



**LAS VEGAS
CITY COUNCIL**

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CITY MANAGER

December 8, 2015

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

RE: Embellishment on an existing Off-Premise Sign located at 73 South Martin Luther King Boulevard: SDR-62483

Dear Mr. Jones:

It has been determined that the proposed addition of a 74 square-foot Embellishment on an existing 52-foot tall, 14-foot by 48-foot Off-Premise Sign located at 73 South Martin Luther King Boulevard meets the standard for approval as defined in Title 19.12.120 of the Zoning Code of the City of Las Vegas, subject to the following.

1. Conformance to the submitted site plan and elevations dated December 7, 2015.
2. All previously approved entitlements for embellishments not depicted on the plans date stamped December 7, 2015 shall be expunged.
3. This Minor Site Development Plan Review is final; no additional applications will be required.

If you have any questions, please feel free to contact me at (702) 229-6711.

Sincerely,

John Grider, Planner I
Current Planning Division
Department of Planning

cc: Furniture Plaza MLK, LLC.
73 South Martin Luther King Boulevard
Las Vegas, NV 89106

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 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Embellishment on existing off-premise billboard sign.
 Project Address (Location) 73 S. Martin L. King BLVD.
 Project Name Clear Channel Outdoor Proposed Use Existing
 Assessor's Parcel #(s) 139-33-510-002 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Installation of an embellishment on an existing 14x48 billboard sign.

PROPERTY OWNER Furniture Plaza MLK LLC. Contact _____
 Address 73 S. Martin L King BLVD. Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89106
 E-mail Address _____

APPLICANT Clear Channel Outdoor Contact Lonnie Jones
 Address 7370 Dean Martin Dr. Suite 407 Phone: (702) 238-7209 Fax: (702) 238-7266
 City Las Vegas State Nevada Zip 89139
 E-mail Address lonniejones@clearchannel.com

RECEIVED

REPRESENTATIVE Same as applicant Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

DEC 07 2015
 Dept of Planning
 City of Las Vegas

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* [Signature]

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

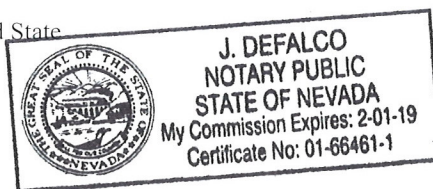
Print Name Lonnie Jones

Subscribed and sworn before me

This 7 day of December, 2015

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-62483</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>500.00</u>
Date Received:*	<u>12-7-15</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.

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-62483** APN: 139-33-510-002

Name of Property Owner: Furniture Plaza MLK LLC

Name of Applicant: Clear Channel Outdoor

Name of Representative: Lonnie Jones

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

_____ Yes

X 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: _____

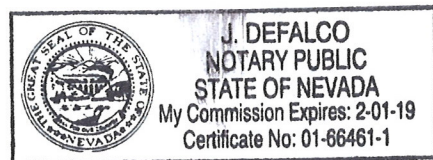
Signature of Property Owner: _____

Print Name: Lonnie Jones Authorized Rep.

Subscribed and sworn before me

This 7 day of December, 2015

J. Defalco
Notary Public in and for said County and State



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Dept of Planning
City of Las Vegas



December 7, 2015

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

RE: JUSTTIFICATION LETTER FOR AN APPLICATION TO INSTALL an EMBELLISHMENT ON AN EXISTING OFF-PREMISE
ADVERTISING BILLBOARD SIGN.

(APN No.139-33-510-002)

73 S. Martin L King BLVD..

Zoning: M

To Whom It May Concern:

Channel Outdoor is submitting to the City of Las Vegas Current Planning Department the required documentation for an embellishment to be installed on an existing/ approved off-premise advertising billboard. The proposed extension will not exceed the total square footage allowed by Title 19A, therefore we respectfully request your approval.

