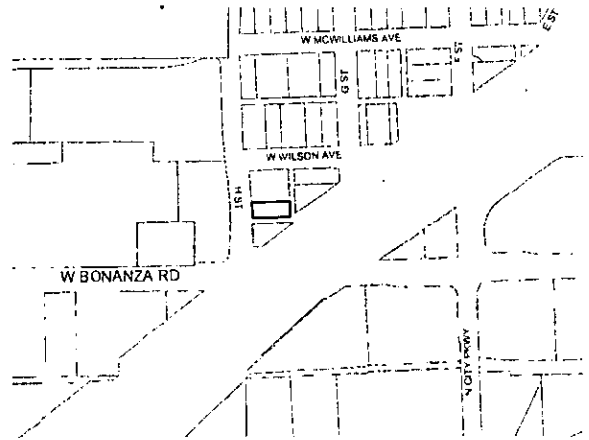
Meeting: City Council
Date: August 1, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Application Information

RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on a Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

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Application Location



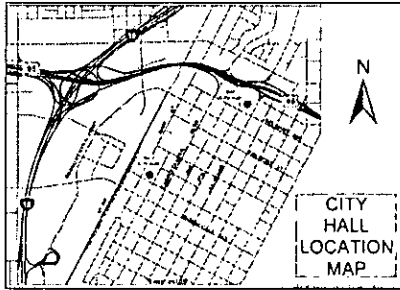
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: August 1, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

City of Las Vegas
Office of City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

**Return Service Requested
Official Notice of Public Hearing**



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

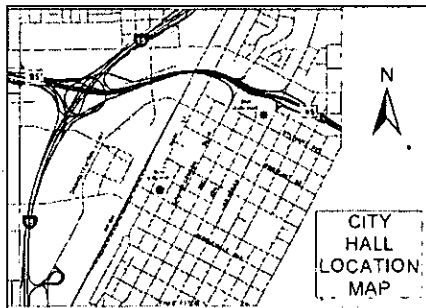
Please use available blank space on card for your comments.

RQR-45125

City Council Meeting of **08/01/2012**

City of Las Vegas
Office of City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

**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-45125

City Council Meeting of **08/01/2012**

City of Las Vegas - Department of Planning.

Development Notification

CC Meeting: August 1, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

RQR-45125

18b The Las Vegas Arts District

Berkley Square NA

Beverly Palms Apartments

Bonanza Village NA

Cultural Corridor Coalition NCG

Desert Garden HOA

Downtown Business Operators Council

Fremont Street Experience Business Association

Las Vegas Historic District

Marble Manor Annex Resident Council

Rancho Manor NA

Rancho Oakey NA

Sherman Gardens Annex and Villa Capri Resident Council

Village Paseo HOA

WLV-NAA1

WLV-NAA2

WLV-NAA4

WLV-NAA6

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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: May 14, 2012
Re: **RQR-45125** Sun Investments, LLC 616 "H" St.
Required Review of a 55-foot tall off-premise sign

COMMENTS:

We have no comment on the Required Review of previously approved Variance (V-0066-97) that allowed an existing 55-foot tall, non-conforming off-premise sign to be raised to a height of 85 feet, which is 60 feet above the freeway grade where 30 feet above the elevated grade is the maximum height allowed; and that allowed the sign to be a distance of 520 feet from an existing off-premise sign and 30 feet from an "R" designated zoning district where 750 feet and 300 feet are the minimum separation distance required at 616 "H" Street.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

RQR-45125

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	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

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

SUP
04/12/2012

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on a Required Review of a previously approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NON-CONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND THAT ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139-27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **JUNE 12, 2012**
CITY COUNCIL: **JULY 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MAY 10, 2012**

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:

Report Date 04/12/2012 12:36 PM

Submitted By

Page 1

A/P # 45125 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/11/2012 15:36	984387	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	Blil Group	Actual Valuation	0.00

Description of Work

RQR-45125 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SUN INVESTMENTS, LLC - For possible action on Required Review of a previously approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NON-CONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED at 616 "H" Street (139 -27-310-069), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P # H99914473
Project # 45125 Project/Phase Name EXISTING 55-FOOT TALL, NON-CON
Size/Area 0.00 Size Description
Proposed Start Proposed Stop
% Complete Formula Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13927310069
Location 616 "H" ST

Owner/Tenant

Contact ID AC1461538 Name SUN INVESTMENTS L L C
Mailing Address 20551 CARANCHO RD Organization % B & S REESE
City TEMECULA State/Province CA
ZIP/PC 92590-3958 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927310069

