



April 20, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
TTY 711



Moon Valley Nursery Vegas, LLC
19820 North 7th Street, Suite #260
Phoenix, Arizona 85024

**RE: RQR-68059 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2017**

Dear Applicant:

The City Council at a regular meeting held on April 19, 2017 voted to **APPROVE** a request for a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0023-89).
2. The supporting structure of the subject Off-Premise Sign and the pavement below shall be cleaned, painted, and properly maintained within 10 days of final approval of this review.
3. 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 be removed.
4. 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.
5. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

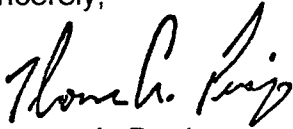


Moon Valley Nursery Vegas, LLC
RQR-68059 - Page Two
April 20, 2017

6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL:nl

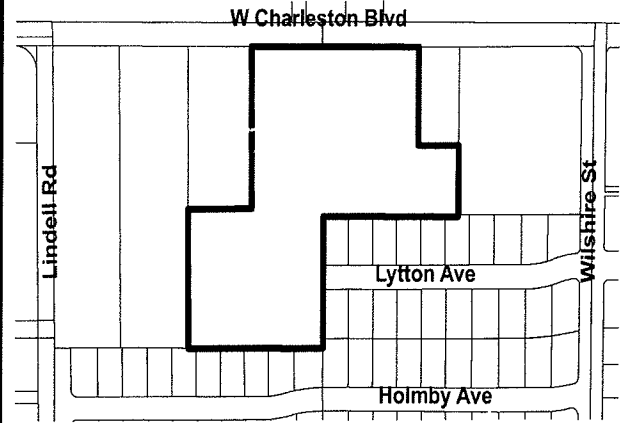
c.c.:

Mr. Lonnie Jones
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139

Application Information

RQR-68059 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MOON VALLEY NURSERY VEGAS, LLC - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

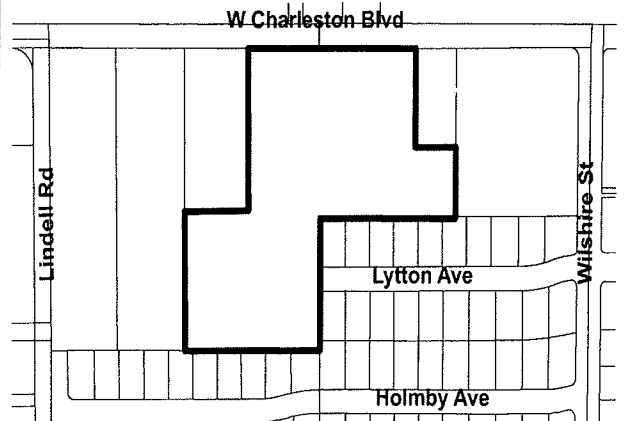
Meeting: City Council
Date: **April 19, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

Application Information

RQR-68059 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MOON VALLEY NURSERY VEGAS, LLC - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

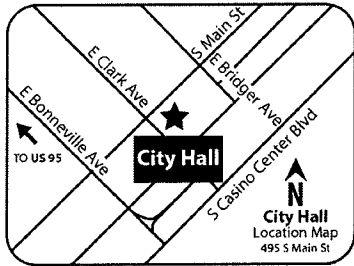
Meeting: City Council
Date: **April 19, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

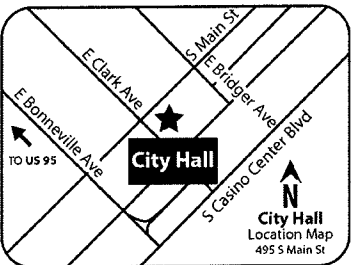
Please use available blank space on card for your comments.

RQR-68059
City Council Meeting of **04/19/2017**

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

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-68059
City Council Meeting of **04/19/2017**

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**

ROR-68059 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MOON VALLEY NURSERY VEGAS, LLC - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: APRIL 19, 2017

CASE PLANNER: STEVE GEBEKE



PUBLIC HEARING

Comments Due: MARCH 5, 2017

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) and Steve Gebeke (sgebeke@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: RQR-68059
 Project Address (Location) 5301 W. Charleston Boulevard
 Project Name RQR-68059 Proposed Use Existing
 Assessor's Parcel #(s) 163-01-501-011 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Required review of an existing off-premise advertising sign located at 5301 West Charleston Boulevard.

PROPERTY OWNER Moon Valley Nursery Vegas LLC Contact _____
 Address 19820 N. 7th Street Suite 260 Phone: _____ Fax: _____
 City PHOENIX State AZ Zip 85027
 E-mail Address ERVIZ@MVNOCORP.COM

APPLICANT Clear Channel Outdoor Contact Lonnie Jones
 Address 7370 Dean Martin Dr. Suite 407 Phone: (702) 238-7209 Fax: (702) 238-7266
 City Las Vegas State NV Zip 89139
 E-mail Address Lonniejones@clearchannel.com

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

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

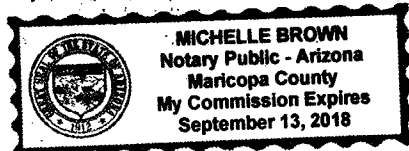
Print Name EVGENE RUIZ CFO

Subscribed and sworn before me

This 25th day of January, 20 17
MBrown

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # RQR-68059
 Meeting Date: 4/19/17
 Total Fee: \$ 800.00
 Date Received: 2/16/17
 Received By: MR EX

*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-68059** APN: 163-01-501-011

Name of Property Owner: Moon Valley Nursery Vegas LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Lonnie Jones

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: _____

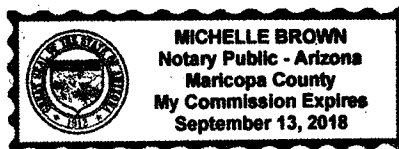
Signature of Property Owner: _____

Print Name: EUGENE Ruiz CFO

Subscribed and sworn before me

This 25th day of January, 2017

M Brown
Notary Public in and for said County and State





February 15, 2017

City of Las Vegas
Planning and Development Services
333 North Rancho Drive
Las Vegas, NV 89106

RE: JUSTIFICATION LETTER FOR RQR-68059- Existing Off-Premise Advertising Billboard Sign
(APN No. 163-01-501-011)

Physical Address: 5301 West Charleston Boulevard
Zoning C-1

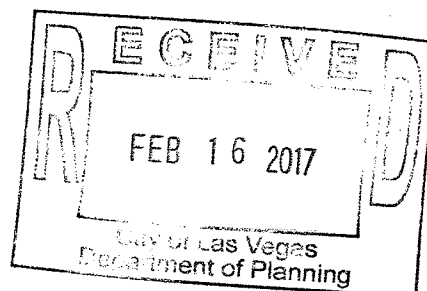
To Whom It May Concern:

Channel Outdoor is submitting to the City of Las Vegas Current Planning Department the required documentation for our permit renewal of an existing Off-Premise Advertising Billboard Sign (RQR 68059) located at 5301 West Charleston. Our Off-Premise Advertising Billboard Sign has been properly maintained, no significant changes have occurred within the area, therefore we respectfully request our Required Review of our existing Off-Premise Advertising Billboard Sign / renewal permit to be approved.

