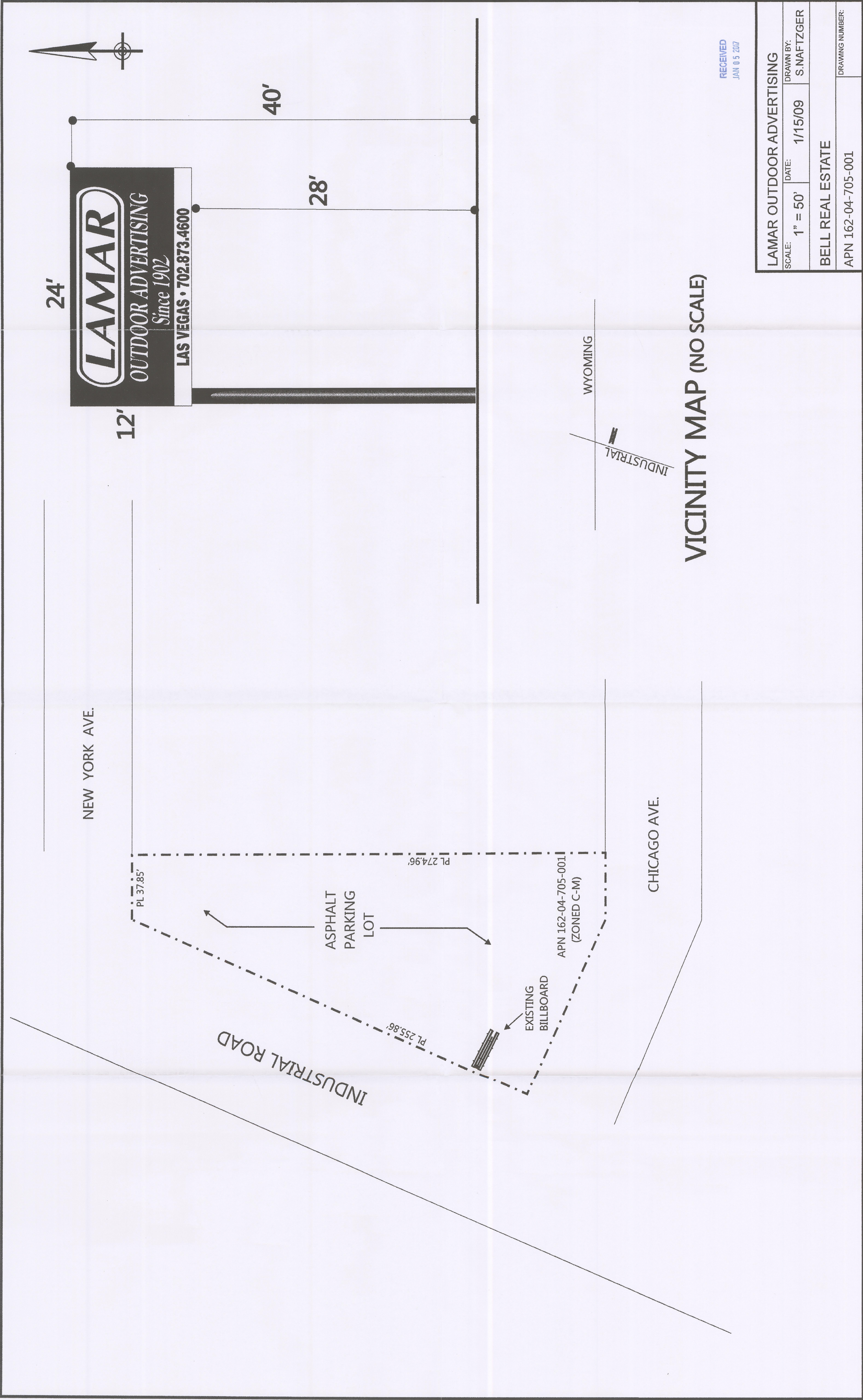






LAS VEGAS
CITY COUNCIL

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. Brent Bell
Bell Real Estate, LLC
1910 Industrial Road
Las Vegas, Nevada 89102

**RE: RQR-68071 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 1, 2017**

Dear Mr. Bell:

The City Council at a regular meeting held on February 1, 2017 **APPROVED** a Required Review of an approved Special Use Permit (U-0223-90) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1719 Industrial Road (APN 162-04-705-001), C-M (Commercial Industrial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