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

Thank you kindly,

Lonnie Jones
Real Estate Representative
Clear Channel Outdoor
7370 Dean Martin Drive, Suite 407
Las Vegas, NV 89139
702.238.7200 fax 702.238.7266
email: Lonniejones@clearchannel.com

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Dept of Planning
City of Las Vegas

A.P.N.: 139-33-510-002 and 139-33-510-005 and
139-33-510-004
File No: NCS-414789-HHLV (mf)
R.P.T.T.: \$ C Exempt II

Inst #: 200911200002066
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #011
11/20/2009 12:15:31 PM
Receipt #: 135851
Requestor:
FIRST AMERICAN TITLE HOWARD
Recorded By: ADF Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Furniture Plaza MLK LLC
One Ashley Way
Arcadia, WI 54612

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Receivership Estate of Constantino Noval Nevada, LLC

do(es) hereby *GRANT, BARGAIN and SELL* to

Furniture Plaza MLK LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL 1:

A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 33 AND SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE (1) OF LEVITZ PLAZA, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 48 OF PLATS, PAGE 89, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED RECORDED JUNE 30, 1997 IN BOOK 970630 AS DOCUMENT NO. 01924 AND RE-RECORDED ON JULY 21, 1997 IN BOOK 970721 AS DOCUMENT NO. 01289, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED MAY 21, 1998 IN BOOK 980521 AS DOCUMENT NO. 01203, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 25, 2003 IN BOOK 20030225 AS DOCUMENT NO. 01086, OF OFFICIAL RECORDS.

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City of Las Vegas

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 7, 2007 IN BOOK 20071207 AS DOCUMENT NO. 00649, OF OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT DEED RECORDED DECEMBER 9, 2008 IN BOOK 20081209 AS DOCUMENT NO. 04129, OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER LOT 1 OF LEVITZ PLAZA AS CREATED BY INSTRUMENT RECORDED OCTOBER 26, 1990 IN BOOK 901026 AS DOCUMENT NO. 00784 AND AMENDED AUGUST 22, 1991 IN BOOK 910822 AS DOCUMENT NO. 00662 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/18/2009

By: David L. Jewkes, Court Appointed Receiver

This instrument was acknowledged before me on November 19, 2009 by David L. Jewkes as Court Appointed Receiver for the Receivership Estate of Constantino Noval Nevada, LLC.

LAURENE PALMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-21-2013
Certificate No: 05-95600-1

Laurene Palma

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 18, 2009** under Escrow No. **NCS-414789-HHLV**. 405-951

Comm # 05-95600-1
exp 3-21-2013

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 139-33-510-002
b) 139-33-510-004
c) 139-33-510-005
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: **OK PER SOS CAR**

3. a) Total Value/Sales Price of Property: \$0.00
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$0.00
d) Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 11
b. Explain reason for exemption: Transfer in Compliance with Receivership Proceedings

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: M. Sabido

Capacity: Agent for Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Receivership of Constantino

Print Name: Noval Nevada

Print Name: Furniture Plaza MLK LLC

Address: 3800 S. Howard Hughes Parkway

Address: One Ashley Way

City: Las Vegas

City: Arcadia

State: NV Zip: 89169

State: WI Zip: 54612

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-414789-HHLV mf/mf

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



MIN

MENT DEPARTMENT

EW SUBMITTAL REQUIREMENTS

RDS)

APPL/
real pr.,
notarize the signature
another state.

ocation/Petition Form is required. The owner(s) of the
mey authorizing an agent to sign. A Notary Public must
e outside of Nevada, the signature may be notarized in

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

JUSTIFICATION LETTER: A detailed letter that explains the request and how the project meets/supports existing City policies and regulations is required.

