



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. Ronald Beard
Beard Family Trust
15 Corporate Plaza Drive, Suite #240
Newport Beach, California 92660

**RE: RQR-68068 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Beard:

The City Council at a regular meeting held on February 15, 2017 **APPROVED** a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0136-95).
2. The supporting structure of the subject Off-Premise Sign shall be cleaned, painted, and properly maintained within 10 days of final approval of this review.
3. This Variance shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
6. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

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



cityoflasvegas
lasvegasnevada.gov

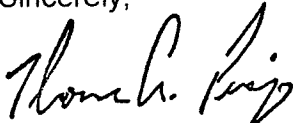


Mr. Ronald Beard
Beard Family Trust
RQR-68068 - Page Two
February 16, 2017

7. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on 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. Ronald Beard
Beard Family Trust
15 Corporate Plaza Drive, Suite #240
Newport Beach, California 92660

**RE: RQR-68068 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Beard:

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", is written over a horizontal line.

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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

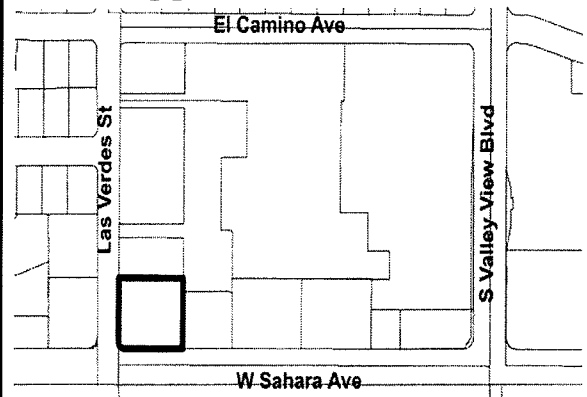
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

RQR-68068 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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

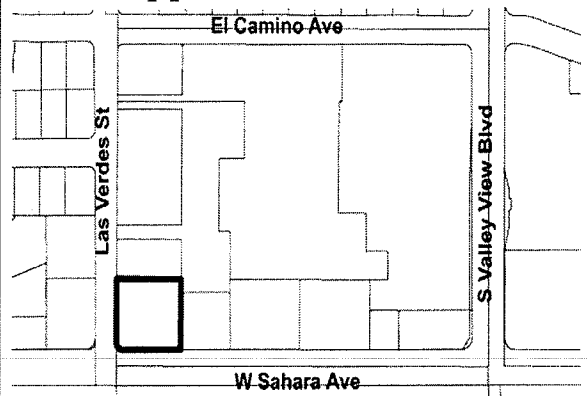
Meeting: City Council
Date: **February 15, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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-68068 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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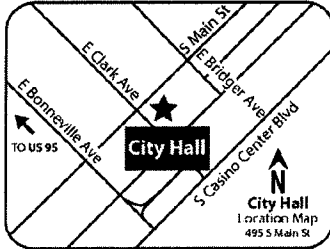
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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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.

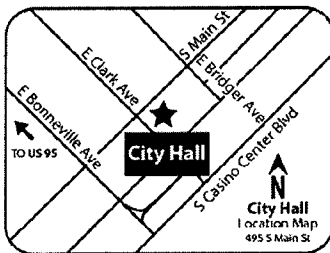
RQR-68068

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

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

RQR-68068

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**

ROR-68068 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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-68068** APN: _____

Name of Property Owner: EPHRAIM BEARD

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: Ephraim Beard

Print Name: EPHRAIM BEARD

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

RECEIVED
JAN 05 2017

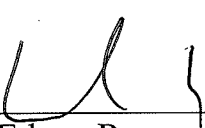
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

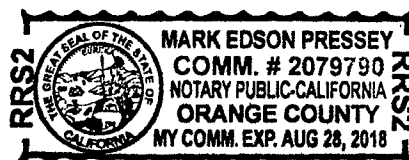
On this 13th day of December, 2016, before me, Mark Edson Pressey, A Notary Public in and for said State, personally appeared Ephraim Beard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mark Edson Pressey, Notary Public



[SEAL]

RECEIVED

JAN 05 2017



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review
 Project Address (Location): 3920 W. Sahara Ave.
 Project Name: Beard Family Trust Review Proposed Use: _____
 Assessor's Parcel #(s): 1162-06-801-005 Ward #: 1
 General Plan: existing RAR 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 Beard Family Trust Contact Ronald Beard
 Address 15 Corporate Plaza Dr. #240 Phone: 949-706-0500 Fax: _____
 City Newport Beach State CA Zip 92410
 E-mail Address: _____

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naffziger
 Address 1843 Helm Dr. Phone: 702-873-4100 Fax: 702-873-4344
 City Las Vegas State NV Zip 89119
 E-mail Address: snaffziger@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* Ronald Beard Ephraim Beard

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

Print Name Ronald P. Beard

Subscribed and sworn before me EPHRAIM BEARD

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # RQR-69068

Meeting Date: 2-15-17

Total Fee: \$900.00

Date Received: * 1-5-17

Received By: JFm

*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.