1. Conformance to the Conditions of Approval for Special Use Permit (U-0223-90).
2. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign is removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

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

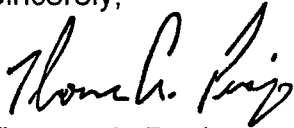
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Brent Bell
Bell Real Estate, LLC
RQR-68071 - Page Two
February 2, 2017

5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All 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 2, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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

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-68071 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: BELL REAL ESTATE, LLC - For possible action on a Required Review of an approved Special Use Permit (U-0223-90) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1719 Industrial Road (APN 162-04-705-001), C-M (Commercial Industrial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **FEBRUARY 1, 2017**

CASE PLANNER: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **ASAP**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Carman Burney (cburney@lasvegasnevada.gov) and Steve Gebeke (sgebeke@lasvegasnevada.gov)**. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required Review
Project Address (Location) 1719 Industrial Rd.
Project Name Bell Real Estate Review Proposed Use _____
Assessor's Parcel #(s) 162-04-705-001 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing CM proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information Required review for an existing billboard

PROPERTY OWNER Bell Real Estate, LLC Contact Brent Bell
Address 1910 Industrial Rd. Phone: _____ Fax: _____
City Las Vegas State NV Zip 89102
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* _____

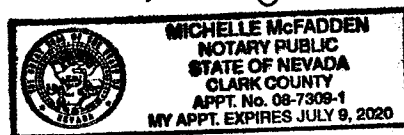
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Christopher Prickett (authorized agent)

Subscribed and sworn before me

This 5th day of January, 2017.

Notary Public in and for said County and State



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # 1QR-68071

Meeting Date: 2-1-17

Total Fee: \$800.00

Date Received:* 1-5-17

Received By: [Signature]

*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-68071** APN: 162-04-705-001

Name of Property Owner: Bell Real Estate, LLC

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)

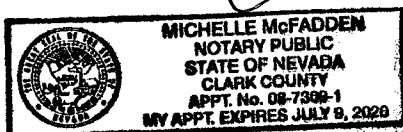
Subscribed and sworn before me

This 5th day of January, 2017

Michelle McFadden
Notary Public in and for said County and State

RECEIVED

JAN 05 2017





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
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ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

January 27, 2014

Mr. Brent Bell
Bell Real Estate, LLC
1900 Industrial Road
Las Vegas, Nevada 89102

RE: RQR-51948 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 22, 2014

Dear Applicant:

The City Council at a regular meeting held January 22, 2014, APPROVED the Required Review of an approved Special Use Permit (U-0223-90) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1719 Industrial Road (APN 162-04-705-001), C-M (Commercial Industrial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2014. This approval is subject to:

Planning

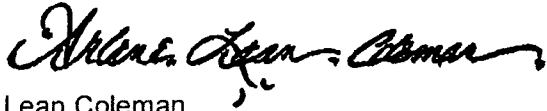
1. Conformance to the Conditions of Approval for Special Use Permit (U-0223-90).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure 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.

RQR-68071

Mr. Brent Bell
RQR-51948 - Page 2
January 27, 2014

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

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman", with a stylized flourish at the end.

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

RQR-68071



COMPANIES

Lamar Co # _____

This Instrument Prepared by:

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

Renewal
Lease #257-1215-01

James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this 1st day of July, 2010, by and between: **BELL REAL ESTATE, LLC** (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 operation, maintenance and repair of an outdoor advertising structure ("sign"), including necessary structures, advertising devices, utility service, power poles, communication devices 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 telecommunication devices or other activities necessary or useful in **LESSEE'S** use of the sign.

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

1719 Industrial Road (APN 162-04-705-001)

1. This Lease shall be for a term of five (5) years commencing on August 1, 2010 ("commencement date") and expiring at the end of the day on July 31, 2015.

Upon expiration of the original term, this lease shall continue on a year-to-year basis under the same terms and conditions unless **LESSEE** or **LESSOR** provides to the other written notice of non-renewal at least sixty (60) days prior to the expiration of the original term or any, then current, one-year term.

