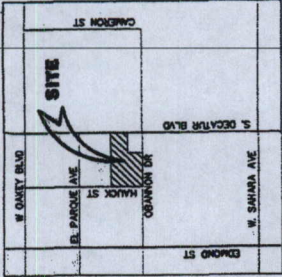
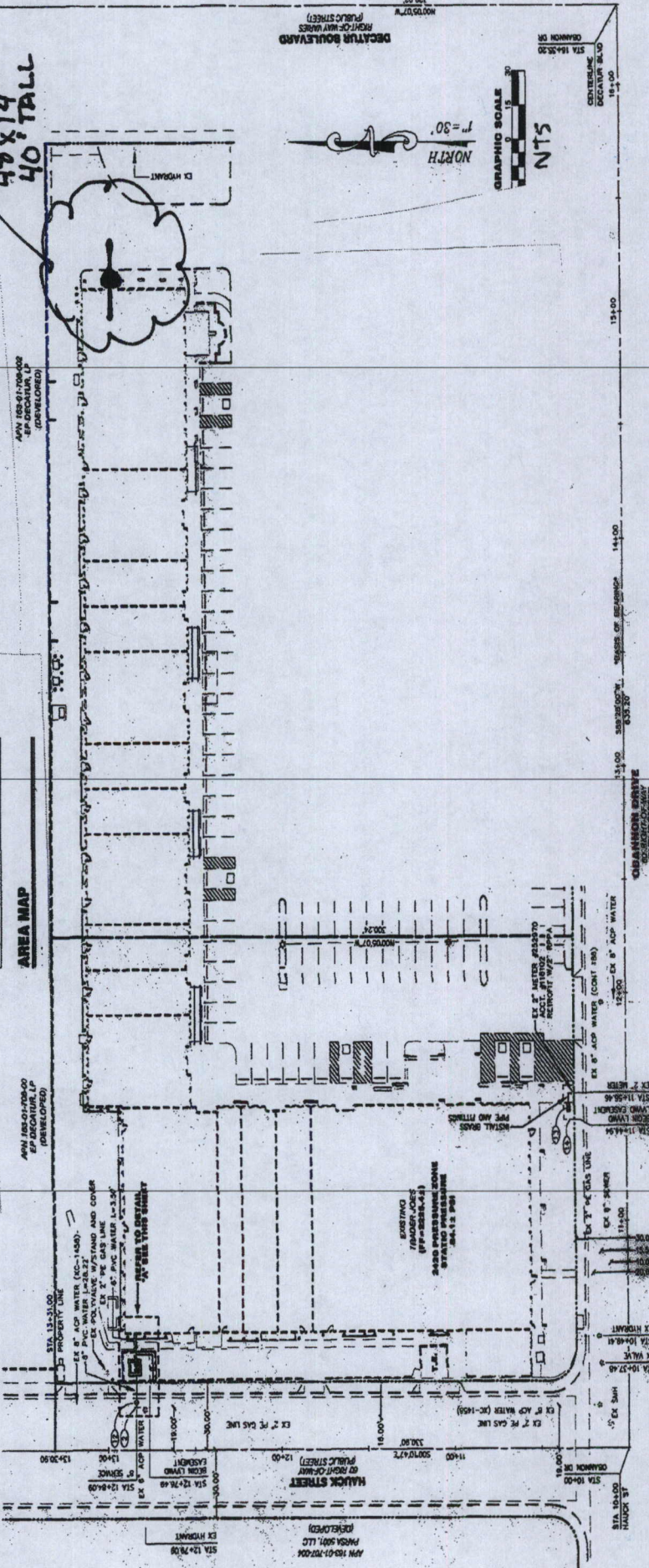


