



March 16, 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

MER-CAR Corporation
1410 Clinton Street
Chicago, Illinois 60607

**RE: RQR-68063 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF MARCH 15, 2017**

Dear Applicant:

The City Council at a regular meeting held on March 15, 2017 voted to **APPROVE** a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-2290) shall be required.
2. This Special Use Permit shall be reviewed in three 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. All bird droppings and graffiti shall be removed from the subject site, as required by the Department of Planning, within 10 days of final approval of this review by the City Council. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
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. 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.

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
TTY 711

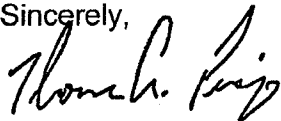


MER-CAR Corporation
RQR-68063 - Page Two
March 16, 2017

6. 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.
7. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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 March 16, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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



March 2, 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

MER-CAR Corporation
1410 Clinton Street
Chicago, Illinois 60607

**RE: RQR-68063 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF MARCH 15, 2017**

Dear Applicant:

Please be advised the City Council at its regular meeting on **March 15, 2017** as referred to above, will consider your request. This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, March 9, 2017** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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

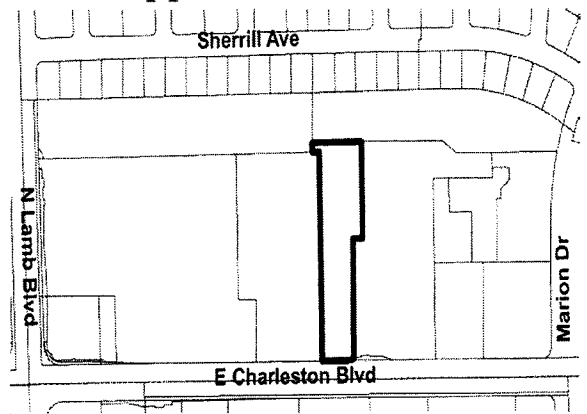
CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
TTY 711



Application Information

RQR-68063 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MER-CAR CORPORATION - For possible action on a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Application Location



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

Public Hearing Information

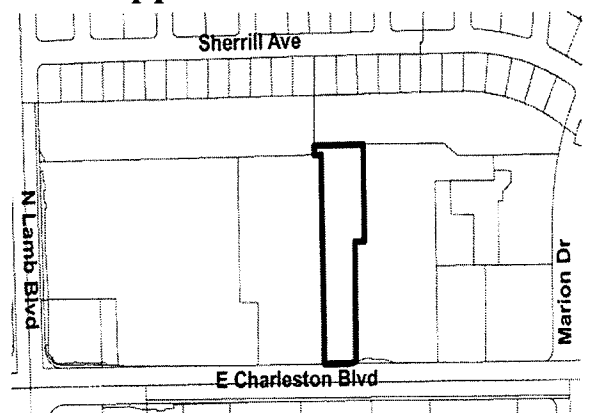
Meeting: City Council
Date: *March 15, 2017*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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-68063 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MER-CAR CORPORATION - For possible action on a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Application Location



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Public Hearing Information

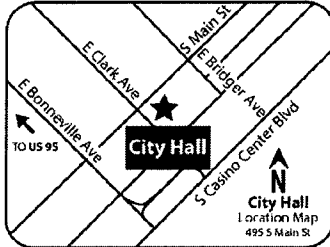
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Date: *March 15, 2017*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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

PRSR
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.

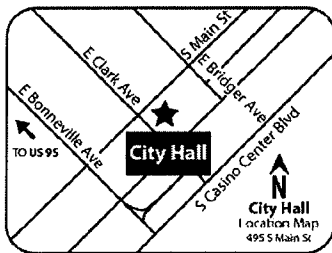
RQR-68063

City Council Meeting of **03/15/2017**

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request ☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-68063

City Council Meeting of **03/15/2017**

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**

RQR-68063 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: MER-CAR CORPORATION - For possible action on a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **MARCH 15, 2017**

CASE PLANNER: **STEVE GEBEKE** ☒ **CONSENT**

Comments Due: **FEBRUARY 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: Required Review

Project Address (Location) 4506 E. Charleston Blvd.

Project Name Mer Car Corp. Review

Proposed Use _____

Assessor's Parcel #(s) 140-32-401-006

Ward # 3

General Plan: existing _____ proposed _____

Zoning: existing C-1

proposed _____

Commercial Square Footage _____

Floor Area Ratio _____

Gross Acres _____

Lots/Units _____

Density _____

Additional Information Required review for an existing billboard

PROPERTY OWNER MER-CAR Corp.