Should you have any questions or concerns please contact me directly at 702.238.7215

Thank you kindly,

Lonnie Jones
Real Estate Representative
Clear Channel Outdoor
7370 Dean Martin Drive, Suite 407
Las Vegas, NV 89139
702.238.7209 fax 702.238.7266
email: Lonniejones@clearchannel.com



Clear Channel Outdoor
7370 Dean Martin Drive Suite 407 Las Vegas, NV 89139
Call 702.238.7200 / Fax 702.238.7266 / Visit ClearChannelOutdoor.com / Follow @CCOutdoor

RQR-68059



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 19, 2012

Mr. Jay S. Harrison
Ms. Denise A. Harrison
5301 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: RQR-44239 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Applicants:

The City Council at a regular meeting held April 18, 2012, APPROVED the Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Variance (V-0023-89).
2. This Variance shall be reviewed in five (5) 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 Variance 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.

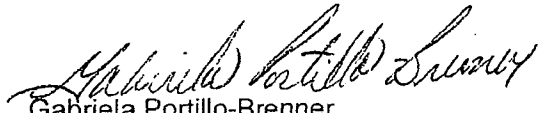
RQR-68059



Mr. Jay S. Harrison
Ms. Denise A. Harrison
RQR-44239 - Page Two
April 19, 2012, 2012

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

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

RQR-68059

CHARLESTON

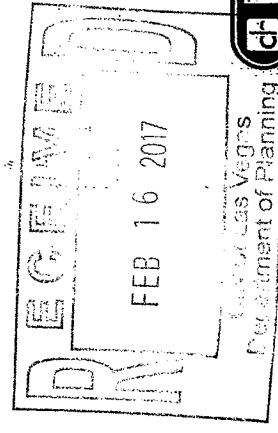
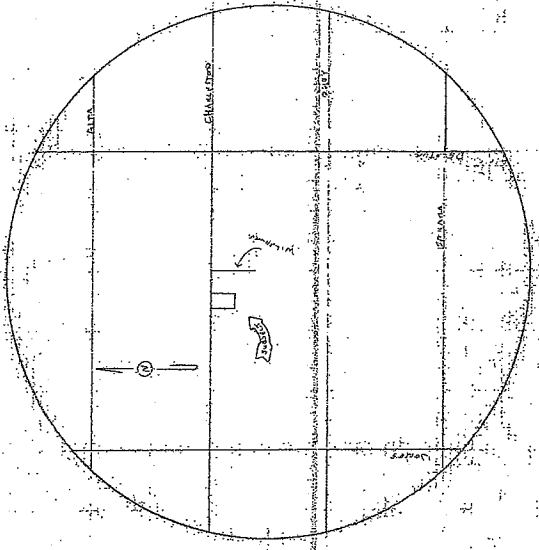
See To Us

25' wide



Planting 30' x 40' - 40' x 60' area
25' wide
Planting area

Property
Cottages



Donrey Outdoor Inc.
2111 W. Sahara Ave.
Suite 100
Las Vegas, NV 89102
Phone: 702-735-0331

Donrey

Donrey Outdoor Inc.
2111 W. Sahara Ave.
Suite 100
Las Vegas, NV 89102
Phone: 702-735-0331

RQR-68059

Mark Rex

From: Jones, Lonnie <LonnieJones@clearchannel.com>
Sent: Thursday, February 16, 2017 3:19 PM
To: Mark Rex
Subject: Fwd: Required review signature

Sent from my iPhone

Begin forwarded message:

From: Les Blake <bossman@mvncorp.com>
Date: February 16, 2017 at 3:18:42 PM PST
To: Eugene Ruiz <eruiz@mvncorp.com>
Cc: "Jones, Lonnie" <LonnieJones@clearchannel.com>
Subject: Re: Required review signature

Gene is authorized to sign

Thanks

Sent from my iPhone

On Feb 16, 2017, at 2:51 PM, Eugene Ruiz <eruiz@mvncorp.com> wrote:

Les

Please email back by replying all that I'm authorized to sign for MVN Vegas LLC. so clear channel can file the bill board with the city

Thank You,

Eugene Ruiz
Chief Financial Officer
Moon Valley Nurseries
602-437-5512 office
480-271-0083 cell

----- Forwarded message -----

From: Jones, Lonnie <LonnieJones@clearchannel.com>
Date: Thu, Feb 16, 2017 at 3:44 PM
Subject: Required review signature
To: "Eruiz@MVNcorp.com" <Eruiz@mvncorp.com>

Gene,

MOON VALLEY NURSERY VEGAS LLC

Business Entity Information			
Status:	Active	File Date:	3/24/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC6082-2004
Qualifying State:	NV	List of Officers Due:	3/31/2017
Managed By:	Managers	Expiration Date:	3/24/2504
NV Business ID:	NV20041063065	Business License Exp:	3/31/2017

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	LES BLAKE	Address 1:	7252 N RANCHO DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89131
Phone:		Fax:	
Mailing Address 1:	21230 N 53RD AVE	Mailing Address 2:	
Mailing City:	GLENDALE	Mailing State:	AZ
Mailing Zip Code:	85308		
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 - LES BLAKE			
Address 1:	19820 N 7TH ST, STE 260	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85024	Country:	USA
Status:	Active	Email:	

☒ Actions/Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC6082-2004-001	# of Pages:	1
File Date:	3/23/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

File Date:	3/31/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150141718-80	# of Pages:	1
File Date:	3/30/2015	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20150330201-57	# of Pages:	1
File Date:	7/21/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160014176-58	# of Pages:	1
File Date:	1/12/2016	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20170003960-48	# of Pages:	1
File Date:	1/4/2017	Effective Date:	
(No notes for this action)			

Inst #: 20141007-0003463
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$13770.00 Ex: #
10/07/2014 01:40:34 PM
Receipt #: 2178290
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: LEX Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 163-01-501-011

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Sklar Williams PLLC
410 South Rampart Boulevard, Suite 350
Las Vegas, Nevada 89145
Attention: Mark McIntire, Esq.

**NOTICES OF TAXES SHOULD BE
SENT TO:**

Moon Valley Nursery Vegas LLC
8281 Jo Marcy Drive
Las Vegas, Nevada 89131

RPTT: \$13,770.00

145445042-565

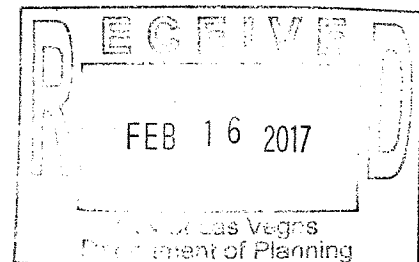
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jay S. Harrison and Denise A. Harrison (both of whom are residents of the State of Nevada), as Trustees of the Jay S. Harrison and Denise A. Harrison Family Trust ("Grantor"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey to Moon Valley Nursery Vegas LLC, a Nevada limited-liability company whose address is 8281 Jo Marcy Drive, Las Vegas, Nevada 89131, all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as set forth in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

SUBJECT TO:

1. Non-delinquent general, special and supplemental real property taxes and assessments.
2. Covenants, conditions, restrictions, easements, reservations, rights, rights-of-way and all other matters of record.
3. All matters ascertainable by an inspection or survey of the Property.

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

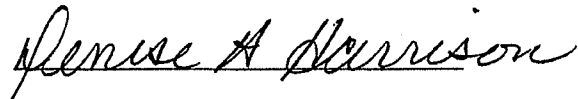


IN WITNESS WHEREOF, this instrument has been executed this ____ day of October, 2014.

GRANTOR:



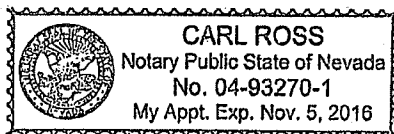
Jay S. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust



Denise A. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust

STATE OF NEVADA)
):SS
COUNTY OF CLARK)

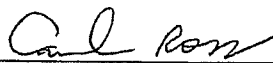
This instrument was acknowledged before me on October 5th, 2014 by Jay S. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust.




