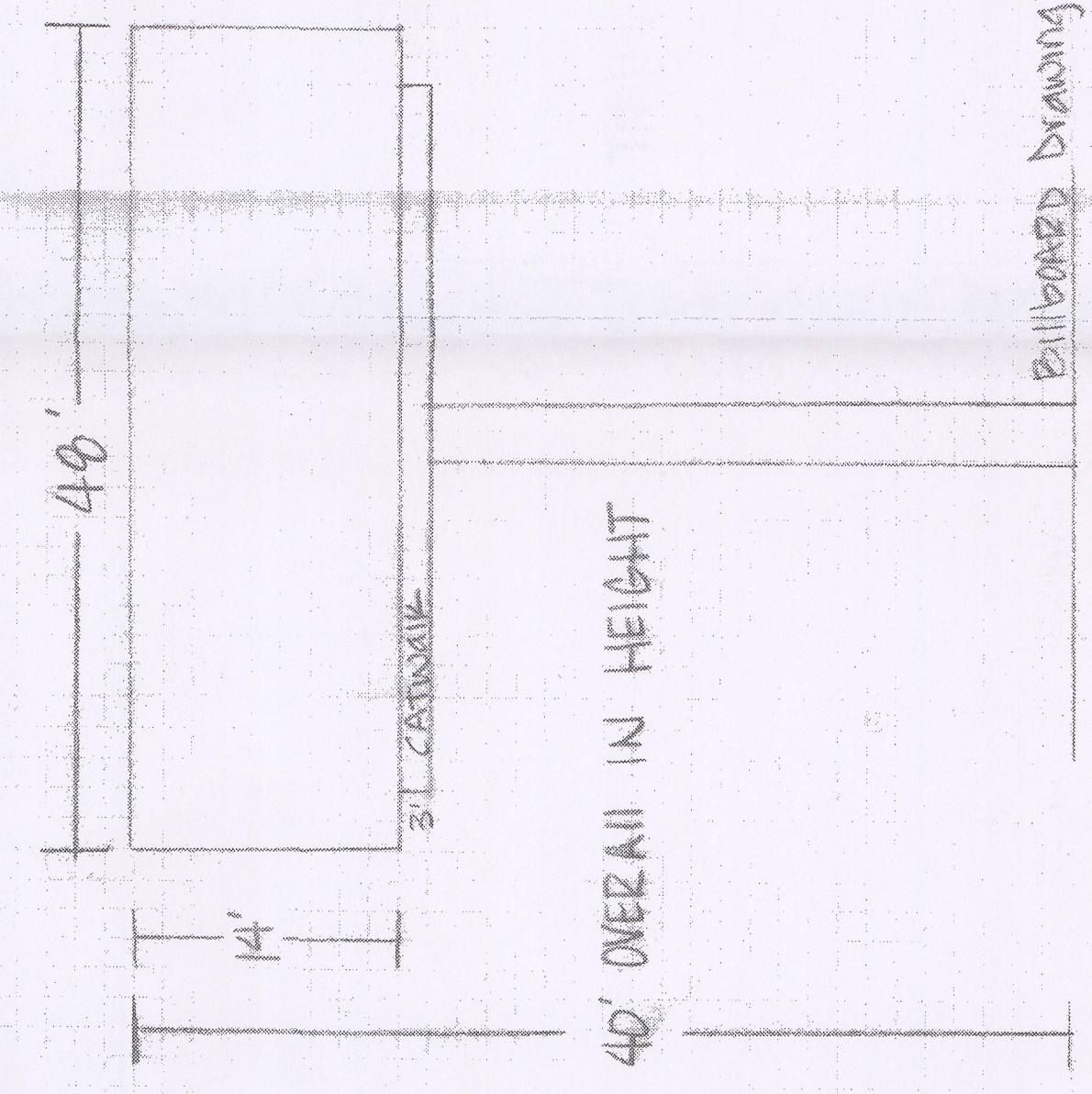
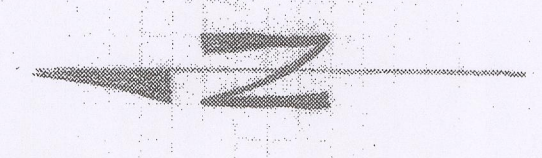