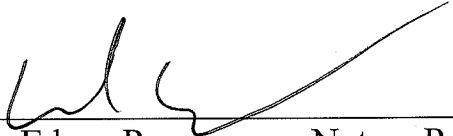
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

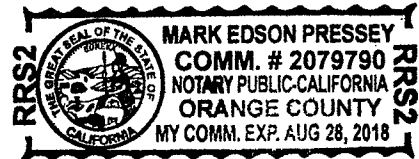
On this 13th day of December, 2016, before me, Mark Edson Pressey, A Notary Public in and for said State, personally appeared Ephraim Beard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mark Edson Pressey, Notary Public



[SEAL]

RECEIVED
JAN 05 2017



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. Ephriam Beard
Beard Family Trustee
57 Linda Isle
Newport Beach, California 92660

**RE: RQR-44050 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012**

Dear Mr. Beard:

Your Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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 Conditions of Approval for Variance (V-0136-95), 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. If the existing Off-Premise Sign is voluntarily demolished, this Variance (V-0136-95) 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
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

RQR-68068



Mr. Ephriam Beard
Beard Family Trustee
RQR-44050 - Page Two
February 15, 2012

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

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,

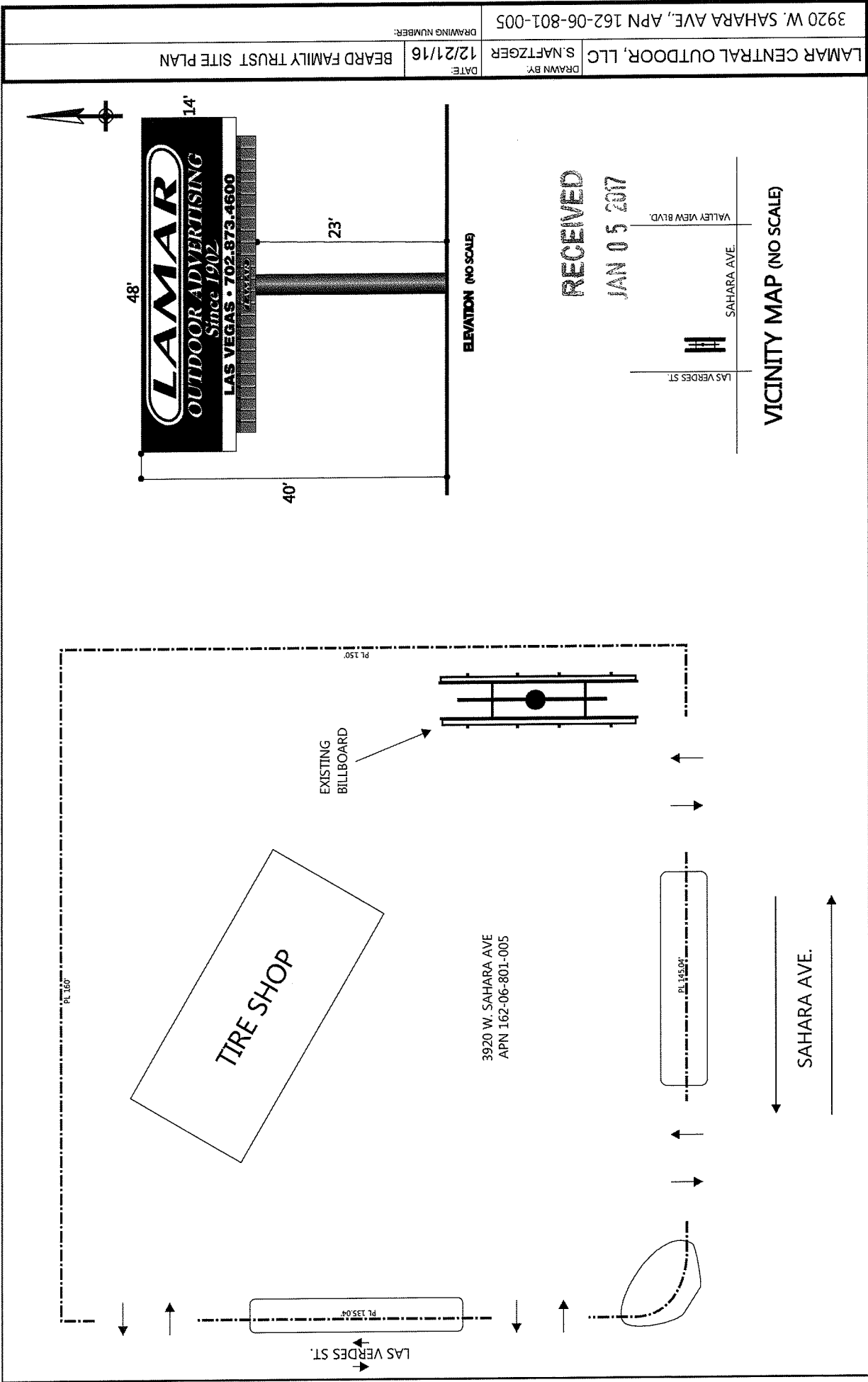


Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

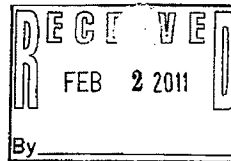
SG:clb

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

RQR-68068



RQR-68068



Lamar Co # _____

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

Renewal
Lease #257-131-01

James R. McIlwain

James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 17th day of January, 2011, by and between:

Beard Family Trust dated 9-2-82

(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 lease premises as may be necessary for the construction & repair of an existing outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service (paid for and supplied by Lessee), communications devices (only if located on the sign structure) and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices (only if located on the sign structure) or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the construction of the sign.