NOTARY PUBLIC

STATE OF NEVADA)
):SS
COUNTY OF CLARK)

This instrument was acknowledged before me on October 5th, 2014 by Denise A. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust.


NOTARY PUBLIC

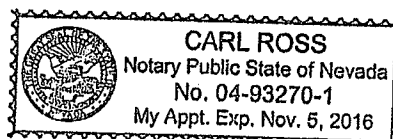


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.B. & M AND BEING MORE PARTICULARLY DESCRIBED AS:

LOT 2 AS SHOWN ON THAT CERTAIN PARCEL MAP THEREOF ON FILE IN BOOK 107, OF PARCEL MAPS, PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Assessor's Parcel Number: 163-01-501-011

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 163-01-501-011
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property:

\$2,700,000.00

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

c. Transfer Tax Value:

\$2,700,000.00 _____

d. Real Property Tax Due:

\$ 13,770.00

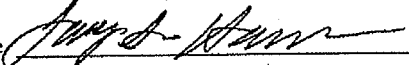
4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature 

Capacity *Seller*

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jay S. Harrison and Denise A. Harrison,
Trustees of the Jay S. Harrison and Denise A. Harrison
Family Trust and Jay Markam Inc
Address: 5431 North Grand Canyon Dr
City, State, Zip: Las Vegas, NV 89149

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Moon Valley Nursery Vegas LLC
Address: 8281 Jo Marcy Drive
City, State, Zip: Las Vegas, NV 89131

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

Print Name: Ticor Title of Nevada, Inc. Escrow # 14545042SGS
Address, City, State, Zip: 8379 W. Sunset Road #220 Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



DONREY OUTDOOR ADVERTISING COMPANY

LEASE AGREEMENT

Address 1211 W. Bonanza Rd Lease number 3485
 City Las Vegas State Nevada Zip 89106

APPROXIMATE TOTAL OF PAYMENTS
 DURING INITIAL TERM \$102,000.00

The undersigned property owner or duly authorized representative of the property owner (hereinafter called Owner), hereby leases to Donrey Outdoor Advertising Company (hereinafter called Donrey) a tract of land, approximately 14 feet by 48 feet (hereinafter called Lease Site) which is located on Owner's real property (hereinafter called Premises) located at:

CHARLESTON SL 800' W/O WILSHIRE LAS VEGAS
 in CLARK County, State of NEVADA, and shown on the area sketch below, for the purpose of erecting and maintaining outdoor advertising structure(s) together with necessary easements, rights-of-way and access over and across Owner's Premises for the construction, maintenance, servicing and removal of such advertising structure(s) and to provide electrical service to such structure(s), subject to the Terms and Conditions set forth on the reverse side.

1. **TERM.** The term of this Lease shall commence on 12/1/99 (Commencement Date) and unless terminated as hereinafter provided, shall continue for an Initial Term of ten years from the first day of the first month following erection of the advertising structure (Sign Completion Date). Donrey shall notify Owner, in writing, of the Sign Completion Date. Donrey will initiate erection of the advertising structure as soon as practicable, in its business judgement. In the event Donrey has not initiated erection of the advertising structure within two years from the Commencement Date, the Initial Term of this Agreement shall be ten years from the Commencement Date.

Additionally, Donrey shall have the right to extend the term of this Lease for an additional period of 10 years (Extended Term) under the same terms and conditions by tendering to Owner the lease payment which shall have been increased by ten per cent over the Initial Term lease amount as consideration for the extension of this Lease and by mailing written notice of the term extension at least sixty days before the expiration of the Initial Term.

Thereafter, this Lease shall be automatically extended for successive terms of one year (Successive Term) each from the expiration of the Extended Term until terminated by either Donrey or Owner as of the end of any Successive Term by giving the other written notice no less than sixty days prior to the end of such Successive Term.

2. **CONSIDERATION.** As consideration for the rental of the Lease Site, easements and rights herein provided, including the right to extend the term of this Lease, Donrey shall pay to Owner (or its authorized agent, upon receipt by Donrey of written proof of Owner's consent) the sum of \$ 0 per year from the Commencement Date to the Sign Completion Date and the sum of \$ 10,200 per year thereafter for the full term of this Lease and such sum plus ten per cent during any Extended or Successive Term, less any monies due and owing to Donrey by Owner, if any. Rental payments shall be paid to Owner, unless otherwise directed by Owner, in ~~(annual) (semi-annual) (quarterly)~~ (monthly) payments of \$ 850.00 each (during the Initial Term), in advance, payable at the address below.

3. **SPECIAL PROVISIONS.** LESSOR TO RECEIVE 10,200.00 PER YEAR OR 25% OF GROSS REVENUE, LESS AGENCY COMMISSION, WHICHEVER IS GREATER.

4. **ADDITIONAL TERMS INCORPORATED.** This Lease Agreement consists of this page and the additional provisions appearing on the back hereof, which are specifically made a part of this Lease Agreement.

5. **APPROVAL.** This Lease Agreement shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, trustees and assigns upon approval by the General Manager of Donrey Outdoor Advertising Company signified by execution of his or her name below.

OWNER'S NAME: CAROL HARRISON

BY: Carol Harrison

SIGNATURE AND TITLE

562-40-6601

SOCIAL SECURITY OR FED. ID

MAIL LEASE CHECK TO: 5403 W. Charleston

STREET ADDRESS

Las Vegas, Nevada 89102-1337

CITY, STATE AND ZIP

STATE OF NEVADA COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF Feb, 1999 BY THE OWNER NAMED ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTE: If Lessor is the agent of the Owner, the name and address of the Owner are: _____

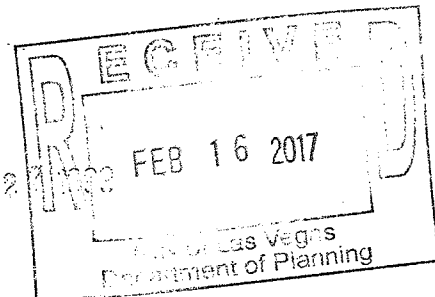
And Agent warrants that Agent has full power and authority to execute this Lease, that the execution thereof does not violate any authority of Owner, and, as proof thereof Agent has provided to Donrey written authorization from Owner for Agent to act in such capacity.

APPROVED FOR DONREY

BY: Bobby A. Donrey

GENERAL MANAGER

Area sketch of premises



PHONE: (702) 256-2509

A. Throughout the term of this Lease or any extension thereof, Donrey shall keep in full force and effect public liability insurance covering bodily injury and physical property damage resulting from the negligence or willful act of Donrey's agents, servants and employees in the construction, maintenance, repair, servicing or removal of Lessee's advertising structure(s) and Donrey agrees to hold Owner harmless from any and all claims or demands resulting therefrom. Owner agrees to hold Donrey harmless from any and all claims or demands on account of bodily injury or property damage caused by or resulting from any negligent or willful act of the Owner or Owner's Agents, servants and employees.

B. Owner (or Agent) covenants and warrants that he or she is the sole Owner (or duly authorized Agent of the Owner) of the Premises and that legal title to the Leased Premises is vested in the Owner. Owner and Agent agree to indemnify and hold Donrey harmless from the claim of any third party(ies) to title, whether legal or equitable, or claim to the Lease Site, and shall at its expense defend Donrey's interests and pay any judgment rendered against Donrey resulting from any such claim.

C. Unless this Lease is terminated as herein provided, this Lease Agreement shall survive any sale of the property by Owner; however, Owner covenants that in the event of the sale of the Premises (or such portion as contains the Lease Site), Owner shall promptly give written notice to Donrey of the name and address of the new Owner.

