



February 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

Mr. Steven Wong
Teddy Enterprise & Associates
132 9th Street, Suite #200
Oakland, California 94607

**RE: RQR-68066 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Wong:

The City Council at a regular meeting held on February 15, 2017 **APPROVED** a Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), 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 Special Use Permit (SUP-1555).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

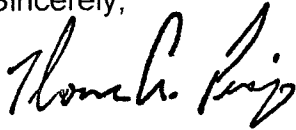


Mr. Steven Wong
Teddy Enterprise & Associates
RQR-68066 - Page Two
February 16, 2017

6. 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 February 16, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL:clb

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



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

February 2, 2017

Mr. Steven Wong
Teddy Enterprise & Associates
132 9th Street, Suite #200
Oakland, California 94607

**RE: RQR-68066 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Wong:

Please be advised the City Council at its regular meeting on **February 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 available on-line on **Thursday, February 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,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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

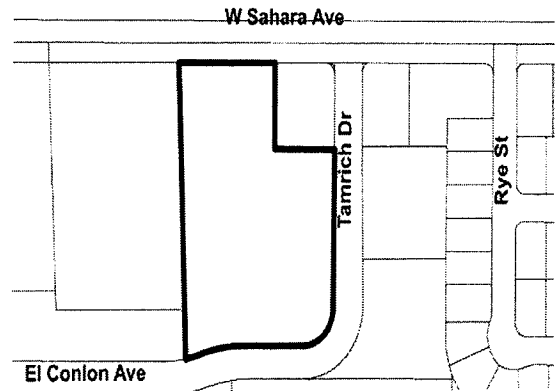
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

RQR-68066 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES - For possible action on a Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), 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

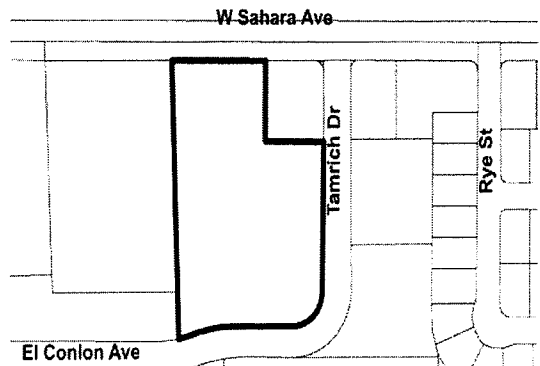
Meeting: City Council
Date: **February 15, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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-68066 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES - For possible action on a Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), 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

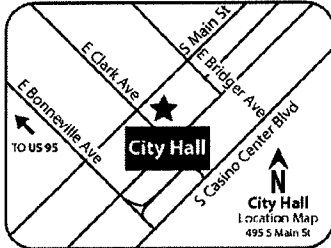
Meeting: City Council
Date: **February 15, 2017**
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495 South Main Street, 2nd Floor
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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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.

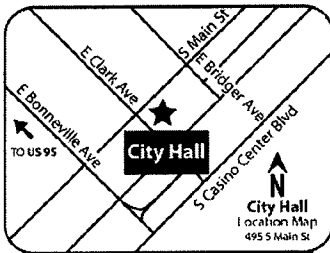
RQR-68066

City Council Meeting of 02/15/2017

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

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☐ I SUPPORT
this Request ☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-68066

City Council Meeting of 02/15/2017

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-68066 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: TEDDY ENTERPRISES & ASSOCIATES - For possible action on a Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: **FEBRUARY 15, 2017**

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

Comments Due: **JANUARY 15, 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

STATEMENT OF FINANCIAL INTEREST

Case Number **RQR-68066** APN: 162-08-110-001

Name of Property Owner: Teddy Enterprises & Associates

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)

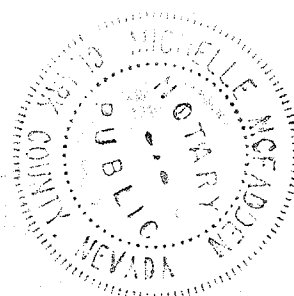
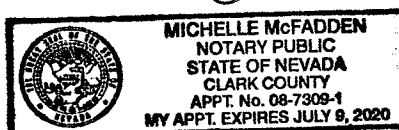
Subscribed and sworn before me

This 5th day of January, 2017

Michelle McFadden
Notary Public in and for said County and State

RECEIVED

JAN 05 2017





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review

Project Address (Location) 3421 W. Sahara Ave.