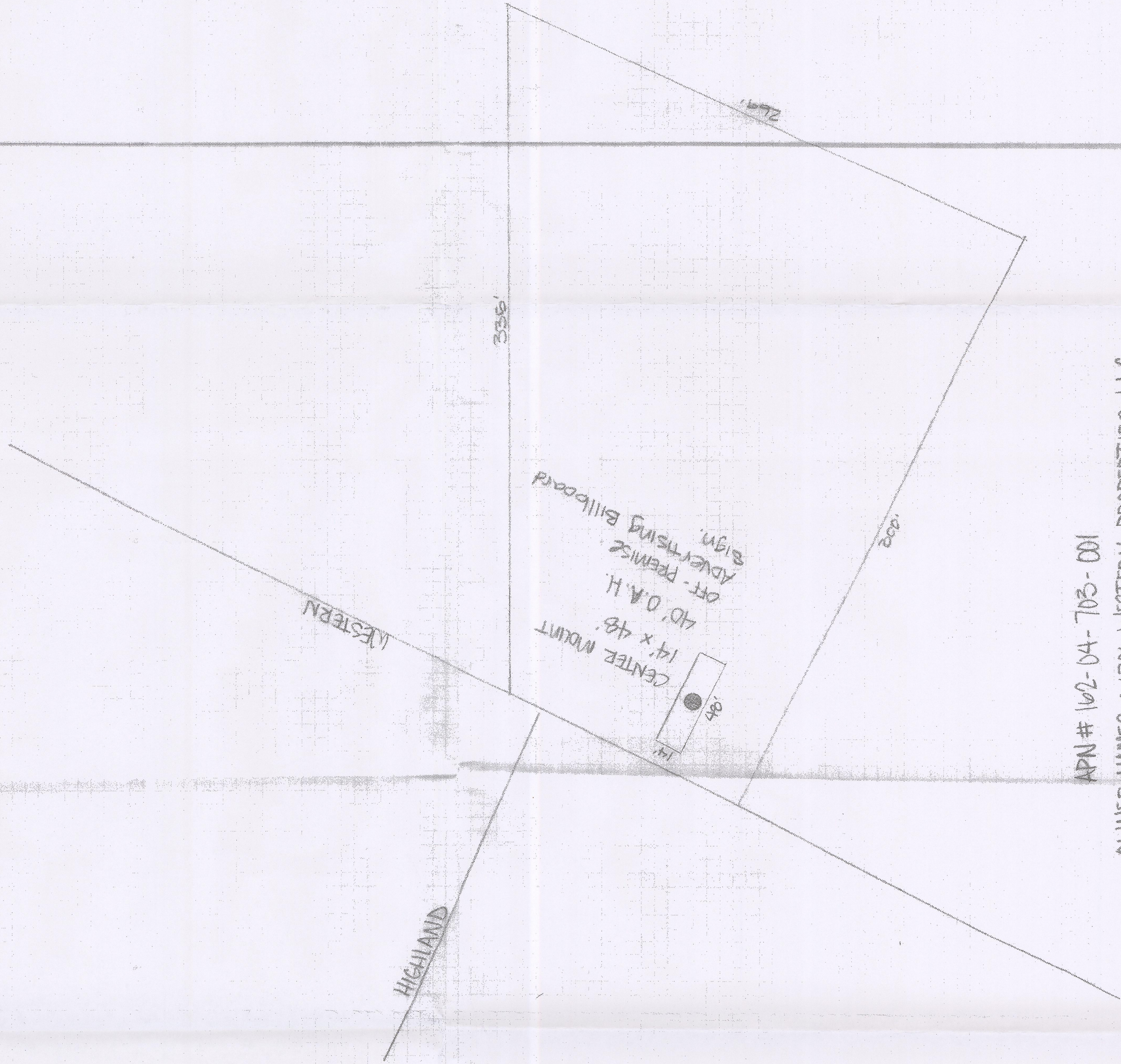