D. Owner further covenants and warrants that so long as Donrey shall pay the rental as herein provided and perform the other covenants of this Lease, Donrey shall have, hold and enjoy the use of the Lease Site for the term of this Lease and any extensions thereof.

E. In the event Owner proposes the construction of a permanent building upon the Lease Site, or upon the Premises where the location of the sign would violate any applicable zoning or building set-back requirements, from the proposed building, the Owner may terminate this Lease upon ninety days prior written notice which must be accompanied by a copy of Owner's building permit, a copy of the Owner's building plans showing the encroachment of the building upon the Lease Site, notice of the date construction will commence, and the refund to Donrey of all prepaid rental as of the construction commencement date. Donrey agrees to remove its outdoor advertising structure on or before commencement of actual construction of Owner's building.

In the event Owner does not pursue construction of the permanent building for a period of sixty consecutive days, then the Notice of Termination shall be ineffective and upon tendering to Owner the previously refunded prepaid rental Donrey shall have the right, at its option and upon notice to Owner, to re-enter the Premises to re-erect the outdoor advertising structure. Additionally, at the option of Donrey, Donrey shall have the right to charge Owner for either the cost of re-erection of the outdoor advertising structure(s) or the amount of monthly advertising revenue generated by such structure(s) (computed by determining the average monthly revenues generated by advertising placed on said structure(s) during the preceding twelve month period) for each month remaining on the lease term.

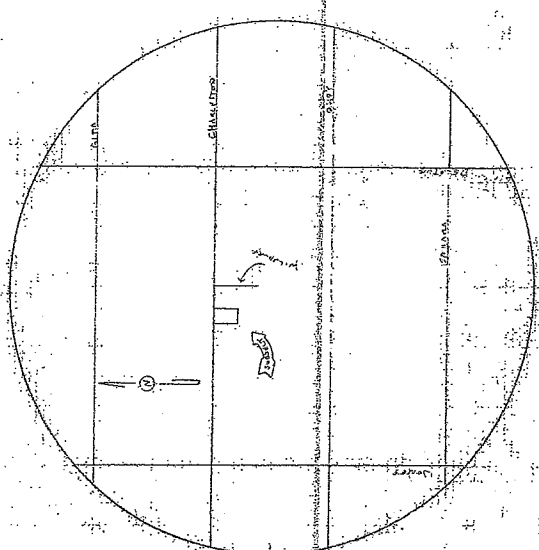
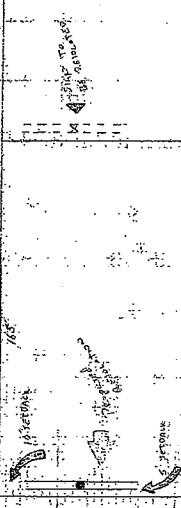
F. In the event that the Lease Site is condemned by any condemning authority, or sold under threat of condemnation by any condemning authority, this Lease shall terminate as of the date that such condemning authority takes actual possession of the Lease Site and Owner shall refund to Donrey all prepaid rental as of such date. Donrey shall be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of its outdoor structure(s) and for all other losses to which Donrey shall be entitled under applicable law.

Donrey and Owner acknowledge and agree that all outdoor advertising structures, materials and equipment placed upon the Lease Site by Donrey are and shall remain the property of Donrey, shall not be considered "fixtures" of the property, and may be removed by Donrey upon the termination of this Lease or any extension thereof or within a reasonable time thereafter. In connection with such removal, removal shall be accomplished by Donrey's cutting the supports for the outdoor advertising structure(s) at any point six inches below the then existing grade level and returning the Lease Site to such condition as it was in on the Commencement Date.

G. Owner covenants and agrees not to erect nor permit any other party to erect any outdoor advertising structures or displays on any property owned or controlled by Owner within a radius of six hundred feet or such distance as may be specified, in any applicable rule, regulation, ordinance or statute, whichever is greater, of Donrey's outdoor advertising structure(s), nor to obstruct the view of Donrey's outdoor advertising structure(s), nor to do or permit any act upon Owner's property which would adversely affect Donrey's access to or the use and enjoyment of the Lease Site.

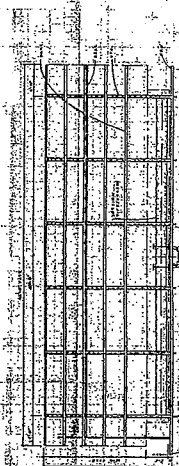
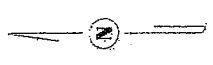
H. In the event that the value of the Lease Site to Donrey is destroyed or diminished by (a) the enactment or enforcement of any law, statute, ordinance, rule, regulation or building restriction which prevents, interferes with, or prohibits the erection, maintenance or continued sales or operational use of Donrey's outdoor advertising structure(s), or (b) the total or partial obstruction of the outdoor advertising structure(s) for any reason not caused by Owner, or (c) changes in streets, highways or traffic patterns, or (d) any other event or occurrence which adversely affects the advertising and commercial value of the Lease Site to Donrey, Donrey may terminate this lease upon thirty days prior written notice to Owner, and Owner agrees to refund to Donrey all unearned prepaid rental as of the date of such termination.

CHARLESTON



Plant 310-400-001
APPROXIMATE THIS ROAD
250' WIDE
PLANT STORAGE AREA

Roofing
Contractors



RECEIVED
FEB 16 2017
City of Las Vegas
Department of Planning

City of Las Vegas
Department of Planning
1000 Las Vegas Blvd. N.
Suite 1000
Las Vegas, NV 89101
Phone: 702-258-1234

DONREY

Project Number: 1
Date: 1/11/17
City: Las Vegas
Project Name: 1000 Las Vegas Blvd. N.
Suite 1000

RQR-68059



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RQR-68059
4/19/17 CC

April 19, 2012

~~Mr. Jay S. Harrison
Ms. Denise A. Harrison
5301 West Charleston Boulevard
Las Vegas, Nevada 89146~~

Moon Valley Nursery Vegas LLC
19820 N. 7th St. #260
Phoenix, AZ 85024

RE: RQR-44239 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Applicants:

The City Council at a regular meeting held April 18, 2012, APPROVED the Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Variance (V-0023-89).
2. This Variance shall be reviewed in five (5) 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 Variance shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.



Mr. Jay S. Harrison
Ms. Denise A. Harrison
RQR-44239 - Page Two
April 19, 2012, 2012

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

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



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 8, 2016

Moon Valley Nursery Vegas, LLC
19820 North 7th Street, Suite #260
Phoenix, Arizona 85024

RE: RQR-68059 - REQUIRED REVIEW - VARIANCE
PREVIOUS CASE(S): RQR-44239, V-0023-89
5301 West Charleston Boulevard (APN 163-01-501-011)

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **April 19, 2017** City Council meeting, at which time the Council may discontinue the use.

Provide two 24" x 36" and two 8½" x 11" site plans, two 24" x 36" and two 8½" x 11" floor plans, and two 24" x 36" and two 8½" x 11" elevation plans depicting the site. The submitted plans must show off-premise sign as currently configured 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 **February 20, 2017** 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,

A handwritten signature in cursive script that reads "Carman Burney".

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. Lonnie Jones
Mr. Mike Overbo
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139

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

April 19, 2012

Mr. Jay S. Harrison
Ms. Denise A. Harrison
5301 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: RQR-44239 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Applicants:

The City Council at a regular meeting held April 18, 2012, APPROVED the Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Variance (V-0023-89).
2. This Variance shall be reviewed in five (5) 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 Variance 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

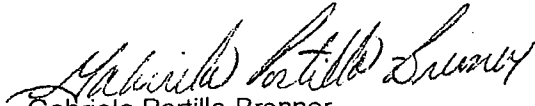
RQR-68059



Mr. Jay S. Harrison
Ms. Denise A. Harrison
RQR-44239 - Page Two
April 19, 2012, 2012

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

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

RQR-68059



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-68059** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

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: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

*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.