Project Name Teddy Enterprises Review Proposed Use _____

Assessor's Parcel #(s) 162-08-110-001 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 for an existing billboard

PROPERTY OWNER Teddy Enterprises & Associates Contact Stephen Wong

Address 132 9th St. #200 Phone: _____ Fax: _____

City Oakland State CA Zip 94607

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, 2017.

FOR DEPARTMENT USE ONLY

Case # RQR-68066

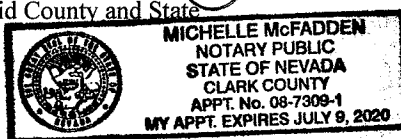
Meeting Date: 2-15-17 CC

Total Fee: \$ 800.00

Date Received:* 1-5-17

Received By: [Signature]

Notary Public in and for said County and State



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.



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

February 15, 2012

Mr. Steven Wong
Teddy Enterprises & Associates
132 Ninth Street, Suite #200
Oakland, California 94607

**RE: RQR-44099 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012**

Dear Mr. Wong:

Your Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on February 14, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-1555)
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 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

RQR-68066

FM-0073-07-11



Mr. Steven Wong
Teddy Enterprises & Associates
RQR-44099 - Page Two
February 15, 2012

This action by the Planning Commission on **February 14, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 27, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

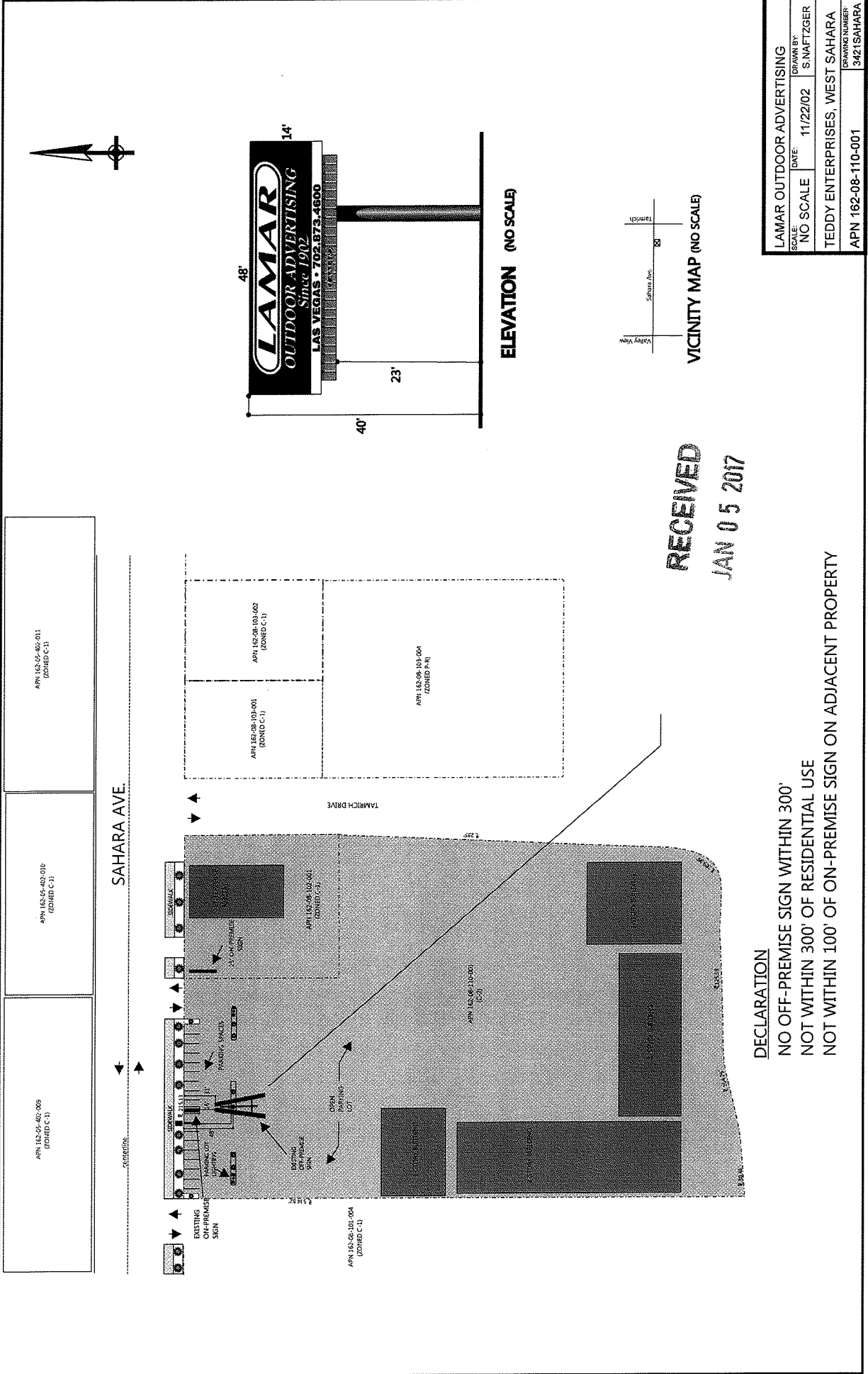


Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

RQR-68066



RQR-68066

073000010
 Stephen A. Wong

Stephen A. Wong
 132 Ninth Street
 Suite 200
 Oakland, CA 94607

Order No. _____

Stephen A. Wong
 132 Ninth Street
 Suite 200
 Oakland, CA 9 07

SPAC ABOVE THIS LINE FOR DECISION'S 001

Summary under the U.S. ...
☐ Covered on full value of property covered, or
☐ Covered on full value less loss and circumstances
 resulting therefrom at end of risk.

Partnership Grant Deed

FOR RECEIVED, Teddy Enterprises & Associates, a general partnership
 CHARGE Teddy Enterprises & Associates, a California Limited Partnership
 City of Las Vegas
 Nevada
 County Clerk

See Exhibit A for legal description