APN # 162-04-703-001
OWNER NAMES : 1701 WESTERN PROPERTIES LLC
ADDRESS: 1701 WESTERN AVE
LAS VEGAS, NV 89102
ZONING (M)
Building PERMIT NO. 04619436 (225 FINAL INSPECTION) 1/12/2007

Billboard Drawing NOT to Scale



March 16, 2017

Western Properties
5113 Alpine Place
Las Vegas, Nevada 89107

**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

**RE: RQR-68064 - 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-3285) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) 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-3285) shall be required.
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. All of the supporting structure shall be repainted, as required by the Department of Planning, within 30 days of final approval of this review by the City Council. Failure to perform the required painting 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. 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.
6. 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.

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

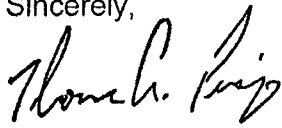


Western Properties
RQR-68064 - Page Two
March 16, 2017

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 March 16, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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



March 2, 2017

Western Properties
5113 Alpine Place
Las Vegas, Nevada 89107

**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

**RE: RQR-68064 - 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. Lonnie Jones
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139

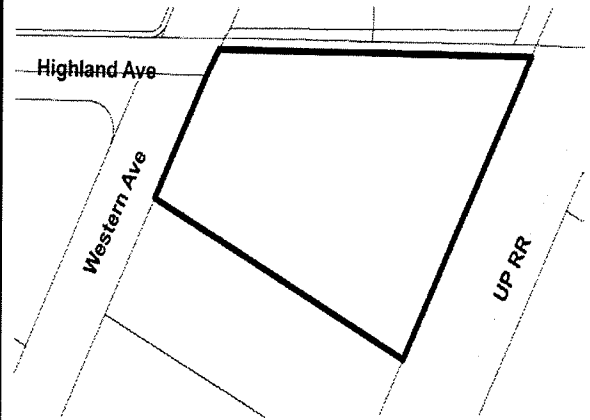
CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
TTY 711



Application Information

RQR-68064 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: 1701 WESTERN PROPERTIES, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Coffin).

Application Location



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

Public Hearing Information

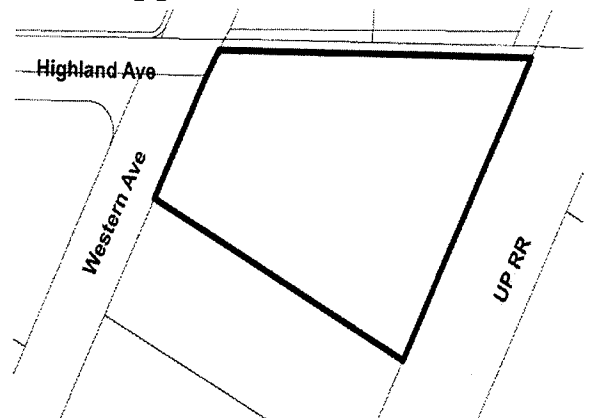
Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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-68064 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: 1701 WESTERN PROPERTIES, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) Zone, Ward 3 (Coffin).

Application Location



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

Public Hearing Information

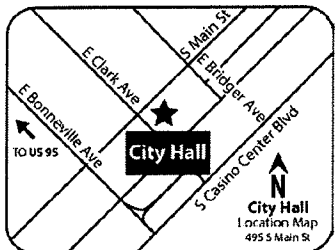
Meeting: City Council
Date: March 15, 2017
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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.**

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.