FEES: \$500

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

SITE PLAN: (2 folded) Draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, and adjacent streets. Site Plans must include:

- ☐ PROPERTY LINES CALLED OUT
- ☐ DIMENSIONS (ACTUAL)/SCALE
- ☐ STREET NAMES
- ☐ LOCATION OF BUILDINGS, PARKING LOTS, DRIVEWAYS, AND LANDSCAPED AREAS ON THE LOT
- ☐ NORTH ARROW
- ☐ VICINITY MAP
- ☐ LOCATION OF EXISTING AND PROPOSED OFF-PREMISE SIGNS

SIGN ELEVATIONS: (2 folded) Draw and make legible: Building Elevations may be shown on the Site Plans, but must include:

- ☐ DIRECTION OF ELEVATION WITH EXISTING AND PROPOSED HEIGHT OF SIGNS
- ☐ ANY SIGN ILLUMINATION OR LED CONVERSION
- ☐ ELEVATION DIMENSIONS/SCALE SHOWING TOTAL SIGN AREA
- ☐ ANY EMBELLISHMENT AREAS OR MOVING PARTS

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48'

14'

52'



3' Catwalk

35'

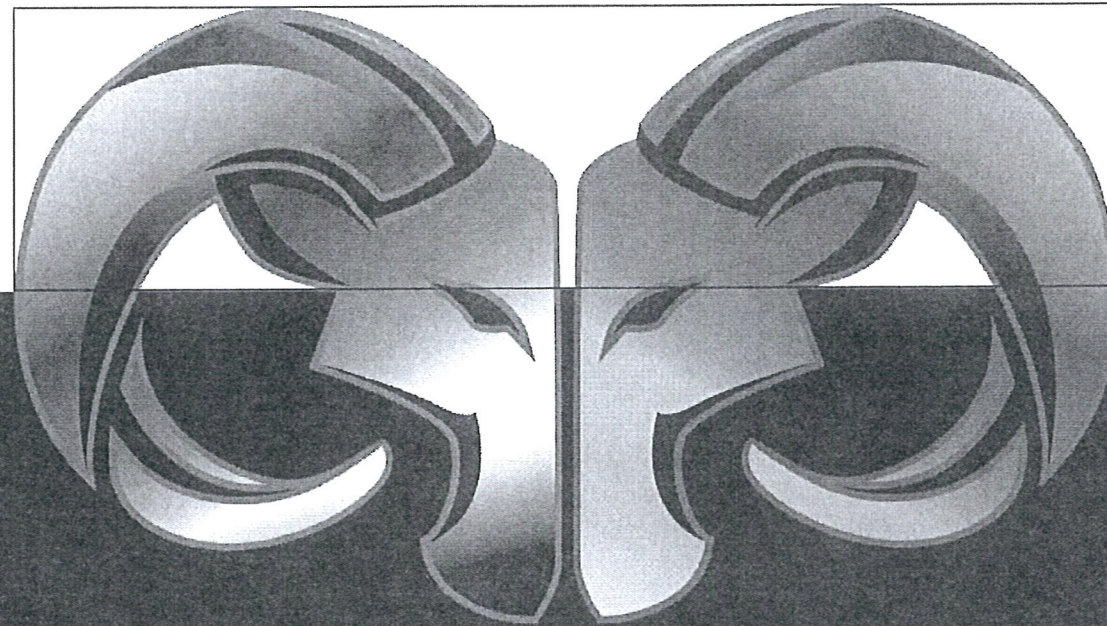
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ELEVATION DRAWING: NOT TO SCALE

SDR-62483



EXTENSION SPECS:
17.02'w x 4.4'h

Built at 1/2" = 1': 24" x 9.5" - Final size: 48' x 19'