Contact _____

Address 1410 Clinton St.

Phone: _____

Fax: _____

City Chicago

State IL

Zip 60607

E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC

Contact Scott Naftzger

Address 1863 Helm Dr.

Phone: (702) 873-4600

Fax: (702) 873-4344

City Las Vegas

State NV

Zip 89119

E-mail Address snaftzger@lamar.com

REPRESENTATIVE _____

Contact _____

Address _____

Phone: _____

Fax: _____

City _____

State _____

Zip _____

E-mail Address _____

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* _____

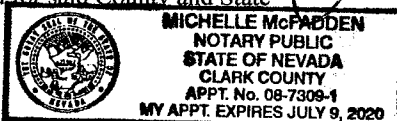
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Christopher Prickett (authorized agent)

Subscribed and sworn before me

This 5th day of January, 20 17.

Notary Public in and for said County and State



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # 68063

Meeting Date: 3-15-17 CC

Total Fee: \$800.00

Date Received: * 1-5-17

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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-68063** APN: 140-32-401-006

Name of Property Owner: MER-CAR Corp.

Name of Applicant: Lamar Central Outdoor, LLC

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: _____

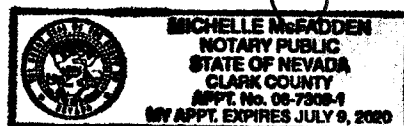
Signature of Property Owner: _____

Print Name: Christopher Prickett (authorized agent)

Subscribed and sworn before me

This 5th day of January, 2017

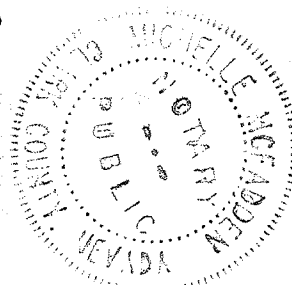
Michelle McFadden
Notary Public in and for said County and State



Revised 03/28/16

RECEIVED

JAN 05 2017





March 22, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

WARD 2, VACANT

ELIZABETH N. FRETWELL
CITY MANAGER

MER-CAR Corporation
1410 Clinton Street
Chicago, IL 60607

RE: RQR-44049 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MARCH 21, 2012

Dear Applicant:

The City Council at a regular meeting held March 21, 2012, APPROVED the request for a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2012. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-2290), if approved.
2. This Special Use Permit 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 is removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RQR-68063



MER-CAR Corporation
RQR-44049 – Page Two
March 22, 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. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, NV 89119

RQR-68063

20020328
02281

APN: 140-32-401-006 10084010
 Affix R.P.T.T. \$4,500.00
 WHEN RECORDED MAIL TO: * Mail tax statements to same *
 Mer-Car Corporation
 1410 S. Clinton Street
 Chicago, IL 60607

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Carver Companies V, a California limited partnership

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged,
 do hereby Grant, Bargain, Sell and Convey to

Mer-Car Corporation, a Illinois Corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
 See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements
 now of record, if any.

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

Witness my/our hand(s) this 25 day of March, 2002

SELLERS:

Carver Companies V, a California
 Limited Partnership; By Carver
 Management Corporation, It's General
 Partner

Roy William Carver President
 By: Roy William Carver, President

STATE OF CALIFORNIA)
) ss.
 COUNTY OF RIVERSIDE)

Escrow No. 02122148-027-PB

On this 3-25-02

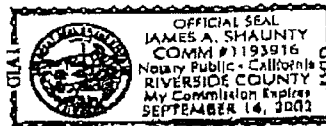
appeared before me, a Notary Public,

Roy William Carver

personally known or proven to me to be the
 person(s) whose name(s) is/are subscribed to the
 above instrument, who acknowledged that
 he/she/they executed the instrument for the
 purposes therein contained.

Notary Public

My commission expires

Sept 14, 2002

RECEIVED

JAN 05 2017

20020328
02281

Exhibit A

Parcel One (1):

That portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 62 East, M.D.M., described as follows:

Lot One (1) as shown by map thereof in File 58 of Parcel Maps, Page 31, in the Office of the County Recorder, Clark County, Nevada.