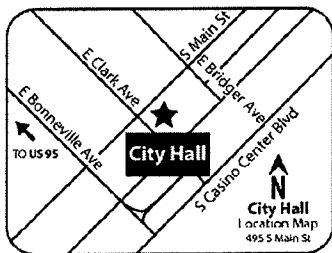
RQR-68064

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

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

Return Service Requested
Official Notice of Public Hearing



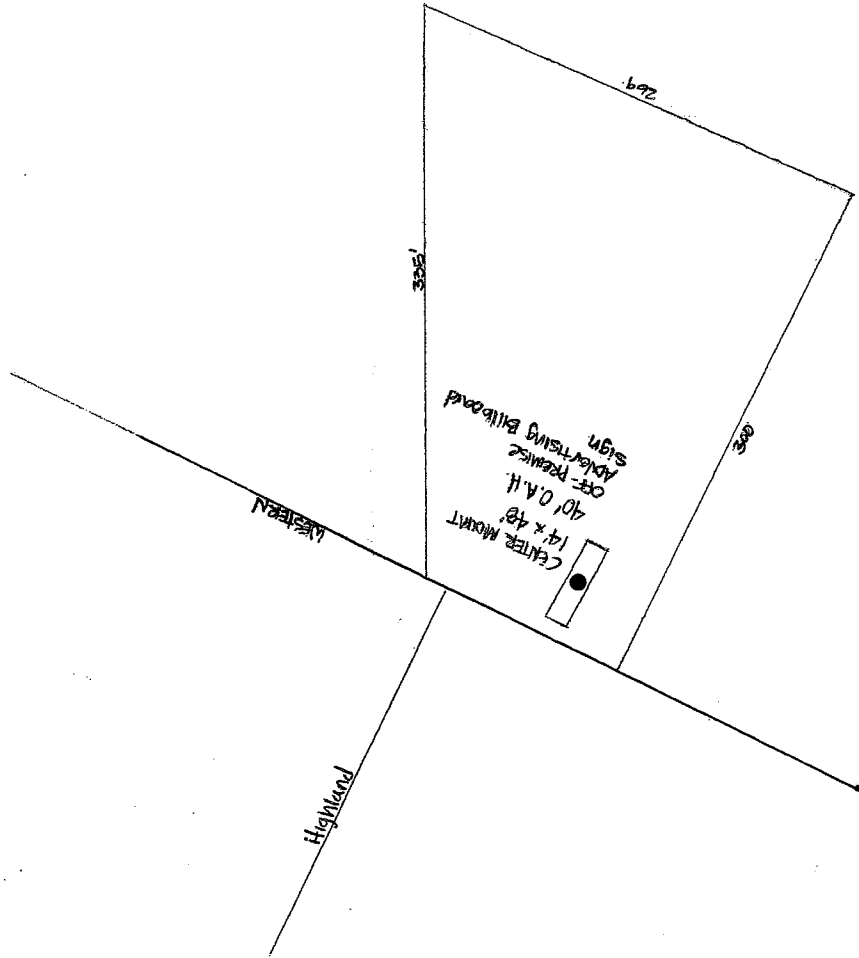
If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request ☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

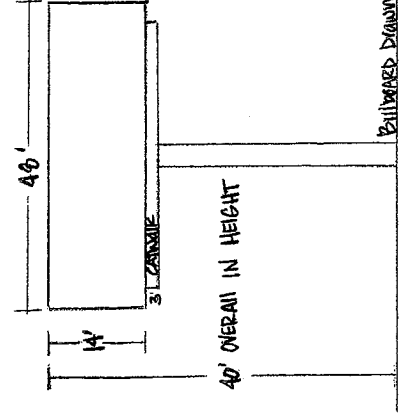
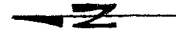
RQR-68064