See Exhibit B for signatures

INSURANCE COMPANY
 MEDICAL LIFE

July 28

STATE OF CALIFORNIA

County of _____
 I, _____, being one of the partners
 of the partnership known as _____
 do hereby certify that the above described property is
 owned by the partnership and is not subject to any
 lien or claim of any person other than the partnership.

FOR DISTRICT REAL OR SPANISH

Rick
 873-4344

RECEIVED DEC 16 2002

RECEIVED
 JAN 05 2017



Independent Critics:
34 Capitol Avenue
Tel: 664-5126
San Francisco, California

RELATIONSHIP AMONG DIFFERENT TYPES OF OUTLIER

Private	1430 E. 10th St.	6077
Female	1430 E. 10th St.	6078
	1430 E. 10th St.	6079
	1430 E. 10th St.	6080
	1430 E. 10th St.	6081
	1430 E. 10th St.	6082
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	1430 E. 10th St.	

WILLIAM AND ASSOCIATES, INC.

[illegible]

3 6 0 7 3 0 0 9 1 0

EXHIBIT 7A

That portion of the Southwest Quarter (SW1) of the Northwest Quarter (NW1) of Section 8, Township 21 South, Range 61 East, N.D.S. & M., according to the official plat of said land on file in the office of the Bureau of Land Management, Clark County, Nevada, described as follows:

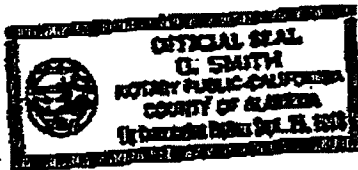
Subare East, a Commercial Subdivision, recorded in Book 13, Page 35 of Plats, Document No. 1978390, Clark County, Nevada Records.

EXHIBIT "F"YIMMY ENTERPRISES & ASSOCIATES, a general partnershipRobert L. Wong by Stephen A. Wong
his attorney in factROBERT L. WONG, by STEPHEN A. WONG
his attorney in factFrank L. Gog by Stephen A. Wong
his attorney in factFRANK L. GOG, by STEPHEN A. WONG
his attorney in factRaymond C. Chang by Stephen A. Wong
his attorney in factROBERT C. CHANG, by STEPHEN A. WONG
his attorney in factRichard W. Love by Stephen A. Wong
her attorney in factRACHEL S. LOVE, by STEPHEN A. WONG
her attorney in factGinger W. Chew by Stephen A. Wong
her attorney in factGINGER W. CHEW, by STEPHEN A. WONG
her attorney in factEdward L. Wong by Stephen A. Wong
his attorney in factEDWARD L. WONG, by STEPHEN A. WONG
his attorney in factLarry Wong by Stephen A. Wong
his attorney in factLARRY WONG, by STEPHEN A. WONG
his attorney in factAMER INVESTMENT COMPANYBy: Stephen A. Wong, General Partner
STEPHEN A. WONG, General Partner