2. **LESSEE** shall pay to **LESSOR** an annual base rental of One Thousand Six Hundred and no/100 (\$1,600.00) Dollars, payable in advance 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 first day of the anniversary month in which it is due. **LESSEE** shall provide to **LESSOR** a billing audit of the previous year's advertising revenue annually on the anniversary of the commencement date. Annual base rent shall be increased upon each anniversary of the commencement date according to the current Consumer Price Index, All Urban Consumers. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by **LESSOR**, whether or not actually received by **LESSOR**. Should **LESSEE** fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, **LESSEE** will be in default under the lease. In the event of such default, **LESSOR** must give **LESSEE** written notice by certified mail and allow **LESSEE** thirty (30) days thereafter to cure any default.

3. **LESSOR** agrees not to erect or allow any other off-premise advertising structure(s), other than **LESSEE'S**, on property owned or controlled by **LESSOR** within five hundred (500) feet of **LESSEE'S** sign. **LESSOR** further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of

RECEIVED

JAN 05 2017

RQR-68071

LESSEE'S sign. Only with prior written approval by **LESSOR**, **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 or in **LESSEE'S** opinion the location becomes economically or otherwise undesirable. If **LESSEE** is prevented from constructing or 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 **LESSEE** or its predecessor shall remain the property of **LESSEE** and may be removed by **LESSEE** at any time prior to or within a reasonable time after expiration of the term hereof or any renewal. Prior to the placement of any such structures, equipment and materials upon the premises, however, **LESSEE** is required to obtain **LESSOR'S** express written consent authorizing such placement. At the termination of this lease, **LESSEE** agrees to restore the surface of the premises to its original condition. **LESSEE** shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of **LESSEE'S** sign, at the sole discretion of **LESSEE**. **LESSEE** shall be responsible for all costs associated with obtaining and renewing said permits. All such permits and any nonconforming rights pertaining to the premises shall be the property of **LESSEE**.

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. **LESSOR** acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of **LESSEE**.

7. **LESSOR** reserves the right to reasonably object to the content of any advertising that would be deemed offensive and/or risqué to the reasonable person in the Las Vegas, Nevada metropolitan area ("Offensive Advertising") and shall provide immediate written notification to **LESSEE** of any Offensive Advertising. **LESSEE** agrees to remove any Offensive Advertising within five (5) business days of receipt of notice.

8. 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 that **LESSEE** assigns this lease, assignee will be fully obligated under this Lease and **LESSEE** will no longer be bound by the lease. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both **LESSEE** and **LESSOR**.

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

10. **LESSEE** agrees to indemnify **LESSOR** from all claims of injury, liability, costs and expenses, including attorney's fees, 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.

11. **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.

12. 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

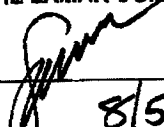
memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. LESSOR further authorizes LESSEE to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

13. Any disputes that may arise as a result of the terms and conditions contained within this lease agreement shall be governed by the laws of the State of Nevada.

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

LESSEE: THE LAMAR COMPANIES

BY: _____


8/5/10
Vice President/General Manager

DATE: July ____, 2010

Address of LESSEE:

Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, NV 89119

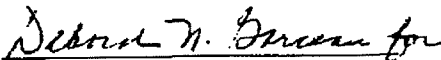
Witnesses (LESSEE)

Print Name:

Print Name:

LESSOR: BELL REAL ESTATE, LLC

BY: _____


Brent Bell, Managing Member
Deborah N. Garcean

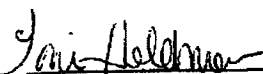
DATE: July 22, 2010

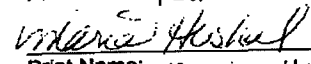
Lessor's Telephone #: (702) 386-7435
Lessor's Tax ID #: 88-0478209
Tax ID Parcel # APN 162-04-705-001
(for land on which sign is located)

Address of LESSOR:

Bell Real Estate, LLC
1900 Industrial Road
Las Vegas, NV 89102

Witnesses (LESSOR)


Print Name: Toni Heldman


Print Name: Maria Hoshal

STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor's Parcel Number:
a) 162-01-110-131
b) 162-01-110-130
c) 162-01-110-001
d) _____

2. Type of Property:
a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Tenure d) ☐ 2-4 Pkts.
e) ☐ Agr. (940) f) ☐ Comm/Instl.
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property: \$ _____

Deduct Assessed Liens and/or Encumbrances: \$ _____

4. Taxable Value (per NRS 375.010, Section 2): \$ _____

Real Property Transfer Tax Due: \$ _____

5. Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 1: 100

b. Explain Reason for Exemption:

TRANSFER TO A BUSINESS ENTITY OF WHICH GRANTOR IS 100% OWNER

5. Partial Interest: Percentage being transferred: 100

The undersigned Seller (Grantor) hereby certifies that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that falsification of any claimed exemption, or other misrepresentation of additional tax due, may result in a penalty of 10% of the tax due plus interest and 12% per annum. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any deficiency amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____

Print Name: Gregory J. Morris

Address: 1910 Industrial Rd.