RQR OFF PREMISE ADVERTISING

SUBJECT
BILLBOARD
48' X 14'
40' TALL



AREA MAP



SITE PLAN INFORMATION

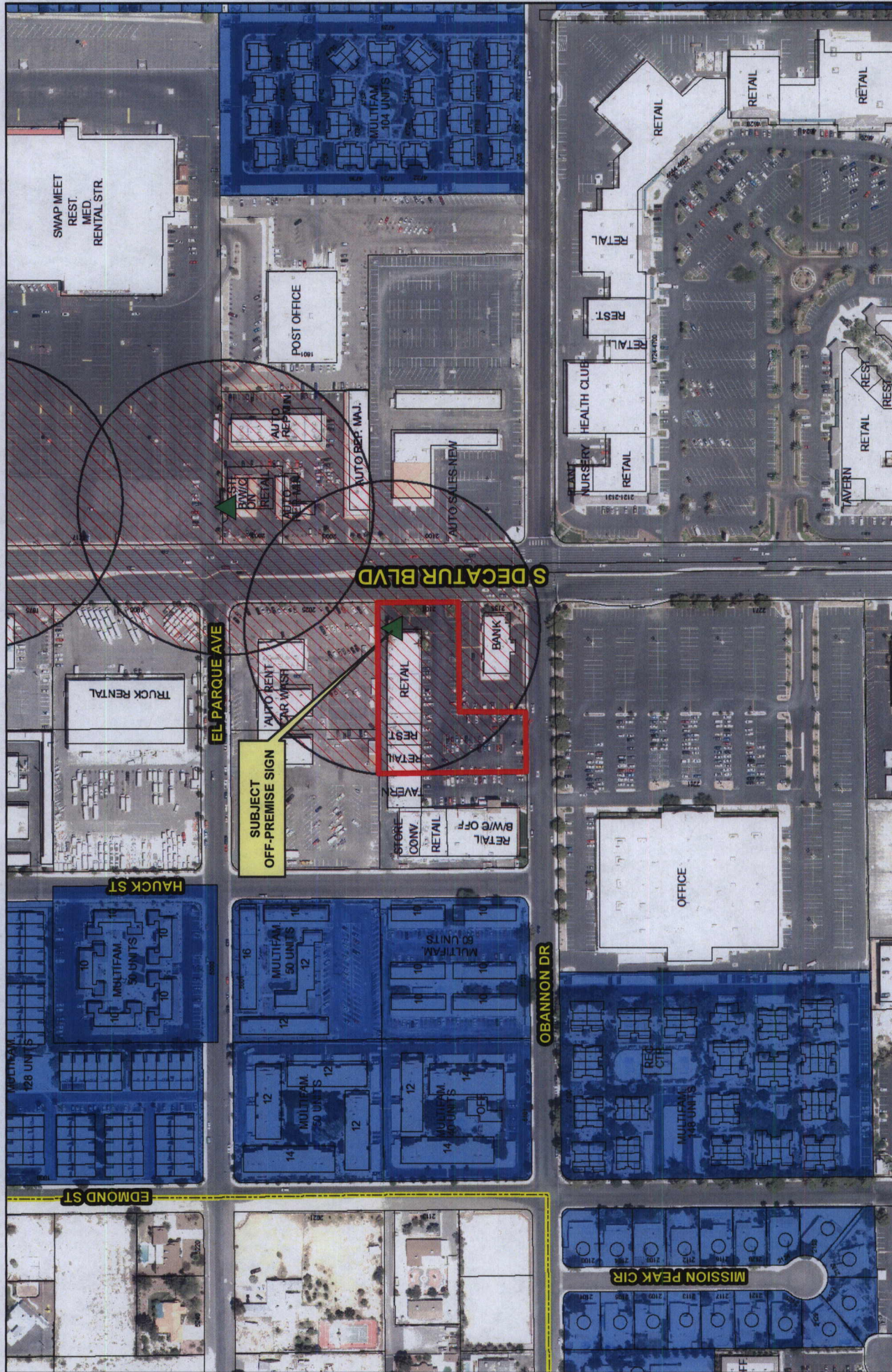
RQR - for Off Premise Advertising
APN 163-01-708-004
2101 S. Decatur Blvd.
Las Vegas NV
Zone C-2
Dimensions 48 X 14 & 40' Tall

RECEIVED

NOV 19 2013

RQR-51547

11/7/2013



RQR-51547

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County/North Las Vegas Billboard Location

- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Billboard / Distance from Freeway



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, the City's Geographic Information System Planning & Development Dept. 702-225-6301



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

December 23, 2013

TJ Plaza LLC
3275 South Jones Boulevard, Suite 105
Las Vegas, Nevada 89146

RE: RQR-51547 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2013

Dear Applicant:

The City Council at a regular meeting held December 18, 2013, APPROVED the Required Review of an approved Special Use Permit (U-0034-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2101 South Decatur Boulevard (APN 163-01-708-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2013. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0034-01).
2. This Special Use Permit 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 be 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 property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. 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.