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

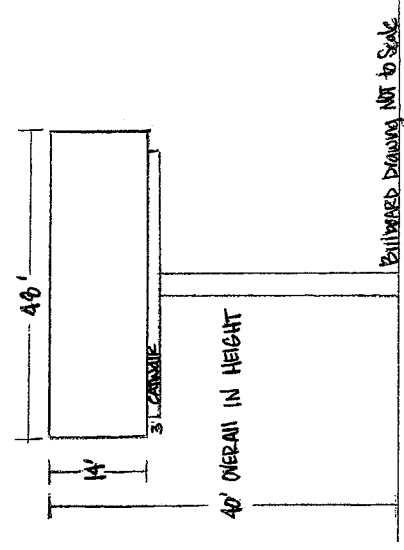
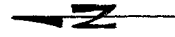
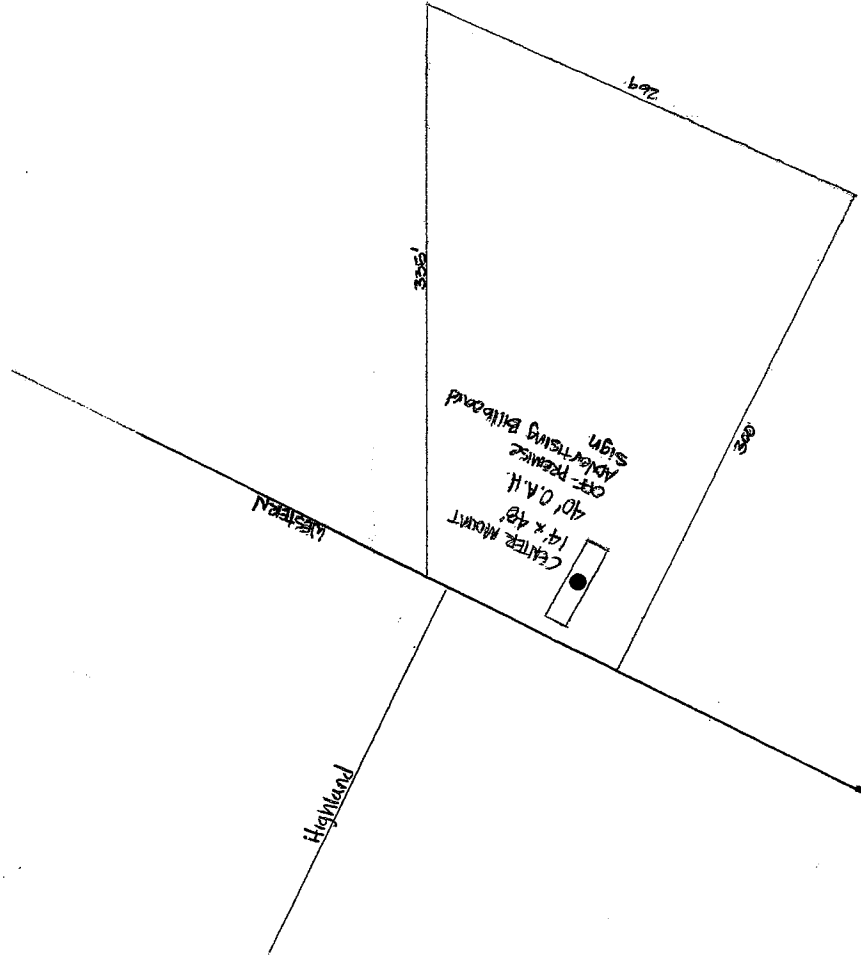


162-04-703-001
 1701 WESTERN PROPERTIES LLC
 1701 WESTERN AVE
 LAS VEGAS, NV 89102
 Zoning (M)

Building Permit No. 04019436 (205 FINAL INSPECTION) 1/12/2007



RQR-68064



162-04-703-001
 1701 WESTERN PROPERTIES LLC
 1701 WESTERN AVE
 LAS VEGAS, NV 89102
 ZONING (M)
 Building Permit NO. 04019436 (225 FINAL INSPECTION) 1/12/2007

RQR-68064

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-68064 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: 1701 WESTERN PROPERTIES, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) 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: RQR-68064
 Project Address (Location) 1703 Western Avenue
 Project Name RQR - 68064 Proposed Use Existing
 Assessor's Parcel #(s) 162-04-703-001 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing M 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 1703 Western Avenue.