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

3920 West Sahara Ave. (APN 162-06-801-005)

1. This Lease shall be for a term of ten (10) years commencing on March 1, 2011 ("commencement date").
2. LESSEE shall pay to LESSOR an annual rental of Eighteen thousand two hundred eighteen and 64/100 (\$18,218.64) Dollars, payable monthly in advance in equal installments of one thousand five hundred eighteen and 22/100 (\$1,518.22) Dollars each, or 25% of gross space-rent advertising revenue, whichever is greater. Percentage rent shall be calculated annually based upon the revenue earned in the year prior to the year in which it is due. Percentage rent, if any is due, shall be paid within 15 days of the anniversary of the commencement date. Base rent shall be increased annually upon the anniversary of the commencement date according to the Consumer Price Index, all urban consumers with a 3% minimum increase. LESSEE shall keep full, complete, proper books, records and accounts of said gross space-rent advertising revenue. LESSOR and its accountant shall have the right, during regular business hours of LESSEE, to examine, inspect and audit any subcontracts and records of LESSEE pertaining to the leasing or renting of said sign, for the purpose of verifying the accuracy of any statement from LESSEE as to the sign's gross space-rent advertising revenue. Upon request from LESSOR, LESSEE shall forward information related to this request via email. 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 or email addressed to the current Lease Manager at the Las Vegas branch _____ and allow LESSEE thirty (30) days thereafter to cure any default. In any event, should Lessee fail to pay rent within 10 days of its due date, rent shall be subject to a 10% late charge.
3. LESSOR further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of LESSEE'S sign. Provided it's on Lessor's property, LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at LESSEE'S option.
4. LESSEE may terminate this lease upon giving thirty (30) days written notice in the event that the sign becomes entirely or partially obstructed in any way. If LESSEE takes appropriate steps to keep its sign permits valid, but is prevented from maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease. 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 or its predecessor shall remain the property of LESSEE and must be removed by LESSEE at any time prior to or within a reasonable time after expiration of the term hereof or any renewal. However, in the event of a default by LESSEE of the terms of this lease, resulting in legal termination, LESSOR may, at his option, retain said structures, materials and equipment if not resolved within 15 days of the official date of said legal termination. At the termination of this lease, LESSEE agrees to recompact the leased area, and restore the surface of the premises to its original condition. The LESSEE shall have the obligation to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S sign. All such permits and any nonconforming rights pertaining to the sign shall be the property of LESSEE.

RECEIVED
JAN 05 2017

6. LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to exercise its rights pursuant to this lease. LESSOR is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign.

7. In the event of any change of ownership of the property herein 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 LESSEE assigns this lease, LESSOR shall have the right to approve said assignment. Approval of said assignment shall not be unreasonably withheld. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR.

8. 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, operation, maintenance, or dismantling of LESSEE'S sign during the term of this lease. LESSEE further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, 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 non-fulfillment of any representation, warranty or obligation of LESSOR herein.

11. LESSEE shall hold LESSOR harmless from all damages to person or property by reason of accidents resulting from the negligent acts of its agents, employees, or others employed in the construction, maintenance, repair or removal of its sign on the property. LESSEE will provide owner with a copy of its insurance policy showing a minimum \$1,000,000 coverage naming LESSOR as an additional insured and shall obtain such other insurance that LESSOR may reasonably require.

12. LESSOR and/or new bona fide purchaser of this property, upon providing a copy of site plan approval to LESSEE, shall have the right to terminate this lease upon ninety (90) days written notice, provided property is developed for other than outdoor advertising purposes in such a way, in LESSOR'S sole and absolute discretion, that the sign in the existing or in a relocated location would impair or interfere with such development.

13. In the event of litigation to determine or enforce the right of either party to this lease, the prevailing party shall be entitled to reasonable attorney fees and court costs.

14. If required by LESSEE, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, LESSOR authorizes and appoints LESSEE as LESSOR's agent, representative, and attorney in fact for the limited purpose of executing on behalf of LESSOR such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. LESSOR further authorizes LESSEE to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

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

16. All correspondence to Lessor on this lease shall also be copied to Ron Beard at ronbeard@seproperties.com

THE LAMAR COMPANIES, LESSEE:

BY: _____

VICE-PRESIDENT/GENERAL MANAGER

BEARD FAMILY TRUST, LESSOR:

BY: Ephraim Beard - Trustee

BY: EPHRAIM BEARD, TRUSTEE

DATE: 01 / 27 / 2011

DATE: 01 / 27 / 2011

949-675-0157, ebreb@roadrunner.com
LESSOR'S TELEPHONE NUMBER & e mail

On file
LESSOR'S SOCIAL SECURITY NUMBER /
EMPLOYER IDENTIFICATION NUMBER

APN 162-06-801-005
Tax ID Parcel # (for land on which sign is located)

Address of LESSEE:

Address of LESSOR: 57 Linda Isle, N.B., CA 92660

Witnesses (LESSEE)

Witnesses (LESSOR)

Ronald P. Beard
Ronald P. Beard

162-06-801-005
Scherer

3

AMN RPTL S

APN

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That Ephraim Beard

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to Ephraim Beard and Roberta E. Beard, Trustee under the
Beard Family Trust dated Sept 2, 1982

all that real property situated in the city of Las Vegas County of Clark

State of Nevada, bounded and described as follows:
see attached exhibit A

Rec # 162-06-801-005

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

Witness hand this day of 19

STATE OF NEVADA }
COUNTY OF _____ } SS.

Ephraim Beard
Ephraim Beard

On _____
Before me, a Notary Public, personally appeared _____

personally known to me or proved to me on the basis of
satisfactory evidence to be the person whose name is
subscribed to this instrument and acknowledged that he
owns or they executed it

Signature _____
(Notary Public)

(Notarial Seal)

ENCLOSURE
93-06-1797 580

MAIL TAX STATEMENTS TO

312 Grant's Trust

Las Vegas, NV

RECEIVED

JAN 05 2017

કચ્છ

0094404 \ 0171-
500-108-90-29/

COMMENCING at the Southeast corner of said Section 6;
THENCE North 0°19'38" East along the East line of said Section 6, a distance of
75 feet to a point;
THENCE North 89°31'42" West 770.17 feet to the POINT OF BEGINNING;
THENCE continuing North 89°31'42" West 145.04 feet to a point;
THENCE along a tangent curve to the right having a radius of 15 feet subtending
a central angle of 89°51'20" an arc length of 23.52 feet to a point;
THENCE North 0°19'38" East 135.04 feet to a point;
THENCE South 89°31'42" East a distance of 160.00 feet to a point;
THENCE South 0°19'38" West a distance of 150.00 feet to the POINT OF BEGINNING.