Parcel Two (2):

That portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 62 East, M.D.B. & M., described as follows:

Lots One (1) and Three (3) as shown by map thereof in File 67 of Parcel Maps, Page 65 and as amended by Certificate of Amendment recorded February 07, 1991 in Book 910207 as Document No. 00797, in the Office of the County Recorder of Clark County, Nevada.

Parcel Three (3):

Non-exclusive easements for pedestrian and vehicular ingress and egress as granted and defined by that Declaration of Restrictions and Grant of Easements recorded September 30, 1988 in Book 880930 as Document No. 00376, as the same may from time to time be amended and/or supplemented in the Office of the County Recorder of Clark County, Nevada.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
03-28-2002 14:02 JYB 2
OFFICIAL RECORDS
BOOK: 20020328 INST: 02281
FEE: 15.00 RPT: 4.500.00

APN: 140-32-401-006

Affix R.P.T.T. \$4,500.00

WHEN RECORDED MAIL TO: * Mail tax statements to same*

Mer-Car Corporation

1410 S. Clinton Street

Chicago, IL 60607

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Carver Companies V. a California limited partnership

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Mer-Car Corporation, a Illinois Corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows
See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 25 day of March 2002

SELLERS:

Carver Companies V. a California
Limited Partnership: By Carver
Management Corporation, its General
Partner

By: Roy William Carver President

STATE OF CALIFORNIA)

Escrow No 02122148-027-FB

COUNTY OF RIVERSIDE)

On 25-25-02

appeared before me, a Notary Public,

Roy William Carver

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained

Notary Public

My commission expires Sept 14, 2002



20020328
02201

Exhibit A

Parcel One (1):

That portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 32, Township 20 South, Range 62 East, M.D.M., described as follows:

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CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA

03-28-2002 14:02 JVB
OFFICIAL RECORDS
BOOK: 20020328 INST: 02201

FEE: 15.00 RPTT: 4,500.00

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

a) 140-32-401-006

b) 140-32-401-008

c) 140-32-401-010

d)

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Townhouse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____

- b) ☐ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☒ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$1,800,000.00

Deed in Lieu of Foreclosure Only (value of property): ☐

Transfer Tax Value:

\$1,800,000.00

Real Property Transfer Tax Due:

\$4,500.00

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: [Signature] Capacity: _____

Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Carver Companies V
Address: 7494 Highway 111, #205
Street: _____
City: Indian Wells
State: CA Zip: 92210

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Mer-Car Corporation
Address: 1410 S. Clinton
City: Chicago
State: IL Zip: 60607

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 02122148-027

THIS IS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

20020328
02281

M

COPY

2281

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 140-32-401-006

b) 140-32-401-008

c) 140-32-401-010

d) _____

2. Type of Property:

- a) ☐ Vacant Land
c) ☐ Condo/Twnhse
e) ☐ Apt. Bldg.
g) ☐ Agricultural
i) ☐ Other _____

- b) ☐ Single Fam. Resi
d) ☐ 2-4 Plex
f) ☒ Comm'l/Ind'l
h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$1,800,000.00

Deed in Lieu of Foreclosure Only (value of property):

Transfer Tax Value:

\$1,800,000.00

Real Property Transfer Tax Due:

\$4,500.00

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 _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Carver Companies V
Address: 74-922 Highway 111, #205
City: Indian Wells
State: CA Zip: 92210

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Mex Car Corporation
Address: 1410 S. Clinton Street
City: Chicago
State: IL Zip: 60607

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 02122148-027

THIS IS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

20020328
02281

COPY

2281

THE **LAMAR** COMPANIES

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

Lease # _____

James R. McIlwain

James R. McIlwain

NEW LEASE

THIS LEASE AGREEMENT, made this 21 day of MARCH, 2003, by and between:

Mer-Car Corporation

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

WITNESSETH

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

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

4510 E. Charleston Blvd.
APN 140-32-401-006

1. This lease shall be for a term of Ten (10) years commencing on the date of completion of the advertising structure(s), unless sooner terminated as hereinafter provided.

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

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

2. LESSEE shall pay to LESSOR the greater of an annual rental of Nine Thousand Six Hundred and 00/100 (\$9600.00) Dollars, payable monthly in advance in equal installments of Eight Hundred and 00/100 (\$800.00) Dollars each, with the first installment due on the first day of the month following commencement, or 25% of the net revenue (defined as the gross revenue less any applicable advertising agency commission). Annually, upon the anniversary of the commencement of the lease agreement, the advertising revenue of the sign for the previous twelve month period shall be calculated, any applicable advertising agency commission deducted, and 25% of the resulting net revenue shall be calculated. The percentage figure shall be then compared to the rental already paid for the previous twelve month period, and if the percentage is large a check for the difference shall be issued to the LESSOR within thirty (30) days of the anniversary date of the lease agreement. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within Thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE Thirty (30) days thereafter to cure any default.

