

48'

24'

SANTA FE STATION

5'

\$5

MORE
Double Deck
Blackjack
24/7



14'

BILLBOARD: 14'x48' (672 sq ft.)
EMBELLISHMENT: 5'x24' (120sq. Ft.)

RECEIVED

FEB 13 2012



February 16, 2012

Haines & Krieger, LLC
8985 South Eastern Ave., Suite 160
Henderson, Nevada 89123-4896

RE: Embellishment on an existing Off-Premise Sign at 5041 North Rainbow Boulevard (APN 125-34-712-009); SDR-44589

To Whom It May Concern:

It has been determined that the installation of a 20-foot by 5-foot embellishment on an existing 14-foot by 48-foot Off-Premise Sign located at 5041 North Rainbow Boulevard meets the standard for approval as defined in Title 19.12.120 of the Unified Development Code of the city of Las Vegas, subject to the following:

1. Conformance to the submitted site plan and elevations signed and dated February 13, 2012.
2. This Minor Site Development Plan Review is final; no additional applications will be required.

If you have any questions, please feel free to contact me at (702) 229-6895.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Sullivan".

Debbie Sullivan, Planner I
Case and Public Planning

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

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Minor Site Development Review
 Project Address (Location) 5041 N. Rainbow Blvd
 Project Name Panel 365 extension Proposed Use _____
 Assessor's Parcel #(s) _____ Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage 120 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Embellishment for an existing billboard

PROPERTY OWNER Haines & Krieger, LLC Contact _____
 Address 5041 N. Rainbow Blvd Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89130
 E-mail Address _____

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

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

Property Owner Signature* [Signature]

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

Print Name Christopher Pickett

Subscribed and sworn before me

This 10th day of February, 20 12

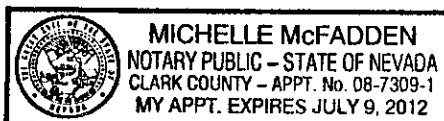
[Signature]
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # 5DR-44589
 Meeting Date: 3/1/12
 Total Fee: \$500.00
 Date Received:* 2/13/12
 Received By: [Signature]

*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





LAMAR ADVERTISING COMPANY

February 3, 2012

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89107

Dear Sir or Madam:

Please accept this letter of justification on behalf of Lamar Central Outdoor, LLC for application request for an embellishment on an existing billboard. The embellishment meets all design criteria required by the Las Vegas Development Code.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Naftzger", is written over the word "Sincerely," and extends downwards into the name block.

Scott Naftzger
Lease Manager
Lamar Central Outdoor, LLC

1863 Helm Drive • Las Vegas, Nevada 89119
PH. (702) 873-4600 FAX (702) 873-4344

THE



COMPANIES

This Instrument Prepared by:
James R. Mollwain
5551 Corporate Boulevard
Baton Rouge, Louisiana 70808

Lease #

James R. Mollwain

James R. Mollwain

RENEWAL LEASE

THIS LEASE AGREEMENT, made this 15th day of April, 2002 by and between:
Specialty Holdings

(Hereinafter referred to as "Lessor") and **THE LAMAR COMPANIES** (hereinafter referred to as "Lessee"), provides

WITNESSETH

"LESSOR hereby leases to LESSEE, its successors or assigns, as much of the hereinafter described premises as may be necessary for the construction, repair and relocation of outdoor advertising structure(s), including necessary structures, advertising devices, power poles, communications devices and connections, with the right of access to and egress from structure(s) by LESSEE'S employees, contractors, agents and vehicles and the right to survey, maintain advertisement, maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the structure(s) to be situated at the approximate location(s) as shown on the sketch below."

The leased premises are a portion of the property located in the County of Clark, State of Nevada, more particularly described as:

A.P.N.# 125-34-712-006

1. This lease shall be for a term of ten (10) years from April 1, 2002 and ending on March 31, 2010 unless sooner terminated as hereinafter provided.