11-04-93 08:00 PDR 3
OFFICIAL RECORDS
BOOK: 931104 INST: 00657
FEE: 9.00 RPTT: EX0008

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ephraim Beard

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
 Sell and Convey to Ephraim Beard and Roberta E. Beard, Trustee under the
Beard Family Trust dated Sept 2, 1982

all that real property situated in the city of Las Vegas County of Clark

State of Nevada, bounded and described as follows:

see attached exhibit A

PCL# 030-490-012

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

Witness _____ hand _____ this _____ day of _____, 19 _____

STATE OF NEVADA
 COUNTY OF _____

SS.

Ephraim Beard
 Ephraim Beard

On _____
 Before me, a Notary Public, personally appeared _____

personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person whose name is
 subscribed to this instrument and acknowledged that he
 (she or they) executed it.

Signature _____

(Notary Public)

(Notarial Seal)

ESCROW NO:

93-06-1797 580

MAIL TAX STATEMENTS TO:

3920 W. Sahara

Las Vegas, NV



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. Ephraim Beard
Beard Family Trust
15 Corporate Plaza Drive, Suite #240
Newport Beach, California 92660

**RE: RQR-68068 - REQUIRED REVIEW - VARIANCE
PREVIOUS CASE: RQR-44050, V-0136-95
3920 West Sahara Avenue (APN 162-06-801-005)**

Dear Mr. Beard:

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-68068** 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: _____

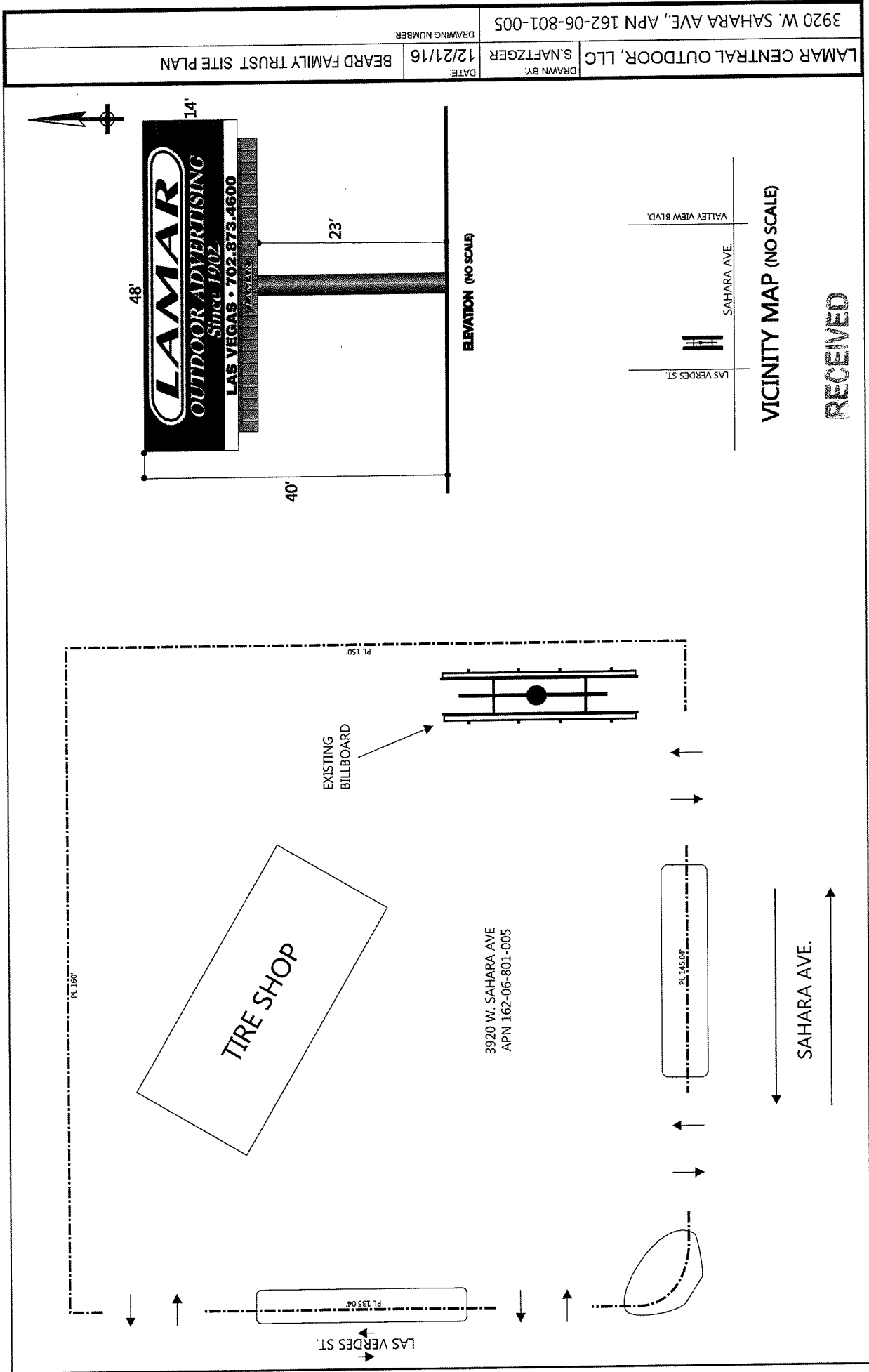
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



RECEIVED

JAN 05 2017

RQR-68068



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

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-68068
2/15/17 CC

February 15, 2012

Ephraim

Mr. Ephraim Beard
Beard Family Trustee
~~57 Linda Isle~~

Newport Beach, California ~~62600~~ 92660

15 Corporate Plaza Dr. #240

RE: RQR-44050 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012

Dear Mr. Beard:

Your Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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 Conditions of Approval for Variance (V-0136-95), 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. If the existing Off-Premise Sign is voluntarily demolished, this Variance (V-0136-95) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.