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

4. LESSEE may terminate this lease upon giving Thirty (30) days written notice in the event that the advertising structure becomes entirely or partially obstructed in any way or in LESSEE'S opinion the location becomes economically or otherwise undesirable. If LESSEE is prevented from constructing advertising structure(s) at the leased premises by reason of any final governmental law, regulation, order or other action, this lease will terminate immediately. In the event of termination of this lease prior to expiration, LESSOR will return to LESSEE any unearned rentals on a pro rata basis.

5. All structures, equipment and materials placed upon the premises by the LESSEE shall remain the property of LESSEE and may be removed by it at any time prior to or within a reasonable time after expiration of the term hereof or any extension. At the termination of this lease, LESSEE agrees to restore the surface of the leased premises to its original condition. The LESSEE shall have the

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JAN 05 2017

right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S advertising structure(s), at the sole discretion of LESSEE. All such permits shall be the property of LESSEE.

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

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

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

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

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

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

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

EXECUTED BY LABBOR IN THE PRESENCE OF:

~~Max-Cat Corporation~~
~~LEWIS~~

LEBO

~~LESTER~~ / ~~Mary Dulany~~

1410 S. Clinton Street Chicago, IL 60607-5102
LESSOR'S ADDRESS

(773) 227-2160

LESSON'S TELEPHONE NUMBER _____

36-337-1013

LEADER'S SENTINEL

THE LAMAR COMPANIES, LESSEE

BY: W/C
VICE-PRESIDENT/GENERAL MANAGER

DATE: 11/24/62

This instrument Prepared by:

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

Jane B. Hildreth

James R. McDwain

SHOW POINTS OF
COMPASS N.E.W.



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

MER-CAR Corporation
631 North Stephanie Street, Suite #550
Henderson, Nevada 89014

**RE: RQR-68063 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: RQR-44049, SUP-2290
4506 East Charleston Boulevard (APN 140-32-401-006)**

Dear Mr. Beard:

Our records indicate the above referenced action will be scheduled for the **March 15, 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 **January 25, 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. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-68063** 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 #