City: Las Vegas

State: NV Zip: 89102

Telephone: (702) 471-0020

Capacity: OWNER

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: Gregory J. Morris

Address: 1910 Industrial Rd.

City: Las Vegas

State: NV Zip: 89102

Telephone: (702) 471-0020

Capacity: OWNER

COMPANY REQUESTING RECORDING

Co. Name: AMERICAN MORRIS LTD.

Signature: _____

COMPANY REQUESTING RECORDING

Co. Name: _____

Signature: _____

THIS PUBLIC RECORD THIS FORM MAY BE RECORDED AND REFILED

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JAN 05 2017

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01025

APN: 162-04-710-137 & 162-04-710-136 & 162-04-705-001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WHITTLESEA BLUE CAB COMPANY, A NEVADA CORPORATION without consideration, does hereby Grant, Bargain, Sell and Convey to BELL REAL ESTATE, LLC as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR A COMPLETE LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF

GRANTEES ADDRESS: WHITTLESEA BLUE CAB COMPANY, 1901 Industrial Road, Las Vegas, NV 89102

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

Witness his hand this 11 day of August, 2000.


JAMES A. BELL, President

ASSES

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STATE OF NEVADA)

) ss.

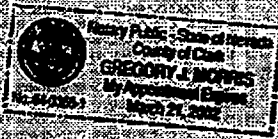
COUNTY OF CLARK)

On this 11 day of August, 2000, before me the undersigned, a Notary Public in and for the said State, personally appeared JAMES A. BELL, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Gregory J. Morris

Notary Public



When Recorded, Mail
WHITTLESEA BLUE CAB COMPANY
1910 Industrial Road
Las Vegas, NV 89102

ASUSOK'S

EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION:

Situated in the County of Clark, State of Nevada, described as follows:

PARCEL I:

Being a parcel of land situate in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 4, Township 21 South, Range 61 East, M.D.B.&M., and more particularly described as follows:

Commencing at a point which bears North 88°39' West a distance of 1200.00 feet from the East Quarter (E 1/4) corner of said Section 4; thence South 4°00'04" West a distance of 146.25 feet to a point on the South line of New York Street extended Westerly and being a point on the East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 4, the True Point of Beginning; thence continuing South 4°00'04" West along said East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 4, a distance of 274.96 feet to a point on the North line of Chicago Street extended Westerly; thence along the North line of Chicago Street North 86°19'56" West a distance of 38.05 feet to a point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 24°15'00"; thence along said curve an arc length of 20.94 feet to a point of tangency; thence North 62°04'56" West a distance of 90.68 feet; thence North 27°51'03" East along a line parallel and distant 40.00 feet Easterly at right angles from the centerline of Industrial Road (80.00 feet wide), a distance of 255.76 feet to a point on the Southern line of New York Street; thence south 86°18'56" East along the Southern line of said New York Street a distance of 38.09 feet to the True Point of Beginning.

PARCEL II:

Lots Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) in Block Sixteen (16) of the MEADOWS ADDITION, as shown by map thereof on file in Book 1 of Plats, page 43, in the Office of the County Recorder of Clark County, Nevada.