Mr. Ephriam Beard
Beard Family Trustee
RQR-44050 - Page Two
February 15, 2012

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

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



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. Ronald Beard
Beard Family Trust
15 Corporate Plaza Drive, Suite #240
Newport Beach, California 92660

**RE: RQR-68068 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Beard:

The City Council at a regular meeting held on February 15, 2017 **APPROVED** a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (V-0136-95).
2. The supporting structure of the subject Off-Premise Sign shall be cleaned, painted, and properly maintained within 10 days of final approval of this review.
3. This Variance shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
6. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

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



cityoflasvegas
lasvegasnevada.gov

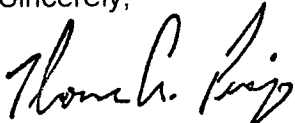


Mr. Ronald Beard
Beard Family Trust
RQR-68068 - Page Two
February 16, 2017

7. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on 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. Ronald Beard
Beard Family Trust
15 Corporate Plaza Drive, Suite #240
Newport Beach, California 92660

**RE: RQR-68068 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Beard:

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

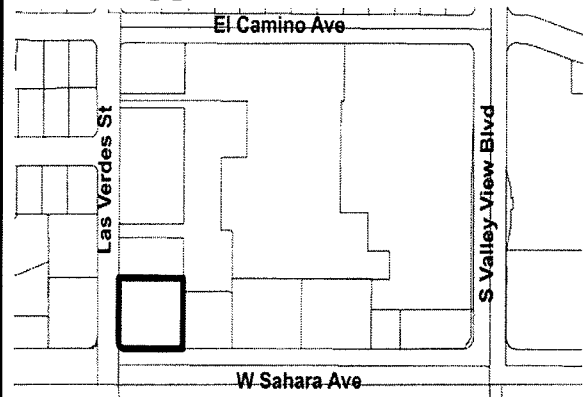
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

RQR-68068 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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

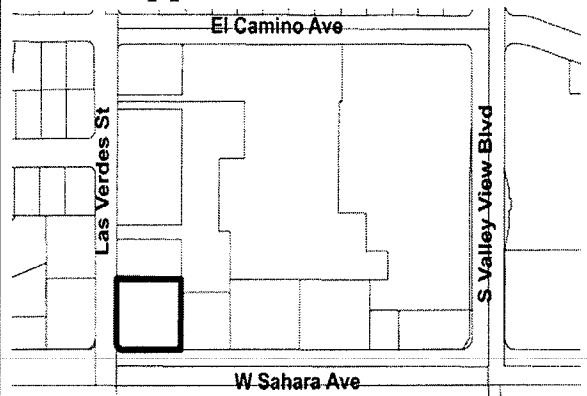
Meeting: City Council
Date: **February 15, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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-68068 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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

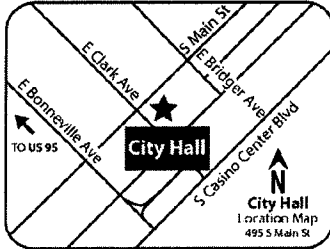
Meeting: City Council
Date: **February 15, 2017**
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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.**

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.

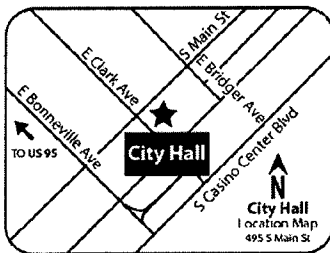
RQR-68068

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

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-68068

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**

ROR-68068 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BEARD FAMILY TRUST - For possible action on a Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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-68068** APN: _____

Name of Property Owner: EPHRAIM BEARD

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: Ephraim Beard

Print Name: EPHRAIM BEARD

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

RECEIVED
JAN 05 2017

AN 05 207



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review
 Project Address (Location): 3920 W. Sahara Ave.
 Project Name: Beard Family Trust Review Proposed Use _____
 Assessor's Parcel #(s): 1162-06-801-005 Ward # 1
 General Plan: existing RAR 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 Beard Family Trust Contact Ronald Beard
 Address 15 Corporate Plaza Dr. #240 Phone: 949-706-0500 Fax: _____
 City Newport Beach State CA Zip 92410
 E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naffziger
 Address 1843 Helm Dr. Phone: 702-873-4100 Fax: 702-873-4344
 City Las Vegas State NV Zip 89119
 E-mail Address snaffziger@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* Ronald Beard Ephraim Beard FOR DEPARTMENT USE ONLY

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

Print Name Ronald P. Beard

Subscribed and sworn before me EPHRAIM BEARD

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

Case #	<u>RQR-69068</u>
Meeting Date:	<u>2-15-17</u>
Total Fee:	<u>\$900.00</u>
Date Received:*	<u>1-5-17</u>
Received By:	<u>[Signature]</u>

*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.

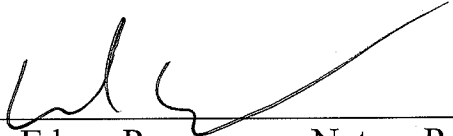
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

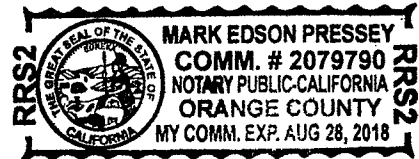
On this 13th day of December, 2016, before me, Mark Edson Pressey, A Notary Public in and for said State, personally appeared Ephraim Beard, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mark Edson Pressey, Notary Public



[SEAL]

RECEIVED
JAN 05 2017



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. Ephriam Beard
Beard Family Trustee
57 Linda Isle
Newport Beach, California 92660

**RE: RQR-44050 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012**

Dear Mr. Beard:

Your Required Review of an approved Variance (V-0136-95) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN WHERE SUCH USE WAS NOT ALLOWED at 3920 West Sahara Avenue (APN 162-06-801-005), 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 Conditions of Approval for Variance (V-0136-95), 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. If the existing Off-Premise Sign is voluntarily demolished, this Variance (V-0136-95) 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
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

RQR-68068



Mr. Ephriam Beard
Beard Family Trustee
RQR-44050 - Page Two
February 15, 2012

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

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,

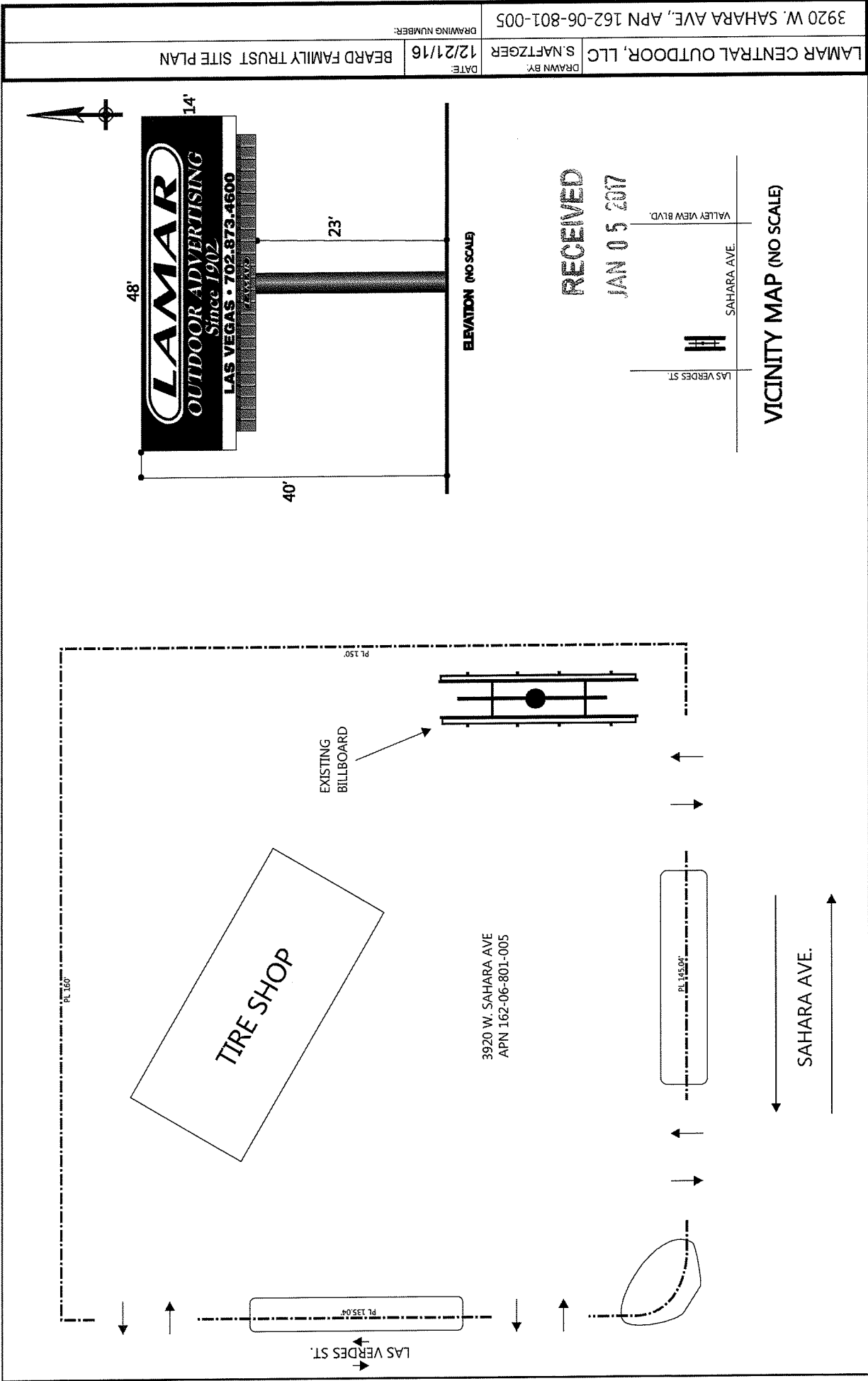


Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

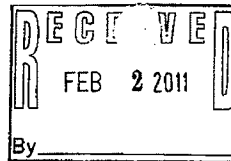
SG:clb

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

RQR-68068



RQR-68068



Lamar Co # _____

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

Renewal
Lease #257-131-01

James R. McIlwain

James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 17th day of January, 2011, by and between:

Beard Family Trust dated 9-2-82

(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 lease premises as may be necessary for the construction & repair of an existing outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service (paid for and supplied by Lessee), communications devices (only if located on the sign structure) and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices (only if located on the sign structure) or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the construction of the sign.