Following the original term of the lease, the term hereof shall be extended for an additional term of Five (5) years, upon the same terms and conditions, unless LESSEE shall give to LESSOR written notice of nonrenewal at least Sixty (60) days prior to the end of the original term.

After the original and any renewal term of this lease, it shall continue from year to year unless either party shall give the other party written notice of nonrenewal at least Sixty (60) days prior to the expiration of the then-current term.

2. LESSEE shall pay to LESSOR the greater of an annual rental of ~~(\$5,000.00)~~ or ~~one percent (1%)~~ of annual net revenue, payable monthly in advance in equal installments of a minimum of ~~(\$416.67)~~ each, with the first installment due on the first day of the month following commencement. Plus an annual percentage increase equal of five (5) at the end of each two (2) year period. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within Thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE Thirty (30) days thereafter to cure any default.

3. LESSOR agrees not to erect or allow any other off-premises advertising structures on property owned or controlled by LESSOR within One Thousand (1000') Feet of LESSEE'S advertising structure(s) or to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of its advertising structure(s). LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at its option.

4. LESSEE may terminate this lease upon giving Thirty (30) days written notice in the event that the advertising structure becomes entirely or partially obstructed in any way or in LESSEE'S opinion the location becomes economically or otherwise undesirable; provided however that if such conditions shall exist temporarily, then LESSEE may at its option, in lieu of the termination of this lease, reduce the rental herein paid to the sum of Five (\$5.00) dollars per year so long as such condition continues. If LESSEE is prevented from constructing advertising structure(s) at the leased premises by reason of any final governmental law, regulation, order or other action, this lease will terminate immediately. In the event of termination of this lease prior to expiration, LESSOR will return to LESSEE any unearned rentals on a pro rata basis.

5. All structures, equipment and materials placed upon the premises by the LESSEE shall remain the property of LESSEE and may be removed by it at any time prior to or within a reasonable time after expiration of the term hereof or any extension. At the termination of this lease, LESSEE agrees to restore the surface of the leased premises to its original condition. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S advertising structure(s), at the sole discretion of LESSEE. All such permits shall be the property of LESSEE.

6. LESSOR represents [redacted] the owner of the premises described above and [redacted] to grant LESSEE free access to the [redacted] to perform all acts necessary to carry on LESSEE'S business. In the event of any change of ownership of the property hereby leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, assignee will be fully obligated under this lease and LESSEE will no longer be bound by the lease.

7. The premises are not the homestead of the LESSOR.

8. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocations of the highway, the LESSOR grants to the LESSEE the right to relocate its structure(s) on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property shall accrue to LESSEE.

9. LESSEE agrees to indemnify LESSOR from all claims of injury and damages to LESSOR or third parties caused by the installation, maintenance, or dismantling of any advertising structures or displays during the term of this lease and to repair any damage to the leased premises resulting from the installation, maintenance, or dismantling of such advertising structures or displays, less ordinary wear and tear.

10. LESSOR agrees to indemnify LESSEE from any and all damages, liability costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of LESSOR herein.

11. If required by LESSOR, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation.

12. This lease is **NOT BINDING UNTIL ACCEPTED** by the General Manager of a Lamar Advertising Company.

EXECUTED BY LESSOR IN THE PRESENCE OF:

Specialty Holdings, Inc. (Jerry Goeden)
LESSOR or Authorizing Agent

LESSOR

LESSOR

1350 E. Flamingo Rd. #78

LESSOR'S ADDRESS Las Vegas, NV 89119

(702) 369-1988

LESSOR'S TELEPHONE NUMBER _____

88-0289877

LESSOR'S SOCIAL SECURITY NUMBER _____

THE LAMAR COMPANIES LESSEE

BY: _____
VICE-PRESIDENT/GENERAL MANAGER

DATE: 4/15/67

This instrument Prepared by:

James R. McIlwain
5551 Corporate Boulevard
Baton Rouge, Louisiana 70808

Qam R.M. Haskin

James R. McIlwain

 SHOW POINTS OF COMPASS N.E.E.W.	
---	--