05073000310

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

On this 28 day of July, 1985, before me, the undersigned a Notary Public in and for the County of Alameda, State of California duly commissioned and sworn, personally appeared STEPHEN A. WONG, who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as Attorney in fact of ROBERT K. WONG, FRANK K. ENO, ROOSEY CY CHANG, RACHEL W. LOWE, GINGER W. CHEN, EDWARD K. WONG, LARRY WONG, known to me to be the Partners of TEDDY ENTERPRISES ASSOCIATES, a General Partnership, that executed the within instrument, and acknowledged to me that they subscribed the name of STEPHEN A. WONG thereto as principal and his own name as Attorney in fact and acknowledged to me that such Partnership executed the same.



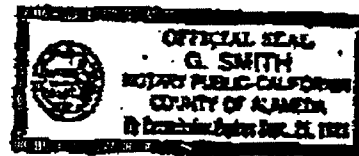
G. Smith
Notary Public, G. Smith,
In and for said County of Alameda,
State of California

STATE OF CALIFORNIA
County of ALAMEDA

On July 28, 1985 before me, the undersigned, a Notary Public,
I met the said John, personally appeared

STEPHEN A. WONG
personally known to me or proved to me on the
basis of satisfactory evidence that he is the person whose name is subscribed to the within instrument as Attorney in fact of the Partnership of ROBERT K. WONG, FRANK K. ENO, ROOSEY CY CHANG, RACHEL W. LOWE, GINGER W. CHEN, EDWARD K. WONG, LARRY WONG, known to me to be the Partners of TEDDY ENTERPRISES ASSOCIATES, a General Partnership, that executed the within instrument, and acknowledged to me that they subscribed the name of STEPHEN A. WONG thereto as principal and his own name as Attorney in fact and acknowledged to me that such Partnership executed the same.

G. Smith
Notary Public
G. Smith
My Commission Expires Sep. 25, 1991



01800

085028

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW

S. Wong
趙國雄 趙國雄

1. 2-10-45
 2. U.S. AIR FORCE
 3. HEADQUARTERS
 4. WALLINGFORD, VERMONT

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257-394-1
Scanned 7/10/13

THE **LAMAR** COMPANIES

Lease Addendum

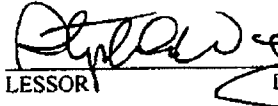
This is the first addendum to that certain lease agreement (257-394-01) dated November 22, 2002, by and between Teddy Enterprises & Associates (LESSOR) and The Lamar Companies (LESSEE) on the property located in Clark County, Nevada more commonly known as 3421 W. Sahara Ave. (APN 162-08-110-001). Where any of the provisions hereinafter conflict with the printed portion of said lease or any other prior agreements, the provisions of this Addendum shall govern. The terms of the lease are amended as follows:

1. LESSEE shall pay LESSOR an annual base rent of nineteen thousand six hundred thirty five and 12/100 (\$19,635.12) dollars or 28% of gross space rent advertising revenue (gross revenue), whichever is greater. Base rent shall be paid monthly in advance in equal installments of one thousand six hundred thirty six and 26/100 (1,636.26) dollars each. Percentage rent shall be calculated based upon the gross revenue generated in the year prior to the year in which it is due and be paid annually within 15 days following the anniversary of the commencement date. Base rent shall be increased annually on the anniversary of the commencement date according to the Consumer Price Index, All Urban Consumers but not less than three percent (3%).
2. LESSEE shall provide to LESSOR an annual billing structure audit with the calculation of percentage rent upon each anniversary of the commencement of this addendum.
3. The term of the lease shall continue for a period of five (5) years beginning July 1, 2013 (the commencement date). Upon expiration of the original term of this addendum, the lease shall automatically renew for an additional five (5) years unless either party provides to the other written notice of non-renewal not less than sixty (60) days prior to the expiration date.

All other terms and conditions of the original lease shall remain in full force and effect.