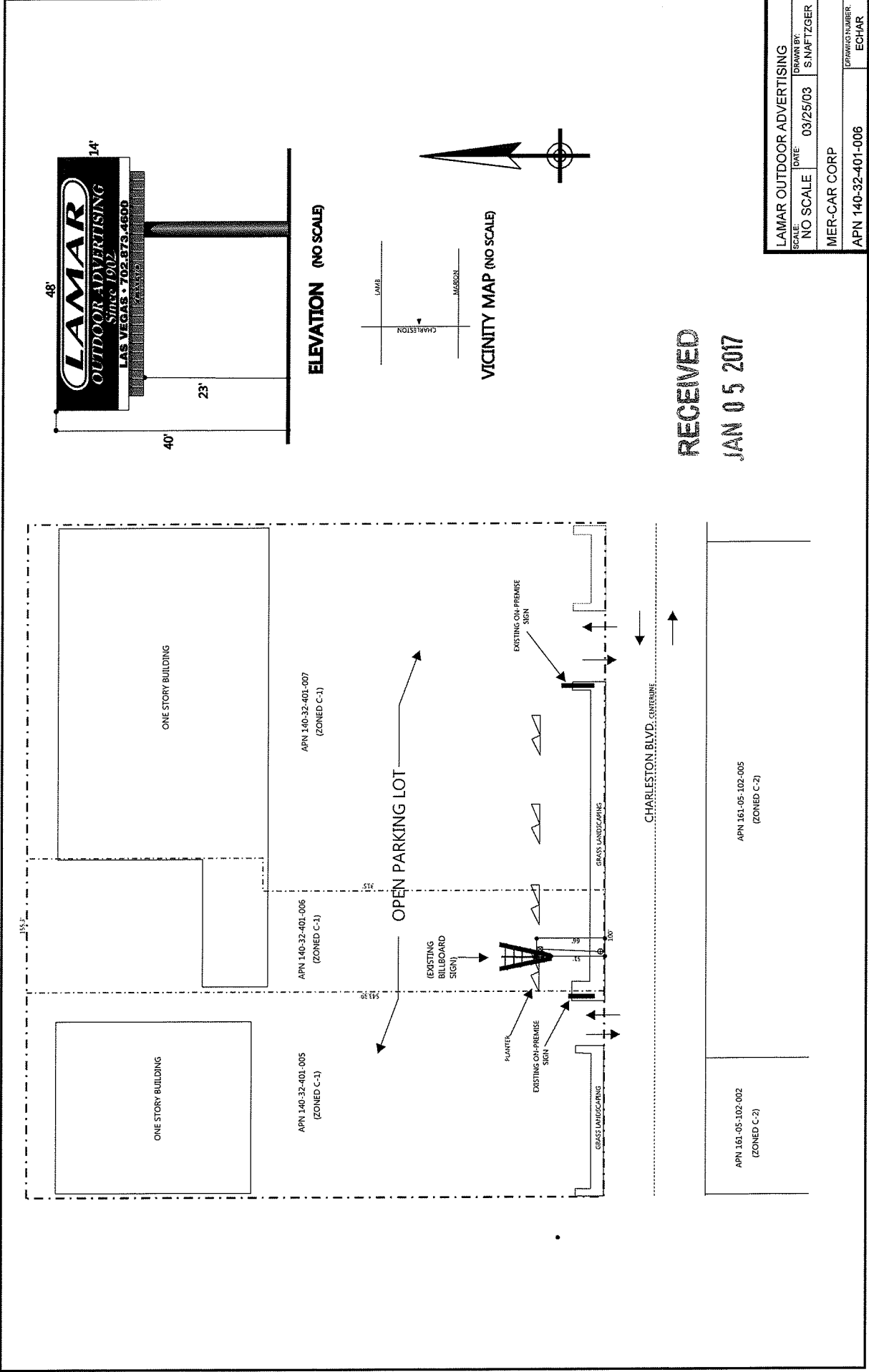
Meeting Date:

Total Fee:

Date Received:*

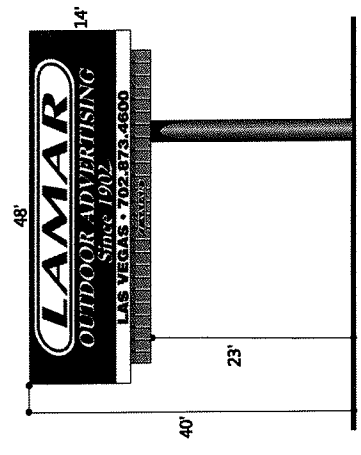
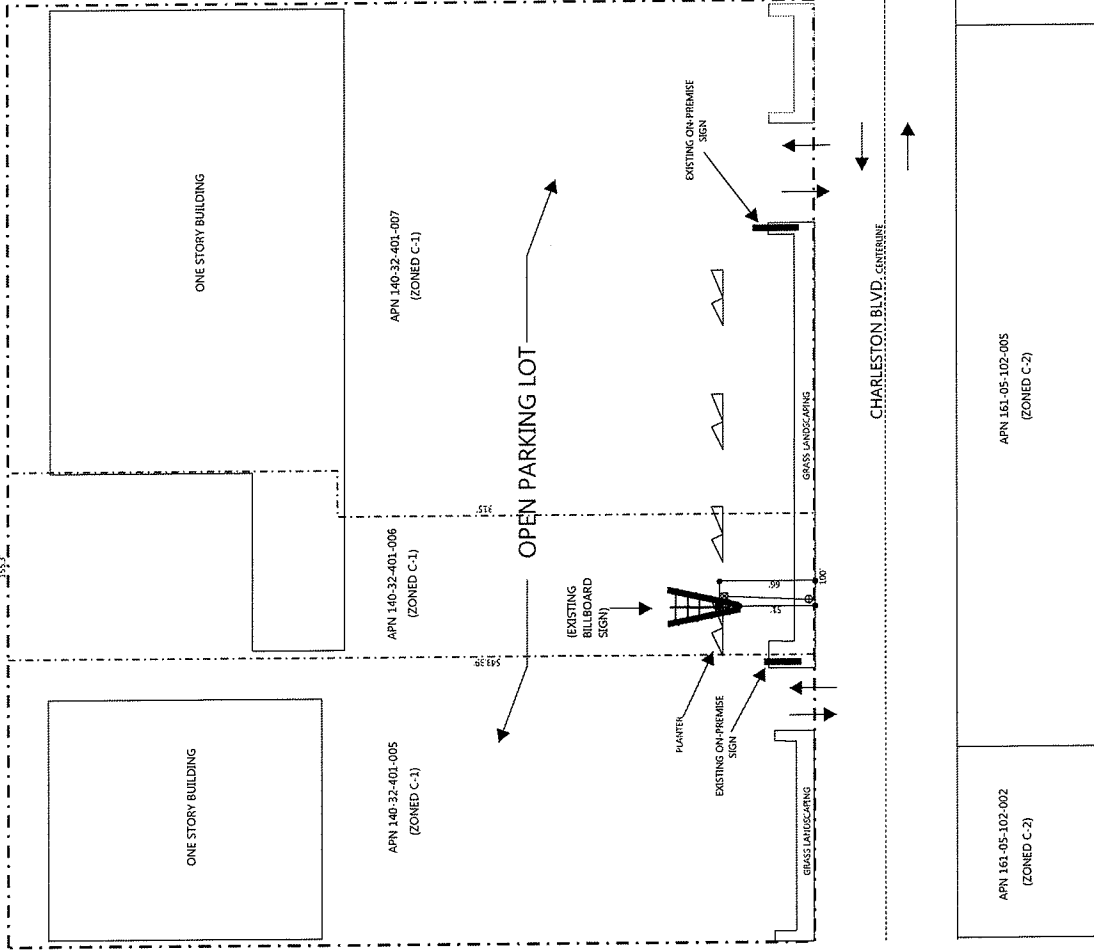
Received By:

*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.

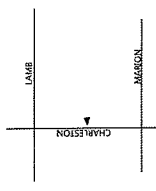


LAMAR OUTDOOR ADVERTISING	
SCALE: NO SCALE	DRAWN BY: S.NAFTZGER
DATE: 03/25/03	
MER-CAR CORP	
APN 140-32-401-006	DRAWING NUMBER: ECHAR

RQR-68063



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)



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LAMAR OUTDOOR ADVERTISING	
SCALE: NO SCALE	DATE: 03/25/03
DRAWN BY: S.NAFTZGER	
MER-CAR CORP	
APN 140-32-401-006	DRAWING NUMBER: ECHAR

RQR-68063



RQR-68063
March 15, 17 CC

March 22, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

WARD 2, VACANT

ELIZABETH N. FRETWELL
CITY MANAGER

MER-CAR Corporation
~~1410 Clinton Street~~
~~Chicago, IL 60607~~

631 N. Stephanie St. #550
Henderson, NV. ~~89014~~ 89014

RE: RQR-44049 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MARCH 21, 2012

Dear Applicant:

The City Council at a regular meeting held March 21, 2012, APPROVED the request for a Required Review of an approved Special Use Permit (SUP-2290) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2012. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-2290), if approved.
2. This Special Use Permit 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 is removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