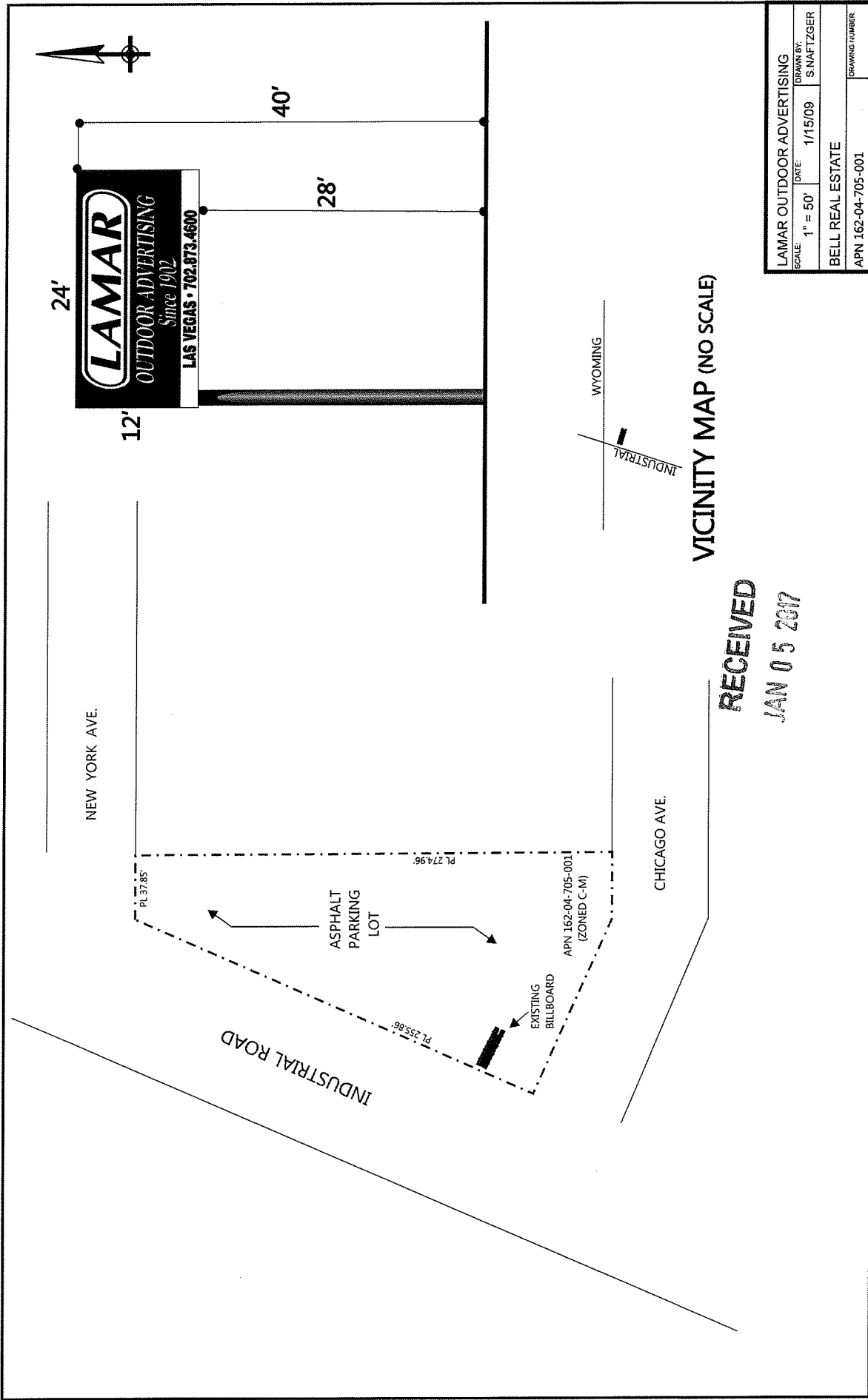
CLARK COUNTY, NEVADA
JUDITHA VANDEVER, RECORDER
RECORDED AT REQUEST OF:

WHITTLESEA BLUE CAB COMPANY

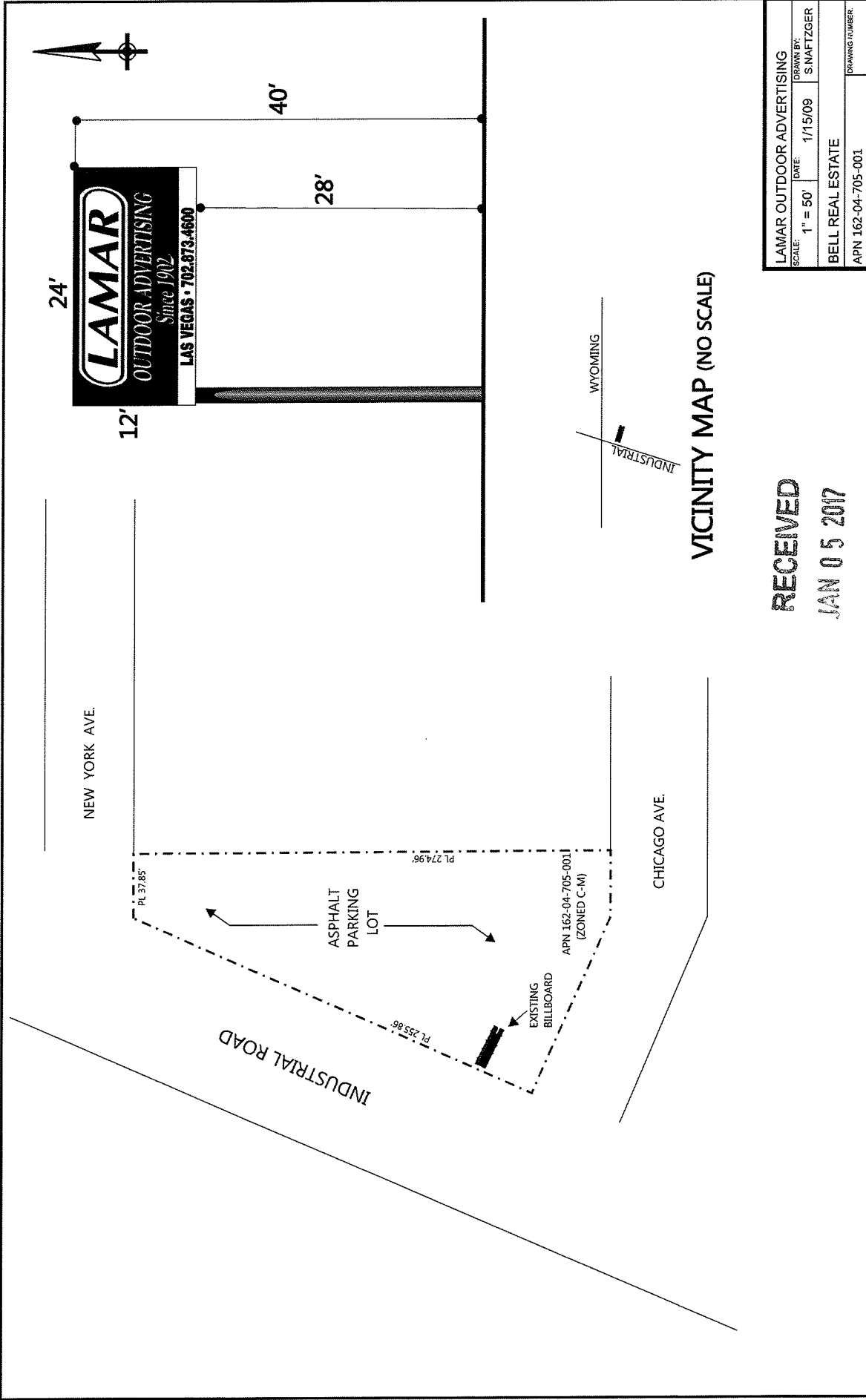
89-29-2000 11:28 REL 3

BOOK 20000929 DIST 01025

FEE 9.00 RPTT EX010



RQR-68071



LAMAR OUTDOOR ADVERTISING			
SCALE: 1" = 50'	DATE: 1/15/09	DRAWN BY: S.NAFTZGER	
BELL REAL ESTATE			
APN 162-04-705-001		DRAWING NUMBER:	

RECEIVED
JAN 05 2017

RQR-68071



RQR-68071
02/01/17 CC *[signature]*

January 27, 2014

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Brent Bell
Bell Real Estate, LLC
~~1800~~ Industrial Road
Las Vegas, Nevada 89102

1910 Industrial Road

RE: RQR-51948 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 22, 2014

Dear Applicant:

The City Council at a regular meeting held January 22, 2014, APPROVED the Required Review of an approved Special Use Permit (U-0223-90) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN at 1719 Industrial Road (APN 162-04-705-001), C-M (Commercial Industrial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 23, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0223-90).
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.

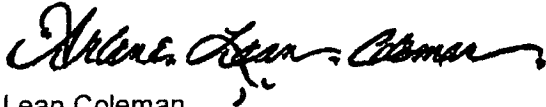
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Brent Bell
RQR-51948 - Page 2
January 27, 2014

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

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman", with a stylized flourish at the end.

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 8, 2016

Mr. Brent Bell
Bell Real Estate, LLC
1910 Industrial Road
Las Vegas, Nevada 89102

RE: RQR-68071 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: RQR-51948, U-0223-90
1719 Industrial Road (APN 162-04-705-001)

Dear Mr. Bell:

Our records indicate the above referenced action will be scheduled for the **February 1, 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 8, 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

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495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-68071** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

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

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.