PROPERTY OWNER Western Properties LLC Contact _____
 Address 5113 Alpine Place Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89107
 E-mail Address _____

APPLICANT Clear Channel Outdoor Contact Lonnie Jones
 Address 7370 Dean Martin Dr. #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 _____

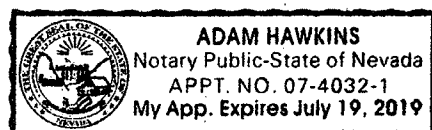
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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 David Christensen
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name David Christensen

Subscribed and sworn before me
 This 19 day of JANUARY, 20 17
[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # 72672-68064
 Meeting Date: 3.15.17 CC
 Total Fee: \$800
 Date Received: * 1-23-17
 Received By: G. Noyce

*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-68064** APN: 162-04-703-001

Name of Property Owner: Western Properties, 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: _____

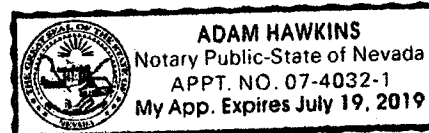
Signature of Property Owner:

Print Name: David Christensen

Subscribed and sworn before me

This 19 day of JANUARY, 20 17

Notary Public in and for said County and State





January 20, 2017

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

RE: JUSTIFICATION LETTER FOR RQR-68064- Existing Off-Premise Advertising Billboard Sign
(APN No. 162-04-703-001)

Physical Address: 1703 Western Ave.
Zoning M

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 68064) located at 1703 Western Ave. 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



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

March 24, 2014

Mr. David Christenson
1701 Western Properties, LLC
5113 Alpine Place
Las Vegas, Nevada 89107

RE: RQR-52381 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Mr. Christenson:

The City Council at a regular meeting held March 19, 2014, APPROVED request for a Required Review of an approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3285).
2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise 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

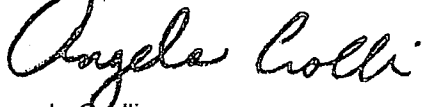
RQR-68064



Mr. David Christenson
RQR-52381 – Page Two
March 24, 2014

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 that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139

RQR-68064

(C3-1)

20080521-0004092

Fee: \$15.00 RPTT: EX#009

N/C Fee: \$25.00

05/21/2008

14:50:40

T20080095126

Requestor:

SMITH CHRISTENSEN ENTERPRISE

Debbie Conway

JLB

Clark County Recorder Pgs: 3

Order No.:

APN No.: 162-04-703-001 & 002

R.P.T.T.: EXEMPT 9

WHEN RECORDED MAIL TO:

1701 WESTERN PROPERTIES, LLC

C/O 5113 ALPINE PLACE

LAS VEGAS, NV 89107

RETURN TAX STMTS. TO:

same

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That NEVADA RECYCLING CORP., a Nevada Corporation

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to 1701 WESTERN PROPERTIES, LLC

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 fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my/our hand(s) this 22nd day of January, 2008

NEVADA RECYCLING CORP.

By David Christensen
DAVID CHRISTENSEN, PRESIDENT

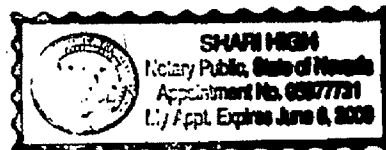
STATE OF NEVADA

COUNTY OF CLARK

} SS

This instrument was acknowledged before me on 22 January 2008
by: David Christensen

Shari High
Notary Public in and for said County and State



RECORDERS MEMO

POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

EXHIBIT "A"

Legal Description

Situate in City of Las Vegas, County of Clark, State of Nevada,
described as follows:

That portion of the Southeast Quarter (SE 1/4) of Section 4,
Township 21 South, Range 61 East, M.D.B. & M., described as
follows:

COMMENCING at the point of intersection of the North line of the
Southeast Quarter (SE 1/4) of said Section 4, with the West line
of the Los Angeles and Salt Lake Railroad Company right of way
(100 feet wide); thence South 27°56'15" West along the West line
of said right of way a distance of 410.88 feet to a point; thence
North 62°03'45" West a distance of 300.00 feet to a point; thence
North 27°56'15" East and parallel to the West line of the
aforementioned right of way line a distance of 260.00 feet to a
point on the North line of the Southeast Quarter (SE 1/4) of said
Section 4; thence South 88°45'44" East along the North line of
the Southeast Quarter (SE 1/4) of said Section 4 a distance of
335.81 feet to the TRUE POINT OF BEGINNING.

RESERVING from the above described property the Westerly 30.00
feet thereof for road purposes.