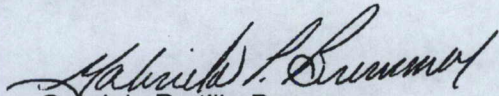
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

TJ Plaza LLC
RQR-51547 - Page Two
December 23, 2013

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 II for
Beverly K. Bridges, MMC, City Clerk



December 5, 2013

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

TJ Plaza LLC
3275 South Jones Boulevard, Suite 105
Las Vegas, Nevada 89146

**RE: RQR-51547 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2013**

Dear Applicant:

Please be advised the City Council at its regular meeting on *December 18 2013* 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 available on-line on *Thursday, December 12, 2013* 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, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Director
Department of Planning

FF:nl

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 7-1-1

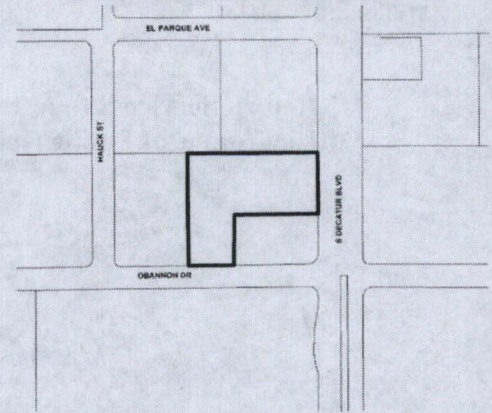
www.lasvegasnevada.gov



Application Information

RQR-51547 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT: REAGAN NATIONAL ADVERTISING -
OWNER: TJ PLAZA LLC, ET AL - For possible action on a Required Review of an approved Special Use Permit (U-0034-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2101 South Decatur Boulevard (APN 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

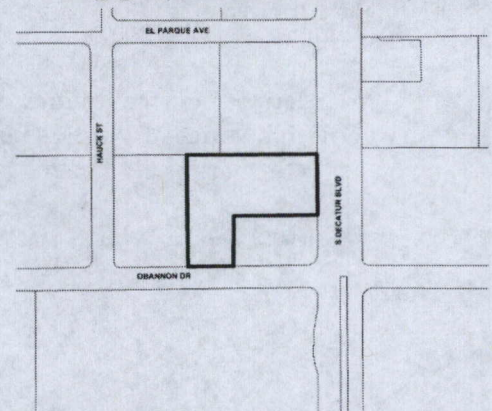
Meeting: City Council
Date: *December 18, 2013*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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, 2nd 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

RQR-51547 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT: REAGAN NATIONAL ADVERTISING -
OWNER: TJ PLAZA LLC, ET AL - For possible action on a Required Review of an approved Special Use Permit (U-0034-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2101 South Decatur Boulevard (APN 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

Meeting: City Council
Date: *December 18, 2013*
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, 2nd 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>.

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 Riecki, Survey (FM, PM, & A's only)
Date: November 25, 2013
Re: **December 18, 2013 City Council No Comment Items** Various

CONDITIONS OF APPROVAL:

We have no comment on the following items for the December 18, 2013 City Council Meeting:

EOT-51918 (SUP-29206)
RQR-49214 (U-0315-94)
RQR-51546 (U-0069-98)
RQR-51547 (U-0034-01)
RQR-51552 (SUP-2758)
RQR-51555 (SUP-3061)

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-51547 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TJ PLAZA LLC, ET AL - For possible action on a Required Review of an approved Special Use Permit (U-0034-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2101 South Decatur Boulevard (APN 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: DECEMBER 18, 2013

CASE PLANNER: JOHN GRIDER



PUBLIC HEARING

Comments Due: NOVEMBER 26, 2013

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: **Nora Lares** (nlares@lasvegasnevada.gov) and **John Grider** (jgrider@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 11/19/2013 12:23 PM

Submitted By

Page 1

A/P # 51547 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/19/2013 10:32	984743	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-51547 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TJ PLAZA LLC, ET AL - For possible action on a Required Review of an approved Special Use Permit (U-0034-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2101 South Decatur Boulevard (APN 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # H99912339

Project # 51547 Project/Phase Name 2101 S DECATUR BILLBOARD

Size/Area 1.70 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 16301708004

Location 2101 S DECATUR BLVD

Owner/Tenant

Contact ID AC569890

Name T J PLAZA L L C

Mailing Address 3275 S JONES BLVD

City LAS VEGAS

ZIP/PC 89146-6783

Day Phone

Fax

Organization D S W C INC

State/Province NV

Country

Evening Phone

Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2101 S DECATUR BLVD
LAS VEGAS, 89146-2101 S DECATUR BLVD 11
LAS VEGAS, 89146-2101 S DECATUR BLVD 10
LAS VEGAS, 89146-2101 S DECATUR BLVD 1
LAS VEGAS, 89146-2101 S DECATUR BLVD 2
LAS VEGAS, 89146-