MER-CAR Corporation
RQR-44049 – Page Two
March 22, 2012

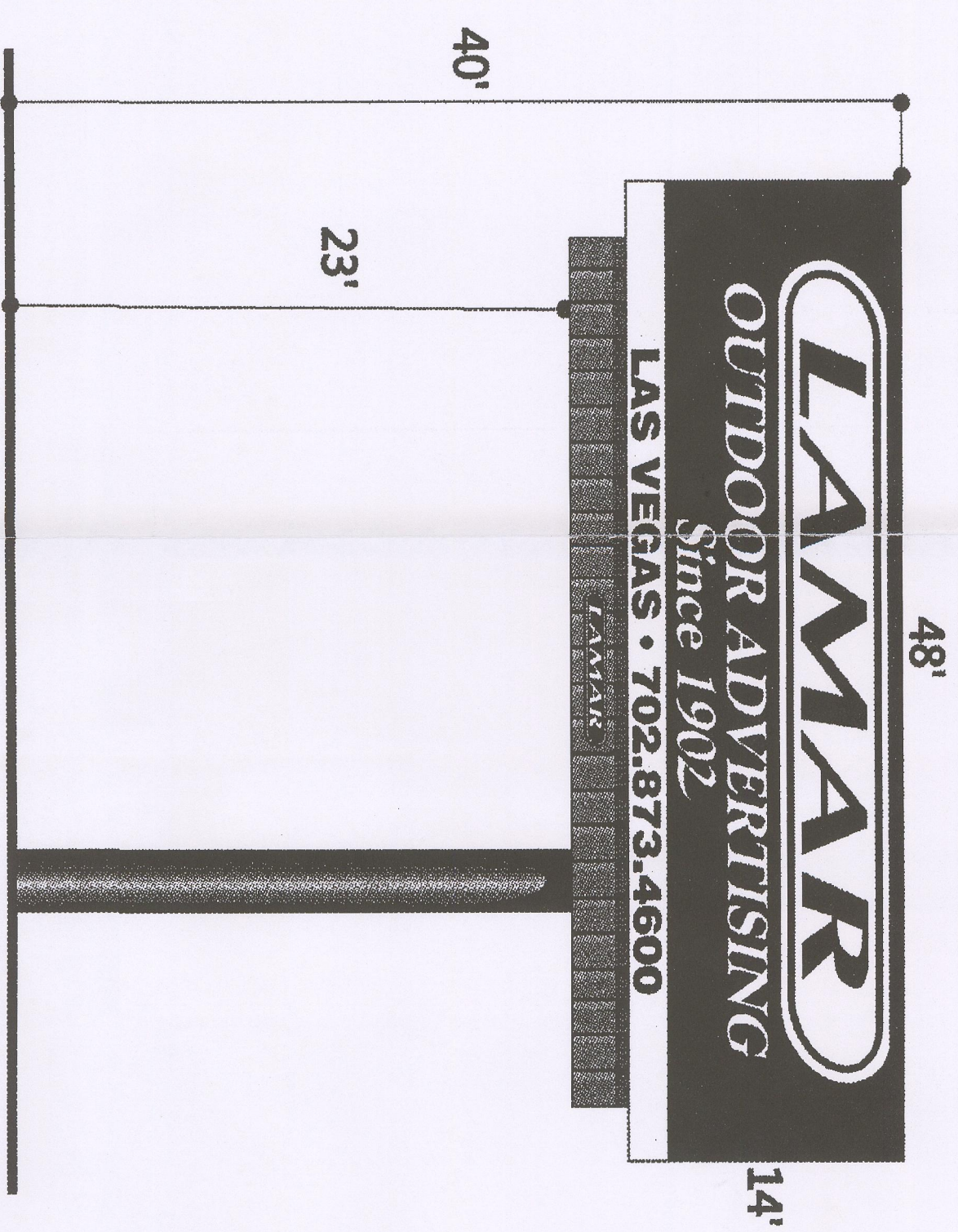
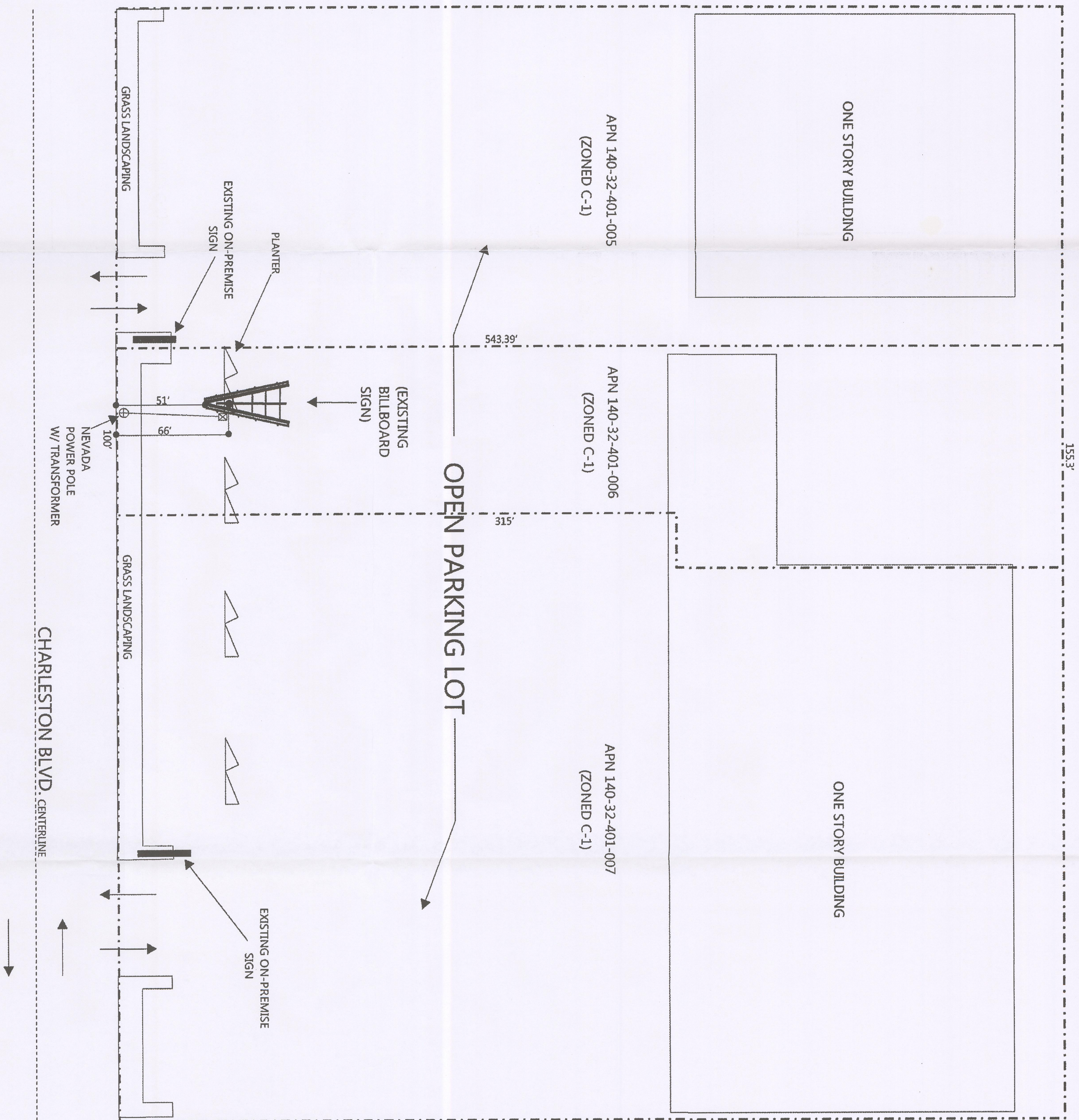
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