**FREE
CONSULTATION**

BATTLEBORN INJURY LAWYERS

SE HABLA ESPAÑOL

702-570-9000

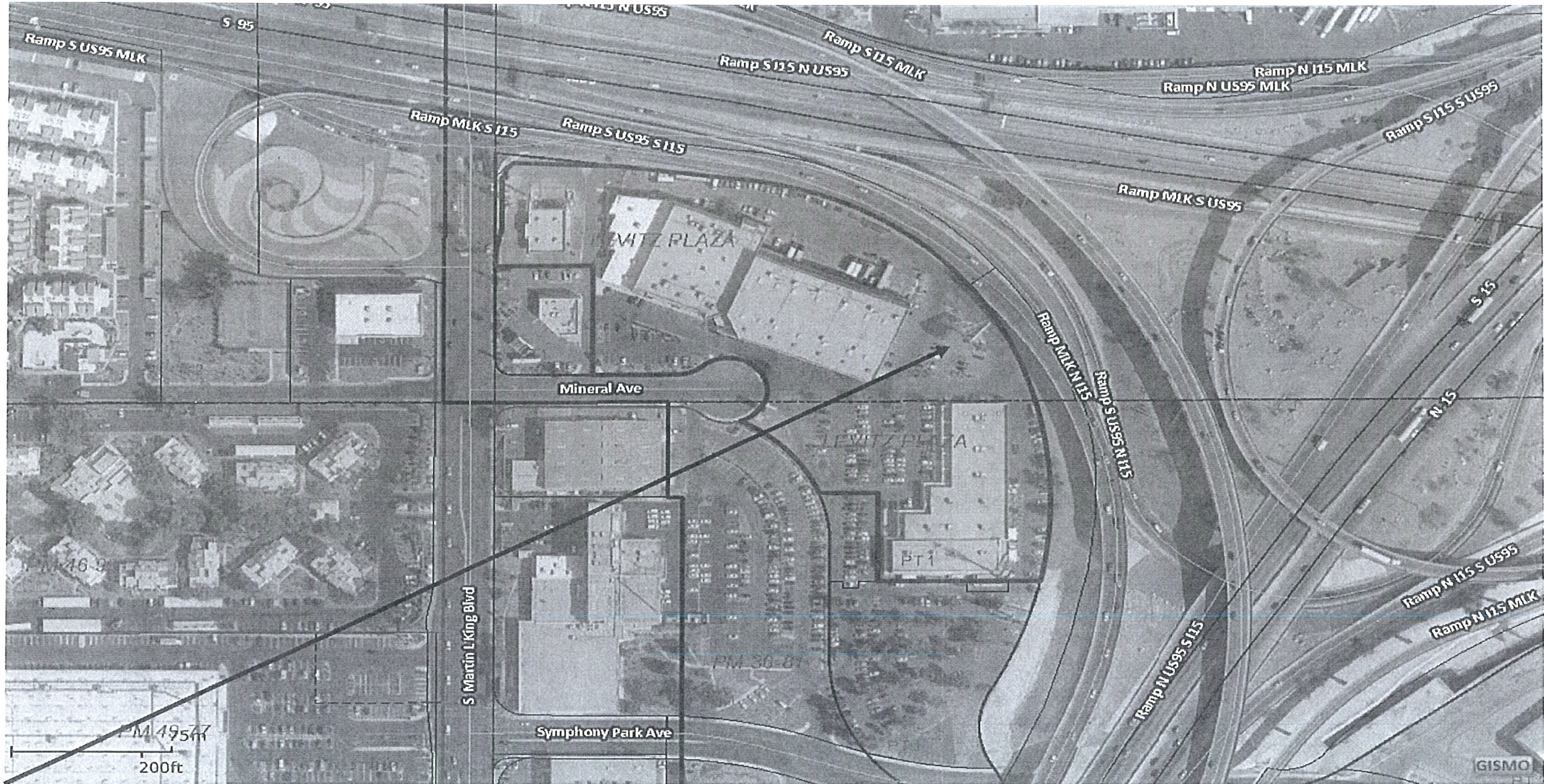
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Dept of Planning
City of Las Vegas

SDR-62483



Existing Clear Channel Off-premise Advertising Billboard Sign.
Located: 73 S Martin L. King BLVD.
Property owner: Furniture Plaza MLK LLC.
Zoning: M
APN: 139-33-510-002
Application for 17.02'W x 4.4'H (74.8sq') embellishment permit.

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DEC 07 2011

Dept of Planning
City of