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 11/19/2013 12:23 PM**Submitted By**

Page 2

Address**Parcel Link****A/P Link**2101 S DECATUR BLVD 3
LAS VEGAS, 89146-2101 S DECATUR BLVD 4
LAS VEGAS, 89146-2101 S DECATUR BLVD 13
LAS VEGAS, 89146-2101 S DECATUR BLVD 14
LAS VEGAS, 89146-2101 S DECATUR BLVD 15
LAS VEGAS, 89146-2101 S DECATUR BLVD 5
LAS VEGAS, 89146-2101 S DECATUR BLVD 6
LAS VEGAS, 89146-2101 S DECATUR BLVD 17
LAS VEGAS, 89146-2101 S DECATUR BLVD 18
LAS VEGAS, 89146-2101 S DECATUR BLVD 19
LAS VEGAS, 89146-2101 S DECATUR BLVD 24
LAS VEGAS, 89146-2101 S DECATUR BLVD 25
LAS VEGAS, 89146-2101 S DECATUR BLVD 26
LAS VEGAS, 89146-2101 S DECATUR BLVD 22
LAS VEGAS, 89146-2101 S DECATUR BLVD 7
LAS VEGAS, 89146-

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 11/19/2013 12:23 PM**Submitted By**

Page 3

Address**Parcel Link****A/P Link**2101 S DECATUR BLVD 8
LAS VEGAS, 89146-2101 S DECATUR BLVD 16
LAS VEGAS, 89146-2101 S DECATUR BLVD 12
LAS VEGAS, 89146-2101 S DECATUR BLVD 21
LAS VEGAS, 89146-2101 S DECATUR BLVD 9
LAS VEGAS, 89146-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16301708004

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC569890 ☐ Foreign
Effective		Expire			
Name	T J PLAZA L L C				
Day Phone		Eve Phone		Organization	D S W C INC
Pager		PIN #		Position	% S & S DEV
Fax		Mobile		Profession	
E-Mail					
Address	3275 S JONES BLVD LAS VEGAS, NV 89146-6783				
Seasonal Addr					
Valid From		To			
Comments	No Comments				

Report Date 11/19/2013 12:23 PM

Submitted By

Page 4

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

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	11/19/2013 10:39	300.00
NOTIFICATION & ADVERTISING FEE	P	11/19/2013 10:39	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
----------	-------------	---	--------	--------	--------	---------	-----------	---------

Comments

594103	DEVCO	1	Incomplete	☐	11/19/2013 10:40
--------	-------	---	------------	--------------------------	------------------

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR)

Modified By NEDDOWES

Modified Date/Time 11/19/2013 10:32

Comments

No Comments

Report Date 11/19/2013 12:23 PM

Submitted By

Page 5

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.

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council?

Hearing Type

Y Parent Project link required?

Public or Admin? PUBLIC

Required five year

Review

Parent Application Type SUP

Is there a condition of approval for a Required Review?

Parent Project # U-0034-01

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

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

12/18/2013 CC SCHEDULED

0 0 0

JGRIDER 10/07/2013

Report Date 11/19/2013 12:23 PM

Submitted By

Page 6

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

984548

GRIDER JR.

JOHN

P

Planning x6711

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 984723 11/19/2013 10:37 0.00
LORA DREJA; BROWN LAW (702) 598.1408 - FOR REAGAN NATIONAL ADVERTISING OF NEVADA; CK#006768 (\$500) & CK#006767 (\$300)