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

3920 West Sahara Ave. (APN 162-06-801-005)

1. This Lease shall be for a term of ten (10) years commencing on March 1, 2011 ("commencement date").
2. LESSEE shall pay to LESSOR an annual rental of Eighteen thousand two hundred eighteen and 64/100 (\$18,218.64) Dollars, payable monthly in advance in equal installments of one thousand five hundred eighteen and 22/100 (\$1,518.22) Dollars each, or 25% of gross space-rent advertising revenue, whichever is greater. Percentage rent shall be calculated annually based upon the revenue earned in the year prior to the year in which it is due. Percentage rent, if any is due, shall be paid within 15 days of the anniversary of the commencement date. Base rent shall be increased annually upon the anniversary of the commencement date according to the Consumer Price Index, all urban consumers with a 3% minimum increase. LESSEE shall keep full, complete, proper books, records and accounts of said gross space-rent advertising revenue. LESSOR and its accountant shall have the right, during regular business hours of LESSEE, to examine, inspect and audit any subcontracts and records of LESSEE pertaining to the leasing or renting of said sign, for the purpose of verifying the accuracy of any statement from LESSEE as to the sign's gross space-rent advertising revenue. Upon request from LESSOR, LESSEE shall forward information related to this request via email. 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 or email addressed to the current Lease Manager at the Las Vegas branch _____ and allow LESSEE thirty (30) days thereafter to cure any default. In any event, should Lessee fail to pay rent within 10 days of its due date, rent shall be subject to a 10% late charge.
3. LESSOR further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of LESSEE'S sign. Provided it's on Lessor's property, LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at LESSEE'S option.
4. LESSEE may terminate this lease upon giving thirty (30) days written notice in the event that the sign becomes entirely or partially obstructed in any way. If LESSEE takes appropriate steps to keep its sign permits valid, but is prevented from maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease. 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 or its predecessor shall remain the property of LESSEE and must be removed by LESSEE at any time prior to or within a reasonable time after expiration of the term hereof or any renewal. However, in the event of a default by LESSEE of the terms of this lease, resulting in legal termination, LESSOR may, at his option, retain said structures, materials and equipment if not resolved within 15 days of the official date of said legal termination. At the termination of this lease, LESSEE agrees to recompact the leased area, and restore the surface of the premises to its original condition. The LESSEE shall have the obligation to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S sign. All such permits and any nonconforming rights pertaining to the sign shall be the property of LESSEE.

RECEIVED
JAN 05 2017

6. LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to exercise its rights pursuant to this lease. LESSOR is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign.

7. In the event of any change of ownership of the property herein 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 LESSEE assigns this lease, LESSOR shall have the right to approve said assignment. Approval of said assignment shall not be unreasonably withheld. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR.

8. 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, operation, maintenance, or dismantling of LESSEE'S sign during the term of this lease. LESSEE further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, 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 non-fulfillment of any representation, warranty or obligation of LESSOR herein.

11. LESSEE shall hold LESSOR harmless from all damages to person or property by reason of accidents resulting from the negligent acts of its agents, employees, or others employed in the construction, maintenance, repair or removal of its sign on the property. LESSEE will provide owner with a copy of its insurance policy showing a minimum \$1,000,000 coverage naming LESSOR as an additional insured and shall obtain such other insurance that LESSOR may reasonably require.

12. LESSOR and/or new bona fide purchaser of this property, upon providing a copy of site plan approval to LESSEE, shall have the right to terminate this lease upon ninety (90) days written notice, provided property is developed for other than outdoor advertising purposes in such a way, in LESSOR'S sole and absolute discretion, that the sign in the existing or in a relocated location would impair or interfere with such development.

13. In the event of litigation to determine or enforce the right of either party to this lease, the prevailing party shall be entitled to reasonable attorney fees and court costs.

14. If required by LESSEE, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, LESSOR authorizes and appoints LESSEE as LESSOR's agent, representative, and attorney in fact for the limited purpose of executing on behalf of LESSOR such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. LESSOR further authorizes LESSEE to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

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

16. All correspondence to Lessor on this lease shall also be copied to Ron Beard at ronbeard@seproperties.com

THE LAMAR COMPANIES, LESSEE:

BY: _____

VICE-PRESIDENT/GENERAL MANAGER

BEARD FAMILY TRUST, LESSOR:

BY: _____

BY: EPHRAIM BEARD, TRUSTEE

DATE: 01 / 27 / 2011

DATE: 01 / 27 / 2011

949-675-0157, ebreb@roadrunner.com
LESSOR'S TELEPHONE NUMBER & e mail

On file
LESSOR'S SOCIAL SECURITY NUMBER /
EMPLOYER IDENTIFICATION NUMBER

APN 162-06-801-005
Tax ID Parcel # (for land on which sign is located)

Address of LESSEE:

Address of LESSOR: 57 Linda Isle, N.B., CA 92660

Witnesses (LESSEE)

Witnesses (LESSOR)

Ronald P. Beard

162-06-801-005
Scherer

3

AMN RPTL S

APN

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That Ephraim Beard

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to Ephraim Beard and Roberta E. Beard, Trustee under the
Beard Family Trust dated Sept 2, 1982

all that real property situated in the city of Las Vegas County of Clark

State of Nevada, bounded and described as follows:
see attached exhibit A

Rec # 162-06-801-005

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

Witness hand this day of 19

STATE OF NEVADA }
COUNTY OF _____ } SS.

Ephraim Beard
Ephraim Beard

On _____
Before me, a Notary Public, personally appeared _____

personally known to me or proved to me on the basis of
satisfactory evidence to be the person whose name is
subscribed to this instrument and acknowledged that he
owns or they executed it

Signature _____
(Notary Public)

(Notarial Seal)

ESCROW NR
93-06-1797 580

MAIL TAX STATEMENTS TO

312 Grant's Trust

Las Vegas, NV

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JAN 05 2017

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0094404 \ 0171-
500-108-90-29/

COMMENCING at the Southeast corner of said Section 6;
THENCE North 0°19'38" East along the East line of said Section 6, a distance of
75 feet to a point;
THENCE North 89°31'42" West 770.17 feet to the POINT OF BEGINNING;
THENCE continuing North 89°31'42" West 145.04 feet to a point;
THENCE along a tangent curve to the right having a radius of 15 feet subtending
a central angle of 89°51'20" an arc length of 23.52 feet to a point;
THENCE North 0°19'38" East 135.04 feet to a point;
THENCE South 89°31'42" East a distance of 160.00 feet to a point;
THENCE South 0°19'38" West a distance of 150.00 feet to the POINT OF BEGINNING.