April 20, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
TTY 711



Moon Valley Nursery Vegas, LLC
19820 North 7th Street, Suite #260
Phoenix, Arizona 85024

**RE: RQR-68059 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2017**

Dear Applicant:

The City Council at a regular meeting held on April 19, 2017 voted to **APPROVE** a request for a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0023-89).
2. The supporting structure of the subject Off-Premise Sign and the pavement below shall be cleaned, painted, and properly maintained within 10 days of final approval of this review.
3. 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 be removed.
4. 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.
5. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.

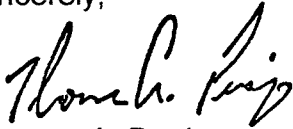


Moon Valley Nursery Vegas, LLC
RQR-68059 - Page Two
April 20, 2017

6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL:nl

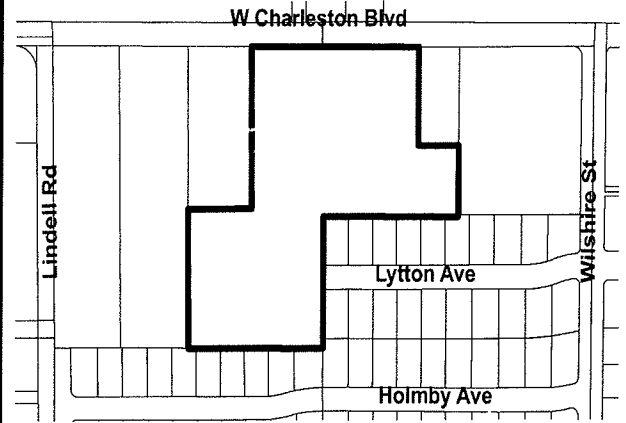
c.c.:

Mr. Lonnie Jones
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139

Application Information

RQR-68059 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MOON VALLEY NURSERY VEGAS, LLC - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

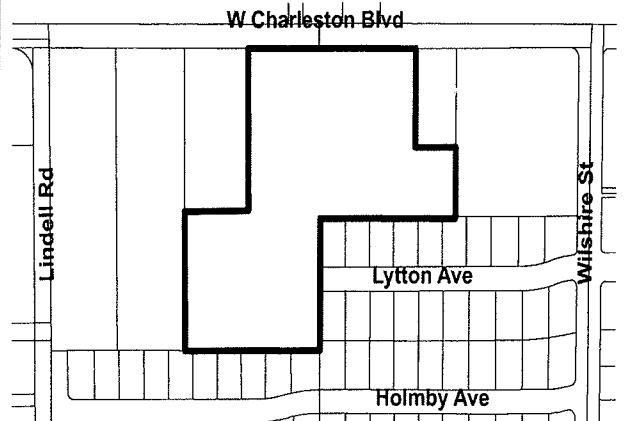
Meeting: City Council
Date: **April 19, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

Application Information

RQR-68059 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MOON VALLEY NURSERY VEGAS, LLC - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

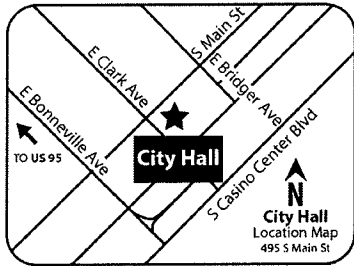
Meeting: City Council
Date: **April 19, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). **Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.**

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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

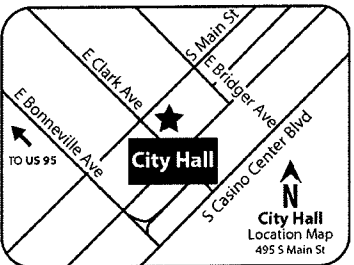
Please use available blank space on card for your comments.

RQR-68059
City Council Meeting of **04/19/2017**

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-68059
City Council Meeting of **04/19/2017**

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**

ROR-68059 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MOON VALLEY NURSERY VEGAS, LLC - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: *APRIL 19, 2017*

CASE PLANNER: STEVE GEBEKE



PUBLIC HEARING

Comments Due: *MARCH 5, 2017*

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) and Steve Gebeke (sgebeke@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: RQR-68059
 Project Address (Location) 5301 W. Charleston Boulevard
 Project Name RQR-68059 Proposed Use Existing
 Assessor's Parcel #(s) 163-01-501-011 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Required review of an existing off-premise advertising sign located at 5301 West Charleston Boulevard.

PROPERTY OWNER Moon Valley Nursery Vegas LLC Contact _____
 Address 19820 N. 7th Street Suite 260 Phone: _____ Fax: _____
 City PHOENIX State AZ Zip 85027
 E-mail Address ERVIZ@MUNCORP.COM

APPLICANT Clear Channel Outdoor Contact Lonnie Jones
 Address 7370 Dean Martin Dr. Suite 407 Phone: (702) 238-7209 Fax: (702) 238-7266
 City Las Vegas State NV Zip 89139
 E-mail Address Lonniejones@clearchannel.com

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

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

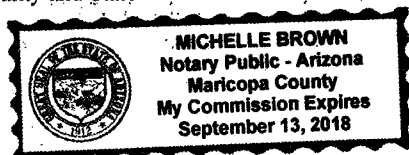
Print Name EVGENE RUIZ CFO

Subscribed and sworn before me

This 25th day of January, 20 17
MBrown

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # RQR-68059
 Meeting Date: 4/19/17
 Total Fee: \$ 800.00
 Date Received: 2/16/17
 Received By: MR EX

*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-68059** APN: 163-01-501-011

Name of Property Owner: Moon Valley Nursery Vegas LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Lonnie Jones

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: _____

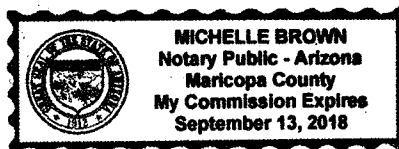
Signature of Property Owner: _____

Print Name: EUGENE Ruiz CFO

Subscribed and sworn before me

This 25th day of January, 2017

M. Brown
Notary Public in and for said County and State





February 15, 2017

City of Las Vegas
Planning and Development Services
333 North Rancho Drive
Las Vegas, NV 89106

RE: JUSTIFICATION LETTER FOR RQR-68059- Existing Off-Premise Advertising Billboard Sign
(APN No. 163-01-501-011)

Physical Address: 5301 West Charleston Boulevard
Zoning C-1

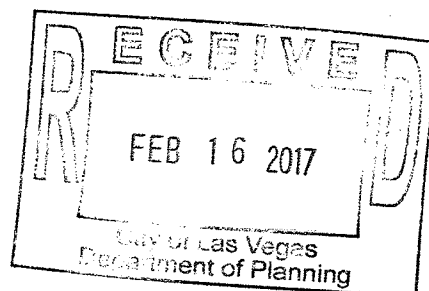
To Whom It May Concern:

Channel Outdoor is submitting to the City of Las Vegas Current Planning Department the required documentation for our permit renewal of an existing Off-Premise Advertising Billboard Sign (RQR 68059) located at 5301 West Charleston. Our Off-Premise Advertising Billboard Sign has been properly maintained, no significant changes have occurred within the area, therefore we respectfully request our Required Review of our existing Off-Premise Advertising Billboard Sign / renewal permit to be approved.