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED

NOV 19 2013

Application/Petition For: RQR U-0034-01 billboard

Project Address (Location) 2101 S. Decatur Blvd

Project Name _____ Proposed Use Off Premise Sign

Assessor's Parcel #(s) 163-01-708-004

Ward # 1 - Tark

General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed same

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER TJ Plaza LLC

Contact _____

Address 3275 S. Jones #105

Phone: _____ Fax: _____

City Las Vegas

State NV Zip 89146

E-mail Address _____

APPLICANT Reagan National Advertising

Contact Dewey Reagan

Address 1775 North Warm Springs Road

Phone: (801) 521-1775 Fax: (801) 521-9741

City Salt Lake City

State UT Zip 84116

E-mail Address cheryl@reaganusa.com

REPRESENTATIVE Brown, Brown & Premsrut

Contact Lora Dreja

Address 520 S. 4th Street

Phone: (702) 384-5563 Fax: (702) 385-1023

City Las Vegas

State NV Zip 89101

E-mail Address Lora@brownlawlv.com

Property Owner Signature* _____

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

Print Name JEFF SUSA, MANAGING MEMBER

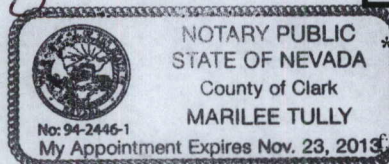
Subscribed and sworn before me

This 14 day of NOVEMBER, 20 13.

Marilee Tully

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # RQR-51547

Meeting Date: 12/18/13

Total Fee: 800.00

Date Received: 11/19/13

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.

depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
NOV 19 2013

Case Number: **RQR-51547** APN: 163-01-708-004

Name of Property Owner: TJ Plaza LLC / DWS inc / S&S Dev

Name of Applicant: Reagan National Advertising

Name of Representative: Brown, Brown and Premsrirut

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: _____

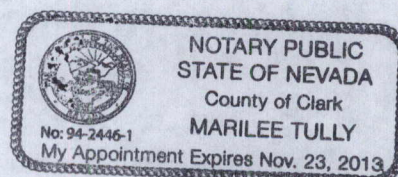
Print Name: JEFF SUSA, MANAGING MEMBER

Subscribed and sworn before me

This 14 day of NOVEMBER, 2013

Marilee Tully

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)

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 14, 2009

Weiner Family Trust TJ PLAZA LLC / DSW INC. / SFS DEV %
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89146 - 6783

RE: RQR-29711 - REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2008

Dear Applicant:

The City Council at a regular meeting held December 17, 2008 APPROVED the Required Review of an approved Special Use Permit (U-0034-01) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 2101 South Decatur Boulevard (APN 163-01-708-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2008. This approval is subject to:

Planning & Development

1. Deleted at City Council.
2. This Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the Off-Premise Sign (Billboard) 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 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. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Sign (Billboard) 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,

RQR-51547

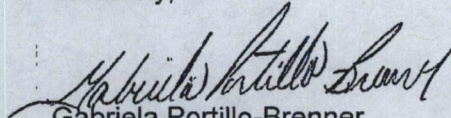
Printed with environmentally friendly soy ink.

Weiner Family Trust
RQR-29711 – Page Two
January 14, 2009

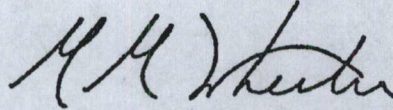
or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. Only one advertising sign is permitted per sign face.
7. The supporting structure shall be repainted to remove the graffiti within 60 days of this review, if approved.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Emily Herrera
Urban Development Services
2887 Green Valley Parkway, Suite #410
Henderson, Nevada 89014

Mr. D. J. Harris
Seiler, Inc
3929 West Wigwam Avenue
Las Vegas, Nevada 89139

RQR-51547



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

March 6, 2003

Mr. Jeff Susa
T.J.P. Nevada, Limited Partnership
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89146

RE: U-0034-01 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 5, 2003
Related to U-0034-01 Rescind

Dear Applicant:

The City Council at a regular meeting held March 5, 2003 considered the Appeal filed by Lionel Sawyer & Collins from the Denial by the Planning Commission of a request by T.J.P. Nevada, Limited Partnership on behalf of Seiler, Inc. for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2101 South Decatur Boulevard (APN: 163-01-708-004), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on March 6, 2003. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the 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 be removed.
2. 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 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

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

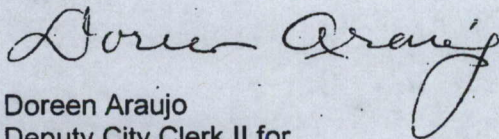
VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

RQR-51547

Mr. Jeff Susa
U-0034-01 – Page Two
March 6, 2003

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All development shall be in conformance with the Site Development plan and elevations.
5. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. D. J. Harris
Seiler, Inc.
3020 West Wigwam Avenue
Las Vegas, Nevada 89139

Ms. Emily Herrera
Urban Development Services
2887 Green Valley Parkway, Suite #410
Henderson, Nevada 89014

RQR-51547



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY



036934

March 6, 2003

Mr. Jeff Susa
T.J.P. Nevada, Limited Partnership
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89146

RE: U-0034-01 - RESCIND PREVIOUS ACTION - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 5, 2003
Related to U-0034-01

Dear Applicant:

The City Council at a regular meeting held March 5, 2003 APPROVED the request to rescind the previous Council action regarding the Appeal filed by Lionel Sawyer & Collins from the Denial by the Planning Commission of a request by T.J.P. Nevada, Limited Partnership on behalf of Seiler, Inc. for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2101 South Decatur Boulevard (APN: 163-01-708-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 6, 2003.