FURTHER EXCEPTING from the above described property the Easterly
20.00 feet thereof for alley purposes.

EXCEPTING THEREFROM the Northerly 10.00 feet thereof.

ALSO EXCEPTING THEREFROM any interest in and to Oakley Avenue as
the same may exist on said land.

EXCEPTING THEREFROM ALL FEDERAL, STATE, OR LOCAL
HIGHWAYS OR ROADWAYS OF RECORD.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 062-04-703-001 & 002
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____

Book _____

Date of Recording: _____

Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____

Real Property Transfer Tax Due: _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: NINE (9)
b. Explain Reason for Exemption: TRANSFER FOR BUSINESS PURPOSES OF WHICH

5. Partial Interest: Percentage being transferred: GRANTOR IS 100% OWNER

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

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

Signature: _____

NEVADA RECYCLING CORP.

Capacity: _____

Grantor

Signature: _____

1701 WESTERN PROPERTIES, LLC

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: NEVADA RECYCLING
Address: 5113 ALPINE PLACE
City/State/Zip: LAS VEGAS NV 89107

BUYER (GRANTEE) INFORMATION

Print Name: 1701 Western Prop
Address: "SAME"
City/State/Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: _____
Address: _____
City: _____

4092



6. **Ownership of Outdoor Advertising Structure.** Lessor and LVB acknowledge and agree that all outdoor advertising structures, materials and equipment placed upon the Premises by LVB are and shall: (1) remain the property of LVB; (2) not be considered "fixtures" of the real property; and (3) be removed within a reasonable time by LVB upon termination of this lease or any extension thereof. In connection with the removal of the outdoor advertising structure, LVB shall remove said structure at its sole cost and expense, and shall restore the Premises to its original condition by cutting the column or support of said structure six inches below the existing grade of the Premises.

7. **Electrical Power.** Lessor agrees to allow LVB the best and most feasible manner to obtain electrical power to the outdoor advertising structure for illumination. LVB shall in turn, have any source of power metered and billed separately to Las Vegas Billboards.

8. **Termination.** (a) In the event that the value of the leased Premises to LVB is destroyed or diminished by (1) the enactment or enforcement of any law, statute, ordinance, rule, regulation, or building restriction which prevents interference with, or prohibits the use of the outdoor advertising structure, or (2) the total or partial obstruction of the outdoor advertising structure for any reason, or (3) changes in street, highways or traffic patterns, or (4) any other event or occurrence which adversely affects the advertising and commercial value of the leased Premises to LVB, LVB may terminate this lease upon ninety (90) days prior written notice to Lessor.

(b) In the event Lessor initiates construction of a permanent building upon the Premises where the location of the outdoor advertising structure violates zoning or building setback requirements, Lessor shall give LVB one hundred twenty (120) days written notice. Such notice shall be accompanied with copies of appropriate building plans and permits of the permanent building, along with a schedule of construction thereof. Lessor hereby grants to LVB the right to relocate said outdoor advertising structure upon the Premises so long as said structure does not violate applicable zoning and building setback requirements, and provided that Lessor consents to such relocation, which consent shall not be reasonably withheld.

(c) Lessor (or any successor to Lessor, the term Lessor for purposes of this paragraph shall mean the Lessor or its successor) shall have the right to terminate this Lease for any reason after the initial seven and one half (7 1/2) years of the initial Lease Term, and then any time thereafter, by giving written notice of said termination to Lessee. Such termination notice shall advise Lessee of the date by which it must remove such sign, which date cannot be less than 120 days from the date of the notice of Lessee of termination. If, during the three-year period following Lessee's removal of the sign, Lessor allows a competitor of Lessee to construct an outdoor advertising structure similar in size and location to the sign theretofore owned by Lessee on the leased premises, Lessor shall reimburse Lessee for the straight-line un-amortized costs of constructing Lessee's sign. For this purpose, such sign shall be deemed to have a ten-year useful life, commencing on the date hereof. Any un-amortized portion of such cost shall be deemed to commence on the date Lessee commences demolition of the sign.