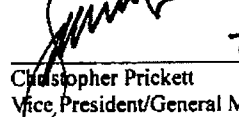
LESSOR

Teddy Enterprises & Associates

 6/14/13
LESSOR Date

LESSEE

Lamar Central Outdoor, LLC

 7/1/13
Christopher Prickett Date
Vice President/General Manager

THE LAMAR COMPANIES

This Instrument Prepared by:

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

Lease # 257- 394-01


James R. McIlwain

NEW LEASE

THIS LEASE AGREEMENT, made this 22nd day of NOVEMBER, 2002, by and between:

TEDDY ENTERPRISES & ASSOCIATES

(hereinafter referred to as "Lessor") and THE LAMAR CORPORATION (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 location sketch below."

The leased premises are a portion of the property located in the County/Parish of CLARK, State of NEVADA, more particularly described as:

APN# 162-08-110-001
3421 Sahara Avenue

1. This lease shall be for a term of FIVE (5) 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 either party shall give to the other party 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 LESSOR an annual rental of (\$14,400.00) Dollars, payable MONTHLY in advance in equal installments of Twelve Hundred Dollars (\$1,200.00) each, with the first installment due on the first day of the month following commencement. 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 Fifteen (15) days after such performance is due, LESSEE will be in default under this lease and subject to a late charge of ten (10%) percent of monthly rent. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE Thirty (30) days thereafter in which to cure any default. Automatic annual C/P.I. increases of not less than three (3) percent as calculated by the U.S. Bureau of Labor Statistics (all Urban Consumers. U. S. City Average).

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

4. LESSEE may terminate this lease upon giving Thirty (30) days written notice in the event that the advertising structure becomes entirely or partially obstructed in any way or in LESSEE'S opinion the location becomes economically or otherwise undesirable; provided however that if such conditions shall exist temporarily, then LESSEE may at its option, in lieu of the termination of this lease, reduce the rental herein paid to the sum of Five (\$5.00) Dollars per year so long as such condition continues. If LESSEE is prevented from constructing advertising structure(s) at the leased premises by reason of any final government 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

ORIGINAL

[illegible]



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. Steven Wong
Teddy Enterprises & Associates
132 9th Street, Suite #200
Oakland, California 94607

RE: RQR-68066 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: RQR-44099, SUP-1555
3421 West Sahara Avenue (APN 162-08-110-001)

Dear Mr. Wong:

Our records indicate the above referenced action will be scheduled for the **February 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 10, 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

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-68066** 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





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

February 15, 2012

9th

Mr. Steven Wong
Teddy Enterprises & Associates
132 Ninth Street, Suite #200
Oakland, California 94607

**RE: RQR-44099 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012**

Dear Mr. Wong:

Your Required Review of an approved Special Use Permit (SUP-1555) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3421 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on February 14, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-1555)
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 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11



Mr. Steven Wong
Teddy Enterprises & Associates
RQR-44099 - Page Two
February 15, 2012

This action by the Planning Commission on **February 14, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 27, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

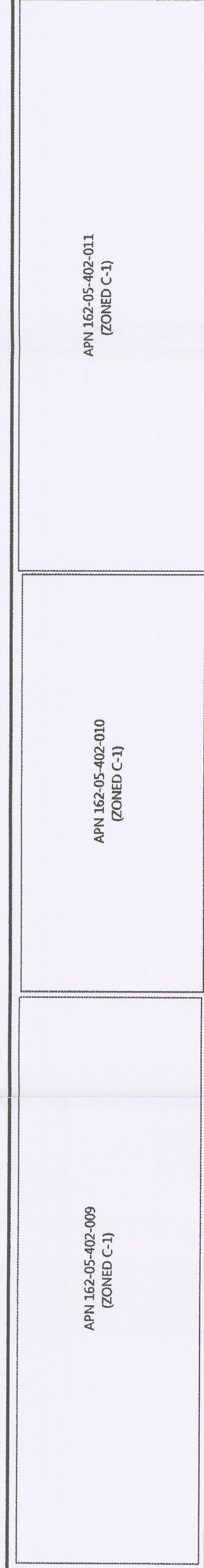
Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