Sincerely,

Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Emily Herrera
Urban Development Services
2887 Green Valley Parkway, Suite #410
Henderson, Nevada 89014

Mr. D. J. Harris
Seiler, Inc.
3020 West Wigwam Avenue
Las Vegas, Nevada 89139

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

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

68112-012-8/02

RQR-51547



018236

September 26, 2001

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Mr. Jeff Susa
T.J.P. Nevada, Limited Partnership
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89146

RE: U-0034-01 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 19, 2001

Dear Mr. Susa:

The City Council at a regular meeting held September 19, 2001 considered the Appeal filed by Lionel Sawyer & Collins from the Denial by the Planning Commission of a request by T.J.P. Nevada, Limited Partnership on behalf of Seiler, Inc. for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2101 South Decatur Boulevard (APN: 163-01-708-004), C-2 (General Commercial) Zone.

The City Council denied the Appeal; thereby DENYING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2001.

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

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

Mr. D. J. Harris
Seiler, Inc.
3020 West Wigwam Avenue
Las Vegas, Nevada 89106

Ms. Emily Herrera
Urban Development Services
2887 Green Valley Parkway, Suite #410
Henderson, Nevada 89014

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

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

68112-012-11/00

RQR-51547

TJ PLAZA, LLC

RECEIVED

NOV 19 2013

Business Entity Information

Status:	Active	File Date:	5/30/2003
Type:	Domestic Limited-Liability Company	Entity Number:	LLC7885-2003
Qualifying State:	NV	List of Officers Due:	5/31/2014
Managed By:	Managers	Expiration Date:	5/30/2503
NV Business ID:	NV20031080698	Business License Exp:	5/31/2014

Additional Information

Central Index Key:

Registered Agent Information

Name:	FLANGAS MCMILLAN LAW GROUP	Address 1:	3275 SOUTH JONES BLVD.
Address 2:	SUITE 105	City:	LAS VEGAS
State:	NV	Zip Code:	89146
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count: 0

Capital Amount: \$ 0

No stock records found for this company**Officers**☒ Include Inactive Officers**Manager - LJM, LLC**

Address 1:	3275 S JONES BLVD, #105	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89146	Country:	
Status:	Historical	Email:	

Manager - LJM, LLC

Address 1:	3275 S JONES BLVD, #105	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89146	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC7885-2003-001	# of Pages:	4
File Date:	5/30/2003	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

NOV 19 2013

LJM, LLC**Business Entity Information**

Status:	Active	File Date:	4/15/1999
Type:	Domestic Limited-Liability Company	Entity Number:	LLC2613-1999
Qualifying State:	NV	List of Officers Due:	4/30/2014
Managed By:	Managers	Expiration Date:	12/31/2035
NV Business ID:	NV19991026780	Business License Exp:	4/30/2014

Additional Information

Central Index Key:

Registered Agent Information

Name:	FLANGAS MCMILLAN LAW GROUP	Address 1:	3275 SOUTH JONES BLVD.
Address 2:	SUITE 105	City:	LAS VEGAS
State:	NV	Zip Code:	89146
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count: 0

Capital Amount: \$ 0

No stock records found for this company**Officers**☒ Include Inactive Officers**Managing Member - THE MARC SIMAY FAMILY LIMITED PARTNERSHIP**

Address 1:	10080 WEST ALTA DRIVE	Address 2:	SUITE 200
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	

Managing Member - THE MARC SIMAY FAMILY LIMITED PARTNERSHIP

Address 1:	10080 WEST ALTA DRIVE	Address 2:	SUITE 200
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Historical	Email:	

Managing Member - THE SIMAY FAMILY LIMITED PARTNERSHIP

Address 1:	10080 WEST ALTA DRIVE	Address 2:	SUITE 200
City:	LAS VEGAS	State:	NV
Zip Code:	89145	Country:	
Status:	Active	Email:	

Managing Member - THE SIMAY FAMILY LIMITED PARTNERSHIP

Address 1:	10080 WEST ALTA DRIVE	Address 2:	SUITE 200
City:	LAS VEGAS	State:	NV

RECEIVED
NOV 19 2013

State of Nevada
Declaration of Value

20030710
02673

1. Assessor Parcel Number(s)

a) 163-01-708-003, 163-01-708-004

b)

c)

d)

2. Type of Property:

☐ a) Vacant Land

☐ c) Condo/Townhome

☐ e) Agr. Bldg.

