



**LAS VEGAS
CITY COUNCIL**

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ELIZABETH N. FRETWELL
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 9 West Charleston Boulevard: SDR-62484

Dear Mr. Jones:

It has been determined that the proposed addition of a 74 square-foot Embellishment on an existing 40-foot tall, 14-foot by 48-foot Off-Premise Sign located at 9 West Charleston 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: JBS Enterprise, LLC.
9 West Charleston Boulevard
Las Vegas, NV 89104

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

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Embellishment on existing off-premise billboard sign.
Project Address (Location) 9 W. Charleston BLVD.
Project Name Clear Channel Outdoor Proposed Use Existing
Assessor's Parcel #(s) 162-03-110-109 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing C-2 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 JBS Enterprise LLC. Contact _____
Address 9 W. Charleston BLVD. Phone: _____ Fax: _____
City Las Vegas State Nevada Zip 89104
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

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

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

Property Owner Signature* [Signature]

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

Print Name Lonnie Jones

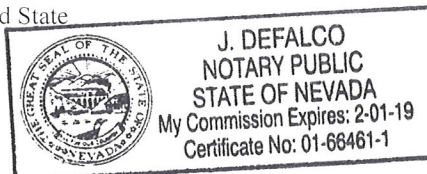
Subscribed and sworn before me

This 7 day of December, 2015

J. Defalco

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # SDR-62484

Meeting Date: ADAMW

Total Fee: \$500

Date Received: * 120715

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.

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-62484** APN: 162-03-110-109

Name of Property Owner: JBS Enterprise 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: [Signature]

Print Name: _____

9 W Charleston Blvd
C-2 Zone

ed Rep

Subscribed and sworn before me

This 7 day of December, 201

[Signature]
Notary Public in and for said County an

A
2-01-19
61-1

IVED



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.162-03-110-109)

9 W. Charleston BLVD.

Zoning: C-2

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

RECEIVED

DEC 07 2015

Dept of Planning
City of Las Vegas

20090526-0000275

Fee: \$15.00 RPTT: EX#007
N/C Fee: \$25.00

05/26/2009 08:01:29

T20090181836

Requestor:
LEGAL WINGS

Debbie Conway GILKS
Clark County Recorder Pgs: 3

23-1

APN# 162-03-110-109

Recording Requested by and Return to:

Name Beverly Salhanick, Esq., P.C.

Address 2001 South Jones, Suite I

City/State/Zip Las Vegas, Nevada 89146

QUITCLAIM DEED

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies)

This cover page must be typed or printed clearly in black ink only.

RECEIVED

DEC 07 2005

Dept of Planning
City of Las Vegas

RPTT 162-03-110-109

QUITCLAIM DEED

Dated this 24th day of March, 2009

For valuable consideration, We, James Smith and Elizabeth Benitez-Smith, Trustees of the SMITH J & BENITEZ E REV LIV TR, SMITH JAMES & BENITEZ E TRS, 3245 Rosanna Street, Las Vegas, Nevada 89117-3137

Do hereby REMISE, RELEASE and FOREVER QUITCLAIM to: JBS ENTERPRISE, LLC, 9 W Charleston Blvd., Las Vegas, Nevada 89102

the following described real property in the State of Nevada, County of Clark

(legal description of real property and commonly known address if known)

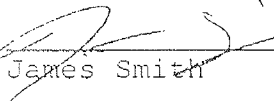
BOULDER ADD
Plat Book 1 Page 52
Lot 7 Block 1
& LOT 8

SEC 03 TWP 21 RNG 61

Commonly known as: 9 W CHARLESTON BLVD.
LAS VEGAS, NEVADA 89102

ASSESSOR PARCEL NO. 162-03-110-109

In Witness Whereof, I hereunto set my hand this 24th day of March, 2009


James Smith


Elizabeth Benitez-Smith

STATE OF NEVADA)
)
COUNTY OF CLARK)

RECORDING REQUESTED
BY AND MAIL TO

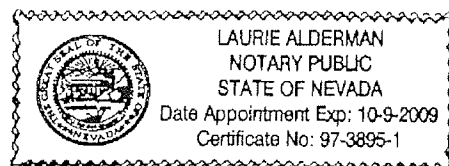
On this 23rd day of March, 2009
personally appeared before me, a
Notary Public

Beverly Salhanick, Esq.
2001 S. Jones
Suite I
Las Vegas, NV 89146

James Smith & Elizabeth Benitez-Smith
personally known to me to be the
persons whose names are subscribed
to the above instrument who
acknowledged that they executed the
instrument.

If applicable mail tax
statements to:
James & Elizabeth Smith
3245 Rosanna Street
Las Vegas, NV 89117-3137


(Notary Public)



STATE OF NEVADA

DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 162-03-110-109
 b) _____
 c) _____
 d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ -0-

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

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Value \$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 07

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100%

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 *James Benitez* Capacity Paralegal

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Smith J & Benitez E Rev Liv Tr
Smith James & Benitez E Trs
 Address: 3245 Rosanna Street
 City: Las Vegas
 State: Nevada 89117

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: JBS Enterprise, LLC
 Address: 9 W Charleston Blvd.
 City: Las Vegas
 State: Nevada 89102

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

Print Name: Beverly Salhanick, Esq.
 Address: 2001 S. Jones, Suite I
 City: Las Vegas

Escrow #: _____
 State: Nevada Zip: 89146

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

275

LED / Embellishments



PLANNING & DEVELOPMENT DEPARTMENT

MINOR SITE DEVELOPMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

(BILLBOARDS)

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The owner(s) of the real property must sign this form, or submit a Power of Attorney authorizing an agent to sign. A Notary Public must notarize the signature. When the property owner(s) reside outside of Nevada, the signature may be notarized in another state.

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

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 | ☐ ELEVATION DIMENSIONS/SCALE SHOWING TOTAL SIGN AREA |
| ☐ ANY SIGN ILLUMINATION OR LED CONVERSION | ☐ ANY EMBELLISHMENT AREAS OR MOVING PARTS |

48'

14'

39'



3'

Catwalk

22'

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DEC 07 2015

Dept of Planning
City of Las Vegas

ELEVATION DRAWING: NOT TO SCALE

SDR-62484



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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RECEIVED

DEC 07 2015

Dept of Planning
City of Las Vegas

SDR-62484