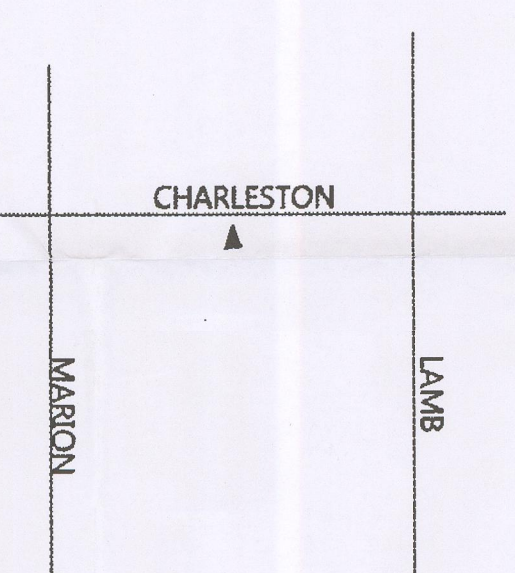
A handwritten signature in cursive script, appearing to read 'Gabriela Portillo-Brenner', written in black ink.

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

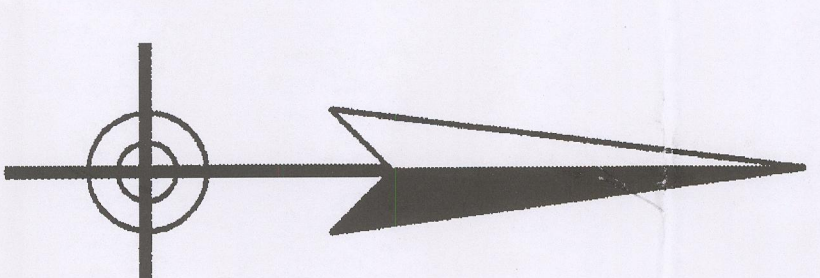
cc: Mr. Scott Naftzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, NV 89119



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)



RECEIVED
JAN 0 5 2017

LAMAR OUTDOOR ADVERTISING			
SCALE:	DATE:	DRAWN BY:	
NO SCALE	03/25/03	S. NAFTZGER	
MER-CAR CORP			DRAWING NUMBER:
APN 140-32-401-006			ECHAR