Should you have any questions or concerns please contact me directly at 702.238.7215

Thank you kindly,

Lonnie Jones
Real Estate Representative
Clear Channel Outdoor
7370 Dean Martin Drive, Suite 407
Las Vegas, NV 89139
702.238.7209 fax 702.238.7266
email: Lonniejones@clearchannel.com



Clear Channel Outdoor
7370 Dean Martin Drive Suite 407 Las Vegas, NV 89139
Call 702.238.7200 / Fax 702.238.7266 / Visit ClearChannelOutdoor.com / Follow @CCOutdoor

RQR-68059



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 19, 2012

Mr. Jay S. Harrison
Ms. Denise A. Harrison
5301 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: RQR-44239 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Applicants:

The City Council at a regular meeting held April 18, 2012, APPROVED the Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Variance (V-0023-89).
2. This Variance shall be reviewed in five (5) 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 Variance 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.

RQR-68059



Mr. Jay S. Harrison
Ms. Denise A. Harrison
RQR-44239 - Page Two
April 19, 2012, 2012

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

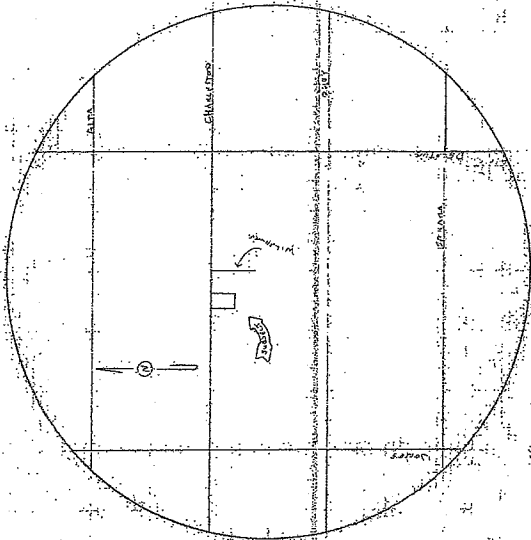
cc: Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #350
Las Vegas, Nevada 89102

RQR-68059

CHARLESTON

See To Us

25' wide



Plant 25' wide
Plant 25' wide
Plant 25' wide

Property
Cottages



RECEIVED
FEB 16 2017
City of Las Vegas
Department of Planning

Donrey Outdoor Inc.
2111 W. Sahara Ave.
Suite 100
Las Vegas, NV 89102
Phone: 702-735-0331

DONREY

Donrey Outdoor Inc.
2111 W. Sahara Ave.
Suite 100
Las Vegas, NV 89102
Phone: 702-735-0331

RQR-68059

Mark Rex

From: Jones, Lonnie <LonnieJones@clearchannel.com>
Sent: Thursday, February 16, 2017 3:19 PM
To: Mark Rex
Subject: Fwd: Required review signature

Sent from my iPhone

Begin forwarded message:

From: Les Blake <bossman@mvncorp.com>
Date: February 16, 2017 at 3:18:42 PM PST
To: Eugene Ruiz <eruiz@mvncorp.com>
Cc: "Jones, Lonnie" <LonnieJones@clearchannel.com>
Subject: Re: Required review signature

Gene is authorized to sign

Thanks

Sent from my iPhone

On Feb 16, 2017, at 2:51 PM, Eugene Ruiz <eruiz@mvncorp.com> wrote:

Les

Please email back by replying all that I'm authorized to sign for MVN Vegas LLC. so clear channel can file the bill board with the city

Thank You,

Eugene Ruiz
Chief Financial Officer
Moon Valley Nurseries
602-437-5512 office
480-271-0083 cell

----- Forwarded message -----

From: Jones, Lonnie <LonnieJones@clearchannel.com>
Date: Thu, Feb 16, 2017 at 3:44 PM
Subject: Required review signature
To: "Eruiz@MVNcorp.com" <Eruiz@mvncorp.com>

Gene,

MOON VALLEY NURSERY VEGAS LLC

Business Entity Information			
Status:	Active	File Date:	3/24/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC6082-2004
Qualifying State:	NV	List of Officers Due:	3/31/2017
Managed By:	Managers	Expiration Date:	3/24/2504
NV Business ID:	NV20041063065	Business License Exp:	3/31/2017

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	LES BLAKE	Address 1:	7252 N RANCHO DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89131
Phone:		Fax:	
Mailing Address 1:	21230 N 53RD AVE	Mailing Address 2:	
Mailing City:	GLENDALE	Mailing State:	AZ
Mailing Zip Code:	85308		
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 - LES BLAKE			
Address 1:	19820 N 7TH ST, STE 260	Address 2:	
City:	PHOENIX	State:	AZ
Zip Code:	85024	Country:	USA
Status:	Active	Email:	

☒ Actions/Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC6082-2004-001	# of Pages:	1
File Date:	3/23/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

File Date:	3/31/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150141718-80	# of Pages:	1
File Date:	3/30/2015	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20150330201-57	# of Pages:	1
File Date:	7/21/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160014176-58	# of Pages:	1
File Date:	1/12/2016	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20170003960-48	# of Pages:	1
File Date:	1/4/2017	Effective Date:	
(No notes for this action)			

Inst #: 20141007-0003463
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$13770.00 Ex: #
10/07/2014 01:40:34 PM
Receipt #: 2178290
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: LEX Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 163-01-501-011

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Sklar Williams PLLC
410 South Rampart Boulevard, Suite 350
Las Vegas, Nevada 89145
Attention: Mark McIntire, Esq.

**NOTICES OF TAXES SHOULD BE
SENT TO:**

Moon Valley Nursery Vegas LLC
8281 Jo Marcy Drive
Las Vegas, Nevada 89131

RPTT: \$13,770.00

145445042-565

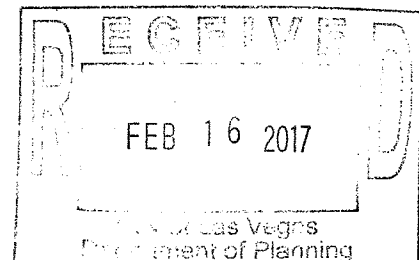
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jay S. Harrison and Denise A. Harrison (both of whom are residents of the State of Nevada), as Trustees of the Jay S. Harrison and Denise A. Harrison Family Trust ("Grantor"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey to Moon Valley Nursery Vegas LLC, a Nevada limited-liability company whose address is 8281 Jo Marcy Drive, Las Vegas, Nevada 89131, all that real property situated in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as set forth in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

SUBJECT TO:

1. Non-delinquent general, special and supplemental real property taxes and assessments.
2. Covenants, conditions, restrictions, easements, reservations, rights, rights-of-way and all other matters of record.
3. All matters ascertainable by an inspection or survey of the Property.

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

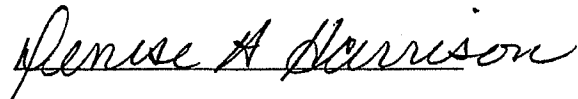


IN WITNESS WHEREOF, this instrument has been executed this ____ day of October, 2014.

GRANTOR:



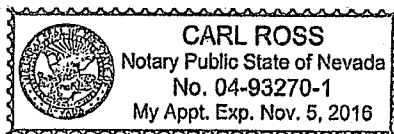
Jay S. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust



Denise A. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust

STATE OF NEVADA)
):SS
COUNTY OF CLARK)

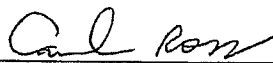
This instrument was acknowledged before me on October 5th, 2014 by Jay S. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust.