Report Date 04/12/2012 12:36 PM

Submitted By

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Applicants/Contacts

Primary N Capacity OTHER Dther REP Contact ID AC1603635 ☐ Foreign
Effective Expire
Name ROD CARTER
Day Phone (702)238-7209 x Eve Phone Organization CLEAR CHANNEL OUTDOOR
Pager PIN # Position REPRESENTATIVE
Fax Mobile Profession
E-Mail
Address 2880-B MEADE AVE, STE.350
LAS VEGAS, NV 89102
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity APPL Contact ID AC2010439 ☐ Foreign
Effective Expire
Name SUN INVESTMENT LLC
Day Phone (951)699-7886 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 20881 CARACHO RD
TEMECULA, CA 92590
Seasonal Addr

Valid From To
Comments No Comments

Report Date 04/12/2012 12:36 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1461538 ☐ Foreign
Effective Expire
Name SUN INVESTMENTS L L C
Day Phone Eve Phone Organization % B & S REESE
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 20551 CARANCHO RD
TEMECULA, CA 92590-3958
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 04/12/2012 12:36 PM

Submitted By

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Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
492802 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
492803 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
492813 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
492812 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
492809 FLOOD #1 (FLOOD CONTROL)	Incomplete
492810 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
492804 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
492806 ROW #1 (RIGHT-OF-WAY)	Incomplete
492811 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
492807 SURVEY #1 (SURVEY)	Incomplete
492805 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
492808 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	04/11/2012 15:44	300.00
NOTIFICATION & ADVERTISING FEE	P	04/11/2012 15:44	500.00
Total Unpaid	0.00	Total Paid	800.00

Inspections

There are no Inspections for this Report

Review/Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
492802	B&S PLAN	1	Incomplete	☐	04/12/2012 12:36			
492803	DEVCO	1	Incomplete	☐	04/12/2012 12:36			

Report Date 04/12/2012 12:36 PM

Submitted By

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Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
492804	NEIGH P&S	1	Incomplete	☐	04/12/2012 12:36			
492805	TEFO	1	Incomplete	☐	04/12/2012 12:36			
492806	ROW	1	Incomplete	☐	04/12/2012 12:36			
492807	SURVEY	1	Incomplete	☐	04/12/2012 12:36			
492808	TRAFFIC	1	Incomplete	☐	04/12/2012 12:36			
492809	FLOOD	1	Incomplete	☐	04/12/2012 12:36			
492810	LAND DEV	1	Incomplete	☐	04/12/2012 12:36			
492811	SEWER	1	Incomplete	☐	04/12/2012 12:36			
492812	FIRE ENG	1	Incomplete	☐	04/12/2012 12:36			
492813	ENGDESIGN	1	Incomplete	☐	04/12/2012 12:36			

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR)

Modified By MREX

Modified Date/Time 04/11/2012 15:36

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

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 04/12/2012 12:36 PM

Submitted By

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REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Hearing Type
Parent Project link required? Public or Admin? PUBLIC
Required³ Year Review
Parent Application Type SUP is there a condition of approval for a Required Review?
Parent Project # H99915834 if yes, when does it need to be reviewed?
N is this an Alcohol related Application? Staff Recommendation
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
06/12/2012	PC	SCHEDULED		0	0	0
MREX	04/11/2012					

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# ROD CARTER; SUN INVESTMENT; CK#0728; 702.238.7209	984728	04/11/2012 15:44		0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review - RQR 32901
 Project Address (Location) 600 'H' Street
 Project Name Billboard Proposed Use _____
 Assessor's Parcel #(s) 139-27-310-069 Ward # _____
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER <u>Sun Investments, LLC</u>	Contact <u>Barrett Reese</u>
Address <u>20551 Carancho Rd</u>	Phone: <u>(951) 699-7886</u> Fax: _____
City <u>Temecula</u>	State <u>CA</u> Zip <u>92590</u>
E-mail Address <u>bwr11@verizon.net</u>	

APPLICANT <u>Sun Investments, LLC</u>	Contact <u>Barrett Reese</u>
Address <u>20551 Carancho Rd.</u>	Phone: <u>(951) 699-7886</u> Fax: _____
City <u>Temecula</u>	State <u>CA</u> Zip <u>92590</u>
E-mail Address <u>bwr11@verizon.net</u>	

REPRESENTATIVE <u>Clear Channel Outdoor</u>	Contact <u>Rod Carter</u>
Address <u>2880-B Meade Ave., Suite 350</u>	Phone: <u>238-7209</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89102</u>
E-mail Address <u>rodcarter@clearchannel.com</u>	

Property Owner Signature*

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

Print Name Barrett Reese

Subscribed and sworn before me

This 16 day of March, 2012

Michael Becerra
 Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # <u>RQR-45125</u>
Meeting Date: <u>6/12/2012</u>
Total Fee: <u>\$800.00</u>
Date Received: <u>4/11/2012</u>
Received By: <u>WREX</u>