11-04-93 08:00 PDR 3
OFFICIAL RECORDS
BOOK: 931104 INST: 00657
FEE: 9.00 RPTT: EX0008

GRANT, BARGAIN, SALE DEED

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State of Nevada, bounded and described as follows:

see attached exhibit A

PCL# 030-490-012

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

Witness _____ hand _____ this _____ day of _____, 19 _____

STATE OF NEVADA
 COUNTY OF _____

SS.

Ephraim Beard
 Ephraim Beard

On _____
 Before me, a Notary Public, personally appeared _____

personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person whose name is
 subscribed to this instrument and acknowledged that he
 (she or they) executed it.

Signature _____

(Notary Public)

(Notarial Seal)

ESCROW NO:

93-06-1797 580

MAIL TAX STATEMENTS TO:

3920 W. Sahara

Las Vegas, NV



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. Ephraim Beard
Beard Family Trust
15 Corporate Plaza Drive, Suite #240
Newport Beach, California 92660

**RE: RQR-68068 - REQUIRED REVIEW - VARIANCE
PREVIOUS CASE: RQR-44050, V-0136-95
3920 West Sahara Avenue (APN 162-06-801-005)**

Dear Mr. Beard:

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-68068** 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: _____

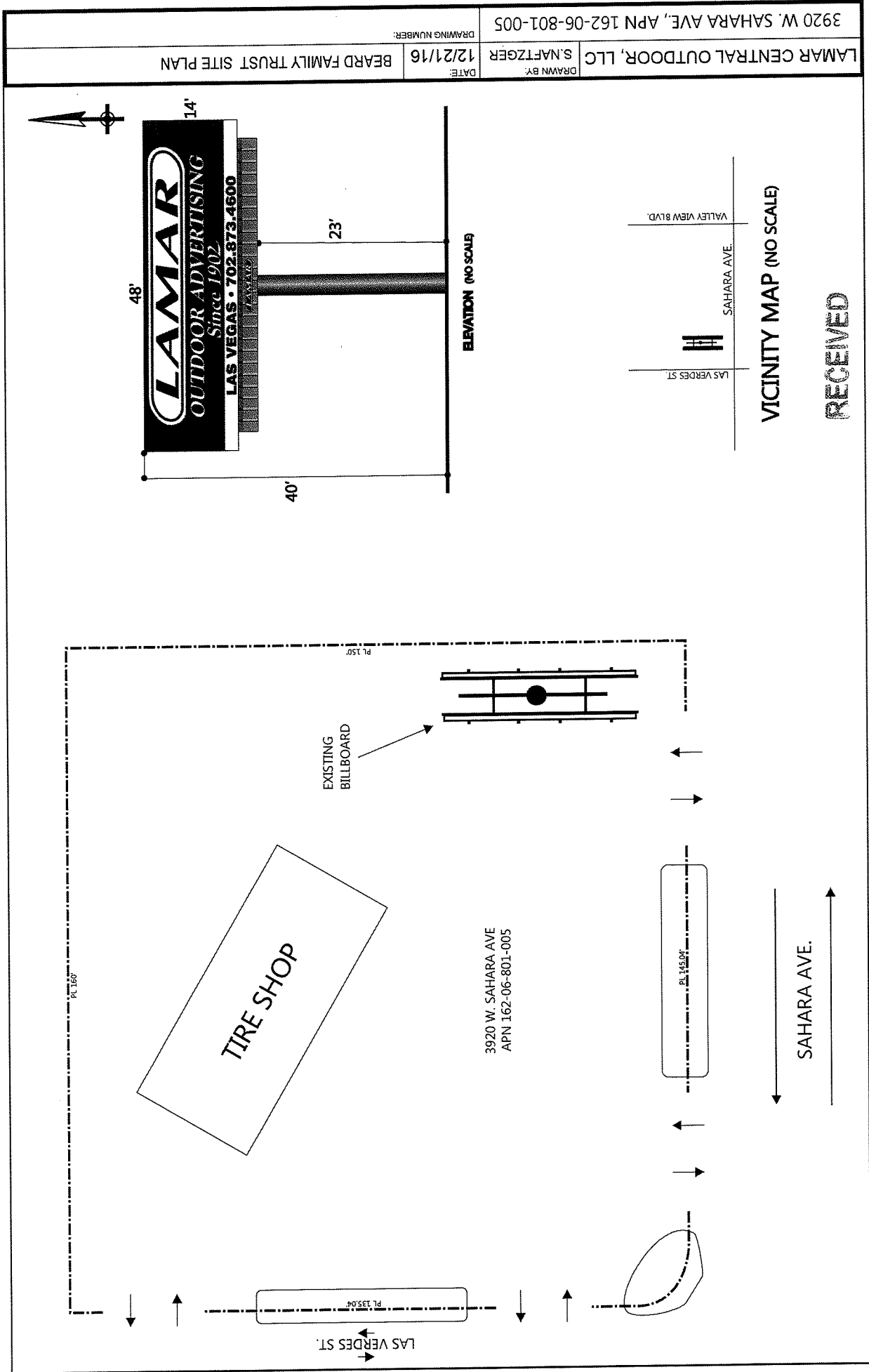
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



BEARD FAMILY TRUST SITE PLAN DRAWING NUMBER:	DATE: 12/21/16	DRAWN BY: S. NAFTZGER LAMAR CENTRAL OUTDOOR, LLC 3920 W. SAHARA AVE., APN 162-06-801-005
---	----------------	--

RECEIVED

JAN 05 2017

RQR-68068



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
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CITY MANAGER

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-68068
2/15/17 CC

February 15, 2012

Ephraim

Mr. Ephraim Beard
Beard Family Trustee
~~57 Linda Isle~~

Newport Beach, California ~~62600~~ 92660

15 Corporate Plaza Dr. #240

RE: **RQR-44050 - REQUIRED REVIEW**
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2012

Dear Mr. Beard:

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Mr. Ephriam Beard
Beard Family Trustee
RQR-44050 - Page Two
February 15, 2012

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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