NOTARY PUBLIC

STATE OF NEVADA)
):SS
COUNTY OF CLARK)

This instrument was acknowledged before me on October 5th, 2014 by Denise A. Harrison, as Trustee of the Jay S. Harrison and Denise A. Harrison Family Trust.


NOTARY PUBLIC

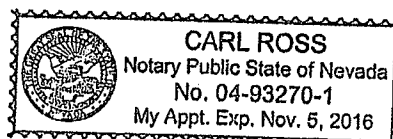


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 60 EAST M.D.B. & M AND BEING MORE PARTICULARLY DESCRIBED AS:

LOT 2 AS SHOWN ON THAT CERTAIN PARCEL MAP THEREOF ON FILE IN BOOK 107, OF PARCEL MAPS, PAGE 34, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Assessor's Parcel Number: 163-01-501-011

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 163-01-501-011
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property:

\$2,700,000.00

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

c. Transfer Tax Value:

\$2,700,000.00 _____

d. Real Property Tax Due:

\$ 13,770.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature Jay S. Harrison

Capacity Seller

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jay S. Harrison and Denise A. Harrison,
Trustees of the Jay S. Harrison and Denise A. Harrison
Family Trust and Jay Markam Inc
Address: 5431 North Grand Canyon Dr
City, State, Zip: Las Vegas, NV 89149

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Moon Valley Nursery Vegas LLC
Address: 8281 Jo Marcy Drive
City, State, Zip: Las Vegas, NV 89131

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

Print Name: Ticor Title of Nevada, Inc. Escrow # 14545042SGS
Address, City, State, Zip: 8379 W. Sunset Road #220 Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



DONREY OUTDOOR ADVERTISING COMPANY

LEASE AGREEMENT

Address 1211 W. Bonanza Rd Lease number 3485
 City Las Vegas State Nevada Zip 89106

APPROXIMATE TOTAL OF PAYMENTS
 DURING INITIAL TERM \$102,000.00

The undersigned property owner or duly authorized representative of the property owner (hereinafter called Owner), hereby leases to Donrey Outdoor Advertising Company (hereinafter called Donrey) a tract of land, approximately 14 feet by 48 feet (hereinafter called Lease Site) which is located on Owner's real property (hereinafter called Premises) located at:

CHARLESTON SL 800' W/O WILSHIRE LAS VEGAS
 in CLARK County, State of NEVADA, and shown on the area sketch below, for the purpose of erecting and maintaining outdoor advertising structure(s) together with necessary easements, rights-of-way and access over and across Owner's Premises for the construction, maintenance, servicing and removal of such advertising structure(s) and to provide electrical service to such structure(s), subject to the Terms and Conditions set forth on the reverse side.

1. **TERM.** The term of this Lease shall commence on 12/1/99 (Commencement Date) and unless terminated as hereinafter provided, shall continue for an Initial Term of ten years from the first day of the first month following erection of the advertising structure (Sign Completion Date). Donrey shall notify Owner, in writing, of the Sign Completion Date. Donrey will initiate erection of the advertising structure as soon as practicable, in its business judgement. In the event Donrey has not initiated erection of the advertising structure within two years from the Commencement Date, the Initial Term of this Agreement shall be ten years from the Commencement Date.

Additionally, Donrey shall have the right to extend the term of this Lease for an additional period of 10 years (Extended Term) under the same terms and conditions by tendering to Owner the lease payment which shall have been increased by ten per cent over the Initial Term lease amount as consideration for the extension of this Lease and by mailing written notice of the term extension at least sixty days before the expiration of the Initial Term.

Thereafter, this Lease shall be automatically extended for successive terms of one year (Successive Term) each from the expiration of the Extended Term until terminated by either Donrey or Owner as of the end of any Successive Term by giving the other written notice no less than sixty days prior to the end of such Successive Term.

2. **CONSIDERATION.** As consideration for the rental of the Lease Site, easements and rights herein provided, including the right to extend the term of this Lease, Donrey shall pay to Owner (or its authorized agent, upon receipt by Donrey of written proof of Owner's consent) the sum of \$ 0 per year from the Commencement Date to the Sign Completion Date and the sum of \$ 10,200 per year thereafter for the full term of this Lease and such sum plus ten per cent during any Extended or Successive Term, less any monies due and owing to Donrey by Owner, if any. Rental payments shall be paid to Owner, unless otherwise directed by Owner, in ~~(annual) (semi-annual) (quarterly)~~ (monthly) payments of \$ 850.00 each (during the Initial Term), in advance, payable at the address below.

3. **SPECIAL PROVISIONS.** LESSOR TO RECEIVE 10,200.00 PER YEAR OR 25% OF GROSS REVENUE, LESS AGENCY COMMISSION, WHICHEVER IS GREATER.

4. **ADDITIONAL TERMS INCORPORATED.** This Lease Agreement consists of this page and the additional provisions appearing on the back hereof, which are specifically made a part of this Lease Agreement.

5. **APPROVAL.** This Lease Agreement shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, trustees and assigns upon approval by the General Manager of Donrey Outdoor Advertising Company signified by execution of his or her name below.

OWNER'S NAME: CAROL HARRISON

BY: Carol Harrison

SIGNATURE AND TITLE

562-40-6601

SOCIAL SECURITY OR FED. ID

MAIL LEASE CHECK TO: 5403 W. Charleston

STREET ADDRESS

Las Vegas, Nevada 89102-1337

CITY, STATE AND ZIP

STATE OF NEVADA COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF Feb, 1999 BY THE OWNER NAMED ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTE: If Lessor is the agent of the Owner, the name and address of the Owner are: _____

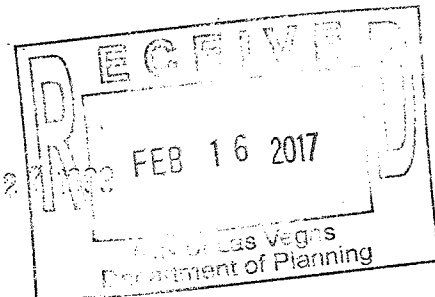
And Agent warrants that Agent has full power and authority to execute this Lease, that the execution thereof does not violate any authority of Owner, and, as proof thereof Agent has provided to Donrey written authorization from Owner for Agent to act in such capacity.

APPROVED FOR DONREY

BY: Bobby A. Donrey

GENERAL MANAGER

Area sketch of premises



PHONE: (702) 256-2509

A. Throughout the term of this Lease or any extension thereof, Donrey shall keep in full force and effect public liability insurance covering bodily injury and physical property damage resulting from the negligence or willful act of Donrey's agents, servants and employees in the construction, maintenance, repair, servicing or removal of Lessee's advertising structure(s) and Donrey agrees to hold Owner harmless from any and all claims or demands resulting therefrom. Owner agrees to hold Donrey harmless from any and all claims or demands on account of bodily injury or property damage caused by or resulting from any negligent or willful act of the Owner or Owner's Agents, servants and employees.

B. Owner (or Agent) covenants and warrants that he or she is the sole Owner (or duly authorized Agent of the Owner) of the Premises and that legal title to the Leased Premises is vested in the Owner. Owner and Agent agree to indemnify and hold Donrey harmless from the claim of any third party(ies) to title, whether legal or equitable, or claim to the Lease Site, and shall at its expense defend Donrey's interests and pay any judgment rendered against Donrey resulting from any such claim.

C. Unless this Lease is terminated as herein provided, this Lease Agreement shall survive any sale of the property by Owner; however, Owner covenants that in the event of the sale of the Premises (or such portion as contains the Lease Site), Owner shall promptly give written notice to Donrey of the name and address of the new Owner.

D. Owner further covenants and warrants that so long as Donrey shall pay the rental as herein provided and perform the other covenants of this Lease, Donrey shall have, hold and enjoy the use of the Lease Site for the term of this Lease and any extensions thereof.