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

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-45125** APN: 139-27-310-069
Name of Property Owner: Sun Investments, LLC
Name of Applicant: Barrett Reese
Name of Representative: Clear Channel Outdoor (Rod Carter)

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

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

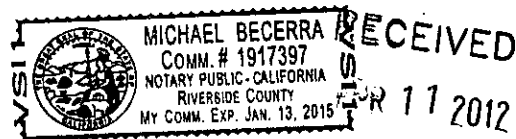
Signature of Property Owner: _____

Print Name: Barrett Reese

Subscribed and sworn before me

This 26 day of March, 2012

Michael Becerra
Notary Public in and for said County and State





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.8011
TTY 702.386.9108
www.lasvegasnevada.gov

April 3, 2009

Mr. Barrett Reese
Sun Investment, LLC
20551 Carancho Road
Temecula, California 92590-3958

RE: RQR-32901 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 1, 2009

Dear Mr. Reese:

The City Council at a regular meeting held April 1, 2009 APPROVED the Required Review of an approved Variance (V-0066-97) THAT ALLOWED AN EXISTING 55-FOOT TALL, NON-CONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM AN "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM SEPARATION DISTANCE REQUIRED AT 616 "H" Street (APN 139-27-310-069), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 2, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Variance (V-0066-97).
2. This Variance (V-0066-97) shall be placed on an agenda closest to February 19, 2012 at which time the City Council may require the Off-Premise Sign (Billboard) be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign (Billboard) is removed.
3. The Off-Premise Sign (Billboard) and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign (Billboard).
4. If the existing off-premise sign is voluntarily demolished, this Variance (V-0066-97) 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.

RECEIVED

RQR-45125

APR 11 2012

Printed with environmentally friendly soy ink.

Mr. Barrett Reese
RQR-32901 - Page Two
April 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, CMC, City Clerk

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

RECEIVED

APR 11 2012

RQR-45125

Recording requested by
When recorded return to:

THE WAAGE LAW FIRM, A.P.C.
9255 Towne Centre Drive #255
San Diego, CA 92121

Return and mail statements to:

Barrett Reese and Sharon Reese
20551 Carancho Road
Temecula, CA 92590

20071106-0001974

Fee: \$15.00 RPTT: EX#009
N/C Fee: \$0.00

11/06/2007 11:46:51
T20070195870

Requestor:
WAAGE LAW FIRM THE

Debbie Conway LEX
Clark County Recorder Pgs: 3

QUITCLAIM DEED

APN 139-27-310-069

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged,

BARRETT W. REESE AND SHARON L. REESE, TRUSTEES, THE REESE
FAMILY TRUST DATED JUNE 21, 1993.

hereby REMISE, RELEASE AND QUITCLAIM to

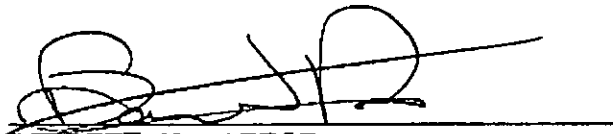
SUN INVESTMENTS, LLC

the following described real property in the County of Clark, State
of Nevada:

LOTS THIRTEEN (13) AND FOURTEEN (14) IN BLOCK 7 OF ORIGINAL
PLAT OF LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE
IN BOOK 1 OF PLATS, PAGE 17-B IN THE OFFICE OF THE COUNTY
RECORDER OF CLARK COUNTY, NEVADA

Dated:

9-28-07


BARRETT W. REESE


SHARON L. REESE

RECEIVED

APR 11 2012

STATE OF CALIFORNIA)

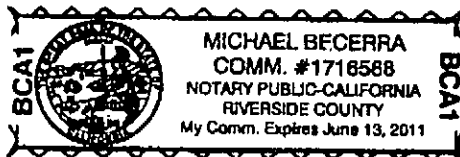
COUNTY OF Riverside)

On September 28 2007, before me, Michael Becerra, Notary Public, personally appeared BARRETT W. REESE and SHARON L. REESE

() personally known to me OR

(✓) proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Michael Becerra
Signature of Notary

COPY

RECEIVED

APR 11 2012

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 139-27-310-069
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#:

Book:

Date of Recording:

Note:

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 |
| i) ☐ | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$

\$

\$

\$

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 09

b. Explain Reason for Exemption: Transferor is 100% owner of transferee

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 disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature

Capacity Trustee

Signature

Capacity Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Barrett and Sharon Reese
Address: 20551 Carancho Road
City: Temecula
State: CA Zip: 92590

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Sun Investments, LLC
Address: 20551 Carancho Road
City: Temecula
State: CA Zip: 92590

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: The Waage Law Firm
Address: 9255 Towne Centre Drive, Ste. 255
City: San Diego State: CA Zip: 92121

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

RECEIVED

APR 11 2012