☐ g) Agricultural

☐ i) Other

☐ b) Single Family Residence

☐ d) 2-4 Plex

☒ f) Comm'l/Ind'l

☐ h) Mobile Home

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:

Book:

Page:

Date of Recording:

Notes:

4. W/Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section EXEMPT 10

b. Explain Reason for Exemption: TRANSFER TO CORPORATION OWNED 100% BY GRANTOR(S)/PERCENTAGE OF OWNERSHIP IN CORPORATION IS IDENTICAL TO RECORD INTEREST IN REAL PROPERTY

5. Partial Interest: Percentage being transferred: %

The undersigned declarant(s) and acknowledge, 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, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Jeff Susa

Capacity: as Escrow Agent

Signature: Tim Plaza

Capacity: as Escrow Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JEFF SUSA, MANAGER OF LJM, LLC,

GENERAL PARTNER OF TIP, a Nevada

limited partnership

Address: 3275 South Jones Boulevard

City/State/Zip: Las Vegas, Nevada

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: TJ PLAZA, LLC, a Nevada limited liability

company

Address: 3275 South Jones Boulevard

City/State/Zip: Las Vegas, Nevada

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

Print Name: Nevada Title Company

Esc. #: 03-05-1508-DTL

Address: 2400 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

20030710
02673
CLARK COUNTY, NEVADA
FORCES RECORDED
RECORDED AT REQUEST OF: NEVADA TITLE COMPANY
07-10-2003 14:38 250 PAGE COUNT: 4

OFFICIAL RECORDS

BOOK/DIST: 20030710-02673 FEE: 17.00
P/T: E40018

A.P.N.: 163-01-708-003, 163-01-708-004
Recorded at the Request of Nevada Title Company
Escrow No.: 03-05-1508-DTL
R.P.T.T.: \$ EXEMPT 10—TRANSFER TO CORPORATION
OWNED 100% BY GRANTOR(S)

Mail tax bill to and
when recorded mail to:
TJ PLAZA, LLC
C/o S & S Development
3275 South Jones Boulevard
Las Vegas, Nevada 89146

~

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That TJP, a Nevada limited partnership, and Ditta Susan Weiner, Trustee of the Weiner Family Trust dated April 5, 1990, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby quit claim to TJ PLAZA, LLC, A Nevada limited liability company as to an undivided 73.685% interest and DSWC, Inc., a Nevada Corporation as to an undivided 26.315% interest 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".

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

IN WITNESS WHEREOF, this instrument has been executed this 3 day of JULY, 2003

20030710
02673

TJP, a Nevada limited partnership
By: LJM, LLC, a Nevada limited liability
company, its general partner

By: JEFF SUSA-MANAGER

BY: MARC SIMAY FAMILY LIMITED
PARTNERSHIP, a Nevada limited partnership-
MANAGER

By: MARC SIMAY
PRINT NAME: MARC SIMAY
TITLE: GENERAL PARTNER

By: SIMAY FAMILY LIMITED PARTERSHIP,
a Nevada limited partnership-MANAGER
By: THE MARC JOSEPH SIMAY
REVOCABLE TRUST-ITS GENERAL PARTNER

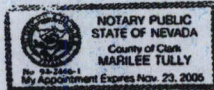
By: MARC SIMAY
PRINT NAME: MARC SIMAY-TRUSTEE

DITTA SUSAN WEINER, AS TRUSTEE OF
THE WEINER FAMILY TRUST DATED
APRIL 5, 1993

BY:
DITTA SUSAN WEINER, TRUSTEE

State of NEVADA)
County of Clark) ss:

This instrument was acknowledged before me on JULY 3, 2003
by JEFF SUSA as MANAGER / GENERAL PARTNER
of LJM, LLC AND TJP, A NV LTD PARTNERSHIP



NOTARY PUBLIC
My Commission Expires: 11-23-05
Marilee Tully

State of NEVADA)
County of Clark) ss:

This instrument was acknowledged before me on JULY 3, 2003
by MARC SIMAY as MANAGER / GENERAL PARTNER
of LJM, LLC AND TJP, A NV LTD PARTNERSHIP



NOTARY PUBLIC
My Commission Expires: 11-23-05

20030710
02673

TJP, a Nevada limited partnership
By: LJM, L.L.C. a Nevada limited liability
company, its general partner

By: _____
JEFF SUSA-MANAGER

BY: MARC SIMAY FAMILY LIMITED
PARTNERSHIP, a Nevada limited partnership-
MANAGER

By: _____
PRINT NAME: MARC SIMAY
TITLE: GENERAL PARTNER

By: SIMAY FAMILY LIMITED PARTERSHIP,
a Nevada limited partnership-MANAGER
By: THE MARC JOSEPH SIMAY
REVOCABLE TRUST-ITS GENERAL PARTNER

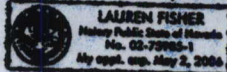
By: _____
PRINT NAME: MARC SIMAY-TRUSTEE

DITTA SUSAN WEINER, AS TRUSTEE OF
THE WEINER FAMILY TRUST DATED
APRIL 5, 1993

BY: *Ditta Susan Weiner*
DITTA SUSAN WEINER, TRUSTEE

State of NEVADA }
County of Clark }

This instrument was acknowledged before me on July 8, 2003
by Ditta Susan Weiner as Trustee
of The Weiner Family Trust dated April 5, 1993



NOTARY PUBLIC
My Commission Expires: _____

State of NEVADA }
County of Clark }

This instrument was acknowledged before me on _____
by _____ as _____
of _____

NOTARY PUBLIC
My Commission Expires: _____

20030710
02673

EXHIBIT "A"

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST
QUARTER (SE ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. &
M., DESCRIBED AS FOLLOWS:

PARCELS TWO (2) AND THREE (3) AS SHOWN BY MAP THEREOF IN FILE 23 OF
PARCEL MAPS, PAGE 97, IN THE OFFICE OF THE COUNTY RECORDER, CLARK
COUNTY, NEVADA.

ASSESSOR'S COPY



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

October 8, 2013

TJ Plaza LLC % / DWS Inc % / S&S Dev %
3275 South Jones Boulevard, Suite 105
Las Vegas, Nevada 89146-6783

RE: RQR-51547 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: U-0034-01
2101 South Decatur Boulevard (APN 163-01-708-004)

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **December 18, 2013** City Council meeting, at which time the Council may discontinue the use.

Provide 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 sign as currently configured, including any embellishments, with full dimensional information. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than November 7, 2012 to pay the application fee of \$300.00, notification fee of \$500.00 and submit the required documents.

Failure to submit the above mentioned items will not prevent the item from being placed on the agenda for consideration by the City Council, and payment of fees will be required as a condition of approval, if the Required Review is approved. If the Required Review is denied, the Special Use Permit for this site shall be discontinued, and the use shall be required to cease.

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

Sincerely,

Nora Lares, Agenda Technician
Department of Planning
Long Range Planning Division

cc:

Ms. Emily Herrera
Urban Development Services
2887 Green Valley Parkway, Suite 410
Henderson, Nevada 89014

Mr. D.J. Harris
Seiler, Inc
3929 West Wigwam Avenue
Las Vegas, Nevada 89139

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

GENERAL INFORMATION	
PARCEL NO.	163-01-708-004
OWNER AND MAILING ADDRESS	T J PLAZA L L C 73.685% D S W C INC 26.315% %S & S DEV 3275 S JONES BLVD LAS VEGAS NV 89146-6783
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	2101 S DECATUR BLVD LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 23 PAGE 97 LOT 2 SEC 01 TWP 21 RNG 60
RECORDED DOCUMENT NO.	* 20030710:02673
RECORDED DATE	07/10/2003
VESTING	NO STATUS

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

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	213
APPRAISAL YEAR	2013
FISCAL YEAR	13-14
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2012-13	2013-14
LAND	155509	155509
IMPROVEMENTS	711304	704072
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	866813	859581
TAXABLE LAND+IMP (SUBTOTAL)	2476608	2455945
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	866813	859581
TOTAL TAXABLE VALUE	2476609	2455946

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.70 Acres
ORIGINAL CONST. YEAR	1979
LAST SALE PRICE MONTH/YEAR	5100000 06/99
LAND USE	3-58 COMMERCIAL RETAIL STORES AND SHO
DWELLING UNITS	0