E. In the event Owner proposes the construction of a permanent building upon the Lease Site, or upon the Premises where the location of the sign would violate any applicable zoning or building set-back requirements, from the proposed building, the Owner may terminate this Lease upon ninety days prior written notice which must be accompanied by a copy of Owner's building permit, a copy of the Owner's building plans showing the encroachment of the building upon the Lease Site, notice of the date construction will commence, and the refund to Donrey of all prepaid rental as of the construction commencement date. Donrey agrees to remove its outdoor advertising structure on or before commencement of actual construction of Owner's building.

In the event Owner does not pursue construction of the permanent building for a period of sixty consecutive days, then the Notice of Termination shall be ineffective and upon tendering to Owner the previously refunded prepaid rental Donrey shall have the right, at its option and upon notice to Owner, to re-enter the Premises to re-erect the outdoor advertising structure. Additionally, at the option of Donrey, Donrey shall have the right to charge Owner for either the cost of re-erection of the outdoor advertising structure(s) or the amount of monthly advertising revenue generated by such structure(s) (computed by determining the average monthly revenues generated by advertising placed on said structure(s) during the preceding twelve month period) for each month remaining on the lease term.

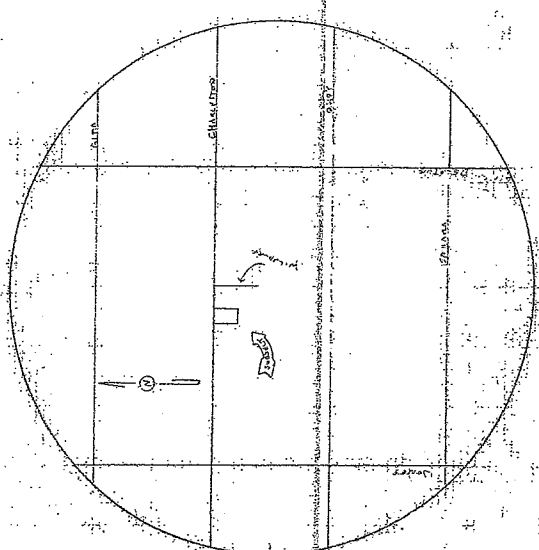
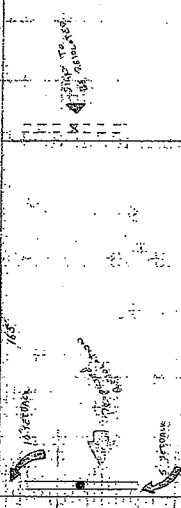
F. In the event that the Lease Site is condemned by any condemning authority, or sold under threat of condemnation by any condemning authority, this Lease shall terminate as of the date that such condemning authority takes actual possession of the Lease Site and Owner shall refund to Donrey all prepaid rental as of such date. Donrey shall be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of its outdoor structure(s) and for all other losses to which Donrey shall be entitled under applicable law.

Donrey and Owner acknowledge and agree that all outdoor advertising structures, materials and equipment placed upon the Lease Site by Donrey are and shall remain the property of Donrey, shall not be considered "fixtures" of the property, and may be removed by Donrey upon the termination of this Lease or any extension thereof or within a reasonable time thereafter. In connection with such removal, removal shall be accomplished by Donrey's cutting the supports for the outdoor advertising structure(s) at any point six inches below the then existing grade level and returning the Lease Site to such condition as it was in on the Commencement Date.

G. Owner covenants and agrees not to erect nor permit any other party to erect any outdoor advertising structures or displays on any property owned or controlled by Owner within a radius of six hundred feet or such distance as may be specified, in any applicable rule, regulation, ordinance or statute, whichever is greater, of Donrey's outdoor advertising structure(s), nor to obstruct the view of Donrey's outdoor advertising structure(s), nor to do or permit any act upon Owner's property which would adversely affect Donrey's access to or the use and enjoyment of the Lease Site.

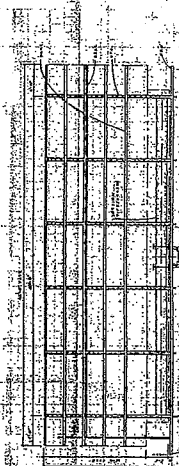
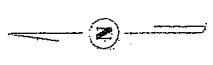
H. In the event that the value of the Lease Site to Donrey is destroyed or diminished by (a) the enactment or enforcement of any law, statute, ordinance, rule, regulation or building restriction which prevents, interferes with, or prohibits the erection, maintenance or continued sales or operational use of Donrey's outdoor advertising structure(s), or (b) the total or partial obstruction of the outdoor advertising structure(s) for any reason not caused by Owner, or (c) changes in streets, highways or traffic patterns, or (d) any other event or occurrence which adversely affects the advertising and commercial value of the Lease Site to Donrey, Donrey may terminate this lease upon thirty days prior written notice to Owner, and Owner agrees to refund to Donrey all unearned prepaid rental as of the date of such termination.

CHARLESTON



Plant 310-440-001
APPROXIMATE THIS ROAD
250' WIDE
PLANT STORAGE AREA

Roofing
Contractors



RECEIVED
FEB 16 2017
City of Las Vegas
Department of Planning

DONREY

Donrey Construction
10000 S. Eastern Ave. Suite 100
Las Vegas, NV 89123
Phone: 702.735.1111
Fax: 702.735.1112
Email: info@donrey.com

RQR-68059



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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RQR-68059
4/19/17 CC

April 19, 2012

~~Mr. Jay S. Harrison
Ms. Denise A. Harrison
5301 West Charleston Boulevard
Las Vegas, Nevada 89146~~

Moon Valley Nursery Vegas LLC
1920 N. 7th St. #260
Phoenix, AZ 85024

RE: RQR-44239 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Applicants:

The City Council at a regular meeting held April 18, 2012, APPROVED the Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Variance (V-0023-89).
2. This Variance shall be reviewed in five (5) 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 Variance shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.



Mr. Jay S. Harrison
Ms. Denise A. Harrison
RQR-44239 - Page Two
April 19, 2012, 2012

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

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



LAS VEGAS
CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

December 8, 2016

Moon Valley Nursery Vegas, LLC
19820 North 7th Street, Suite #260
Phoenix, Arizona 85024

RE: RQR-68059 - REQUIRED REVIEW - VARIANCE
PREVIOUS CASE(S): RQR-44239, V-0023-89
5301 West Charleston Boulevard (APN 163-01-501-011)

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **April 19, 2017** City Council meeting, at which time the Council may discontinue the use.

Provide two 24" x 36" and two 8½" x 11" site plans, two 24" x 36" and two 8½" x 11" floor plans, and two 24" x 36" and two 8½" x 11" elevation plans depicting the site. The submitted plans must show off-premise sign as currently configured 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 **February 20, 2017** 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,

A handwritten signature in cursive script that reads "Carman Burney".

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. Lonnie Jones
Mr. Mike Overbo
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139

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

VOICE 702.229.6011
TTY 702.386.9108
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 19, 2012

Mr. Jay S. Harrison
Ms. Denise A. Harrison
5301 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: RQR-44239 – REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Applicants:

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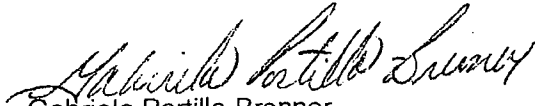
RQR-68059



Mr. Jay S. Harrison
Ms. Denise A. Harrison
RQR-44239 - Page Two
April 19, 2012, 2012

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

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

RQR-68059



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-68059** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

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: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

*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.