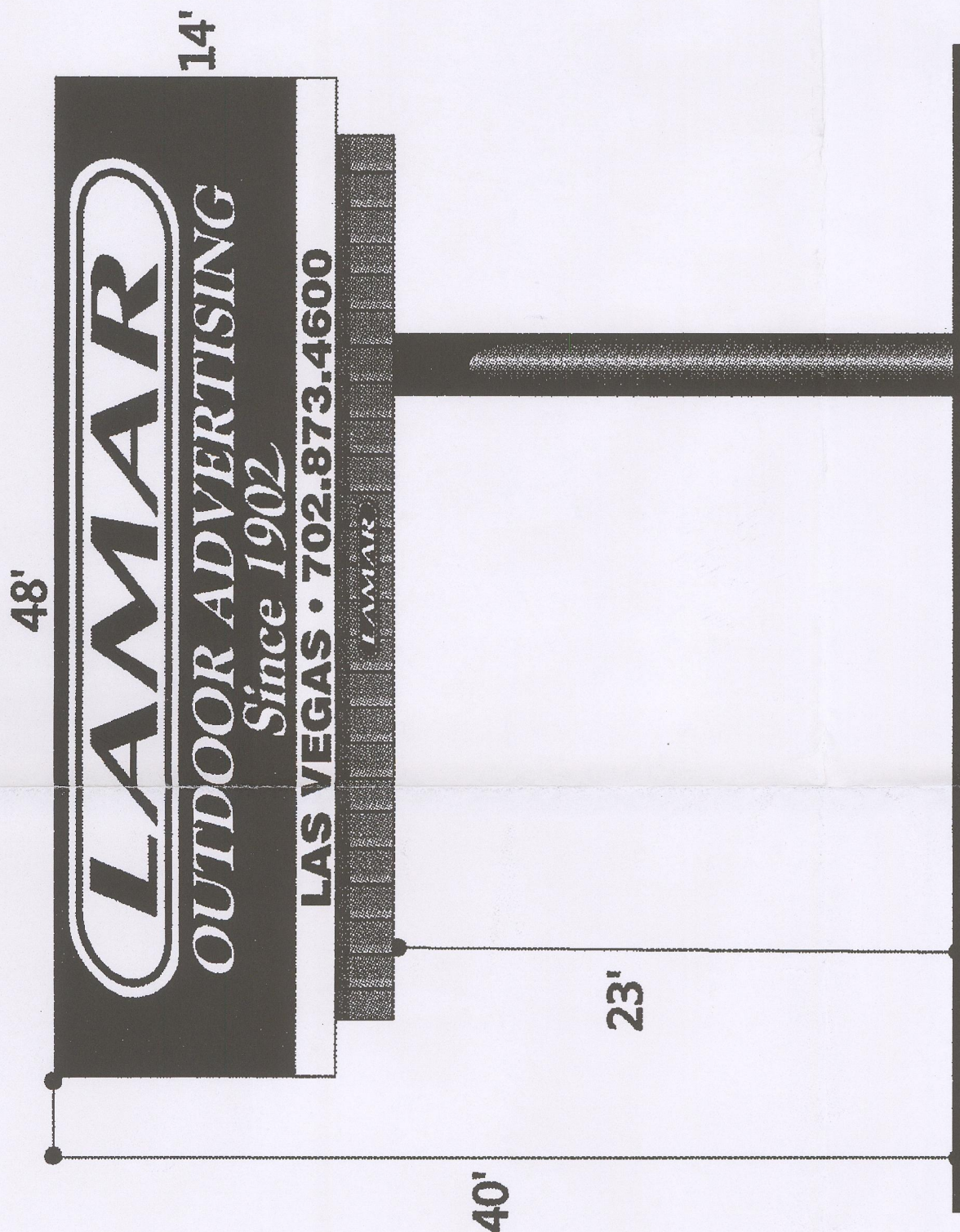
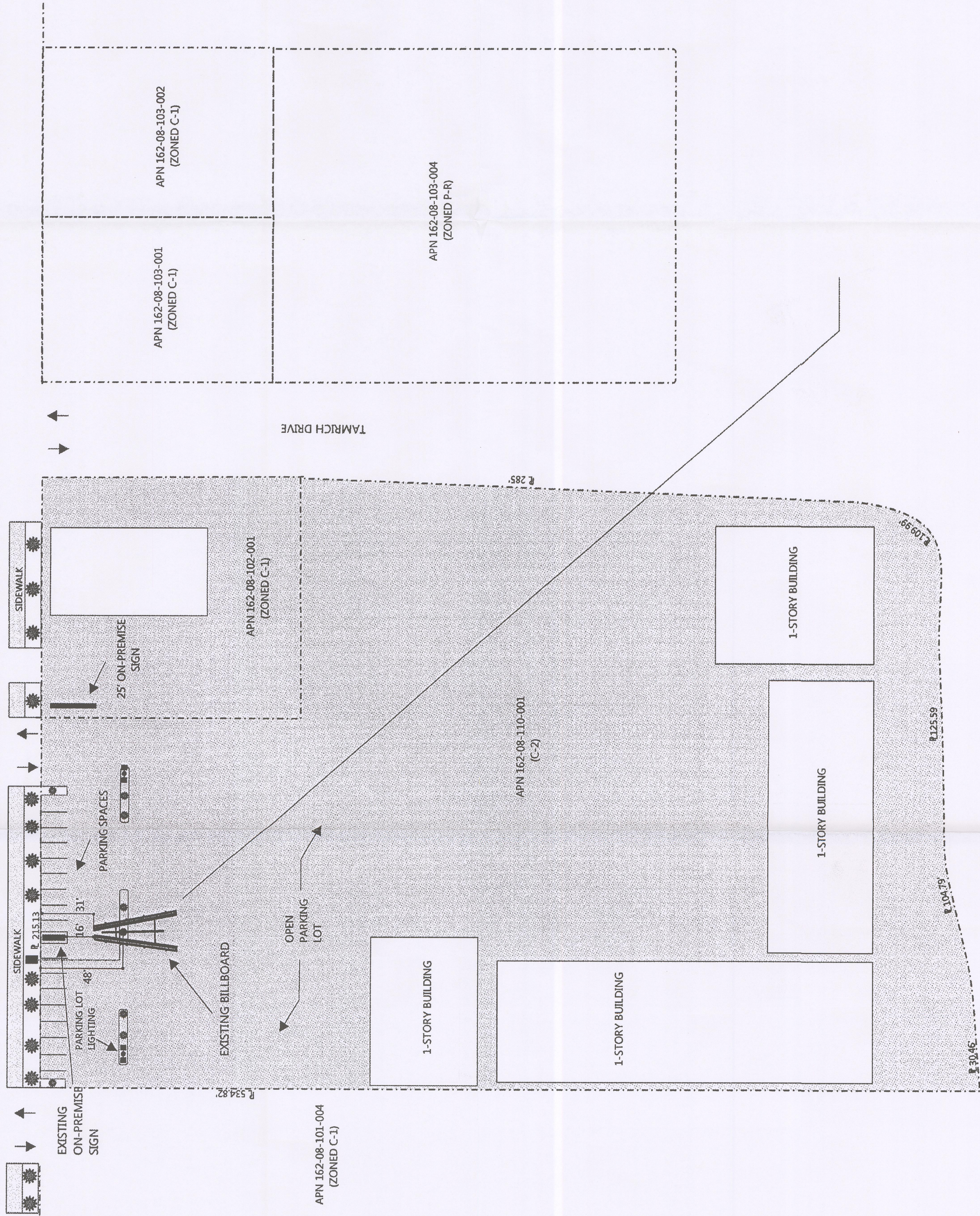
SG:clb

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

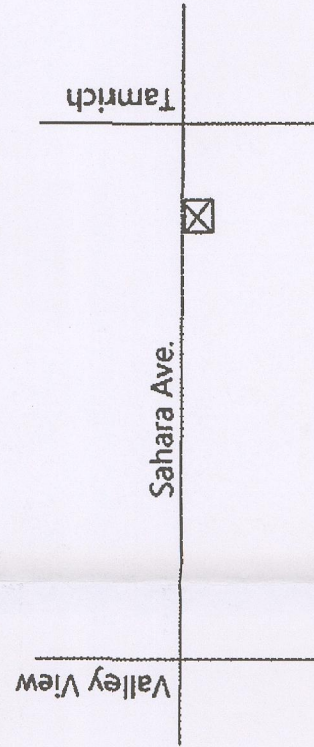


SAHARA AVE.

centerline



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

RECEIVED
JAN 05 2007

LAMAR OUTDOOR ADVERTISING			
SCALE:	DATE:	DRAWN BY:	
NO SCALE	11/22/02	S.NAFTZGER	
TEDDY ENTERPRISES, WEST SAHARA			
APN 162-08-110-001		DRAWING NUMBER: 3421SAHARA	