9. **CONDEMNATION.** In the event that the leased premises are condemned by a condemning authority, or sold under threat of condemnation by any condemning authority, this lease shall terminate as of the date such condemning authority takes actual possession of the leased premises. Lessee shall be entitled to recover from such condemning authority payment for the loss of its leasehold interest, loss of its outdoor advertising structure and for all other losses to which Lessee may be entitled to under applicable law.

10. **ADVERTISING CONTENT** Lessee shall not display any image or text that contains nudity or advertise any business, which is pornographic oriented (unless agreed upon by Lessor).



Special Provisions

- (a) _____
(b) _____
(c) _____

Executed on this 13 day of August, 2003.

"Lessor"
Nevada Recycling Corp.
~~2201 N. Commerce~~ 856 E. Sahara
Las Vegas, Nevada ~~89030~~ 89104

Signature: _____

Print Name: Vern Christensen

"LVB"
Las Vegas Billboards
4611 S. Las Vegas Blvd
Las Vegas, NV 89119

Signature: _____

Print Name: David L. Harris



7370 Dean Martin Drive, Suite 407 | Las Vegas, NV | 89139
T 702.238.7209 | F 702.238.7266

June 2, 2014

Ammon Properties, LLC
C/O 1701 Western Properties, LLC
1701 Western Avenue
Las Vegas, NV 89102

FILE COPY
SENT
6/2/14

RE: Clear Channel Lease Agreement # 6057 Western ES 500' S/O Oakey
APN# 162-04-703-001
90 Day RENEWAL NOTICE

To Whom It May Concern,

Please accept this notice as our option to extend our lease agreement pursuant to the original terms of the lease. In accordance with Section 1, Term it states; (a) "The "Initial Term" of this lease shall commence on the first day of the month following the erection and completion of the outdoor advertising structure (permit issued 8/30/2004) at the Premises (the "Completion Date") and shall continue for a period of ten (10) years. Clear Channel Outdoor (f/k/a Las Vegas Billboards (LVB)) shall have an option to extend this Lease for a period of 10 years by giving written notice of the exercise of such option at least ninety (90) days prior to the expiration of the initial term which is September 1, 2014.

Should you have any questions or concerns regarding this correspondence please contact me directly at 702.238.7209.

Best Regards,



Rod Carter
Clear Channel Outdoor
2880-B Meade Ave., Suite 350
Las Vegas, NV 89102
702.238.7200 Fax: 702.238.7266
rodcarter@clearchannel.com



RQR-68064
March 15, 17 CC

March 24, 2014

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. David Christenson
1701 Western Properties, LLC
5113 Alpine Place
Las Vegas, Nevada 89107

[Handwritten signature]

RE: RQR-52381 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Mr. Christenson:

The City Council at a regular meeting held March 19, 2014, APPROVED request for a Required Review of an approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3285).
2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise 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

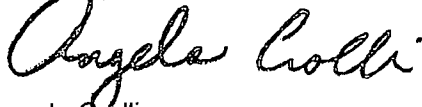
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. David Christenson
RQR-52381 – Page Two
March 24, 2014

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 that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139



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

Mr. David Christensen
1701 Western Properties, LLC
5113 Alpine Place
Las Vegas, Nevada 89107

**RE: RQR-68064 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: RQR-52381, SUP-3285
1703 Western Avenue (APN 162-04-703-001)**

Dear Mr. Christensen:

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. 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

March 24, 2014

Mr. David Christenson
1701 Western Properties, LLC
5113 Alpine Place
Las Vegas, Nevada 89107

RE: RQR-52381 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Mr. Christenson:

The City Council at a regular meeting held March 19, 2014, APPROVED request for a Required Review of an approved Special Use Permit (SUP-3285) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1703 Western Avenue (APN 162-04-703-001), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3285).
2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise 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-68064.



Mr. David Christenson
RQR-52381 – Page Two
March 24, 2014

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 that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Rod Carter
Clear Channel Outdoor
7370 Dean Martin Drive, Suite #407
Las Vegas, Nevada 89139

RQR-68064



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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-68064** 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