

**LAS VEGAS
CITY COUNCIL**

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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 201 East Charleston Boulevard: SDR-62485

Dear Mr. Jones:

It has been determined that the proposed addition of a 74 square-foot Embellishment on an existing 45-foot tall, 14-foot by 48-foot Off-Premise Sign located at 201 East 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: 1337 RE Group, LLC.
201 East 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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Embellishment on existing off-premise billboard sign.
 Project Address (Location) 201 E. Charleston BLVD.
 Project Name Clear Channel Outdoor Proposed Use Existing
 Assessor's Parcel #(s) 139-34-410-047 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 1337 RE Group LLC. Contact _____
 Address 201 E 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, 20 15.

[Signature]
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SDR-62485

Meeting Date: Admin

Total Fee: \$500

Date Received: * 12/07/15

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.



J. DEFALCO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 2-01-19
 Certificate No: 01-66461-1





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.139-34-410-047)

201 E. 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

201 E Charleston
BIVD S



PLANNING

C-2 Zone

MENT

MINOR SITE DEVELOPMENT

REQUIREMENTS

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 |

C (S) 1

APN: 139-34-410-047

GRANT, BARGAIN SALE WARRANTY DEED

Inst #: 201209200002166
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #001
09/20/2012 01:57:01 PM
Receipt #: 1314126
Requestor:
OSHINS & ASSOCIATES
Recorded By: ARO Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

The undersigned grantor:

1337 RE GROUP, LLC, a Nevada limited liability company,

does hereby convey, grant, bargain, sell and warrant to the following grantee:

1337 RE GROUP, LLC, SERIES XI, a Nevada series limited liability company,

the grantor's interest in the real property located in the County of Clark, State of Nevada described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The property is conveyed with all warranties of title (subject to all encumbrances of record), together with each and every tenement, hereditament, and appurtenance thereof.

The undersigned grantor, under penalties of perjury, declares that the actual consideration received for this conveyance was NIL.

DATED: 7/12/12

Grantor:

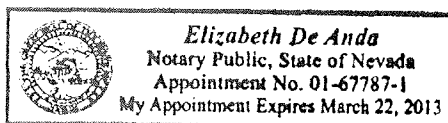
1337 RE GROUP, LLC

David Dettmer
DAVID DETTMER, Manager

STATE OF NEVADA)
) ss.:
COUNTY OF CLARK)

On JULY 12, 2012, 2012, before me, ELIZABETH DE ANDA, a Notary Public, personally appeared DAVID RANDOLPH DETTMER, personally known to me (or 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 executed the instrument.

WITNESS my hand and official seal.



[Signature]
Notary Public

RECEIVED
CLARK COUNTY RECORDER
SEP 20 2012
CLARK COUNTY RECORDER

This deed was prepared by:

OSHINS & ASSOCIATES, LLC
1645 Village Center Circle #170
Las Vegas, NV 89134
TELEPHONE: (702) 341-6000

MAIL TAX NOTICE/BILL/RECORDED DEED TO:

1337 RE Group, LLC, Series XI
Mr. David Dettmer, Manager
200 Hoover Avenue, Unit 1903
Las Vegas, NV 89101

Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Lot Thirteen (13) in Block Fourteen (14) of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1, Page 51 in the Clark County Recorder of Clark County, Nevada together with that portion of that certain vacated street described as follows:

Beginning at the Southwest corner of Lot Thirteen (13), Block Fourteen (14) of South Addition to the City of Las Vegas, as recorded in Book 1, Page 51 in the Clark County Recorder's Office, which is the True Point of Beginning; Thence South 62°15' East along the South line of said Lot Thirteen (13) a distance of 110.6 feet to a point on the North right of way line of Charleston Boulevard; thence South 89°57' West along the last above mentioned line of Charleston Boulevard a distance of 125.3 feet to a point; thence North 27°45' East a distance of 58.31 feet to the True Point of Beginning.

Together with that portion vacated by that certain Order of Vacation recorded June 23, 2006 in Book 20060623 as Document No. 00737 and re-recorded December 8, 2006 in Book 20061208, as Document No. 005096, Official Records.

Further together with that portion conveyed by deed recorded June 23, 2006 in Book 20060623, as Document No. 00738 and re-recorded December 8, 2006 in Book 20061208, as Document No. 005098, Official Records.

Excepting therefrom that portion conveyed to the City of Las Vegas by deed recorded June 23, 2006 in Book 20060623 as Document No. 00742 and re-recorded December 8, 2006 in Book 20061208, as Document No. 005101, Official Records.

Further described as:

Those portions of vacated Casino Center Boulevard, vacated Boulder Street, Vacated Second Street and that portion of Lot Thirteen (13) lying within Block Fourteen (14) of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1, Page 51 of Plats, in the Clark County Recorder's Office, Clark County, Nevada, lying within the Southwest Quarter (SW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada being further described as follows:

Beginning at the Northwest corner of said Lot Thirteen (13); Thence South 62°05'22" East along the Northerly line thereof, 73.99 feet to a point on a non-tangent curve, concave Westerly, a radial to said point bears North 77°37'24" East; Thence curving to the right along the arc of a 365.00 foot radius curve, through a central angle of 11°55'25" a arc length of 75.96 feet to a point of compound curvature to which a radial line bears North 89°32'49" East; Thence curving to the right along the arc of a 30.00 foot radius curve, concave Northwesterly, through a central angle of 90°37'56" an arc length of 47.45 feet to a point on the Northerly right of way line of Charleston Boulevard (width varies); thence along said Northerly right of way line the following Six (6) courses;

- 1) North 89°49'15" West 117.83 feet;
- 2) North 89°50'40" West 1.31 feet;
- 3) North 79°58'59" West 40.82 feet to a point on the former centerline of Second Street;
- 4) Continuing North 79°58'59" West 17.85 feet
- 5) Curving to the left along the arc of a 30.00 foot radius curve concave Southerly through a central angle of 09°35'42" an arc length of 5.02 feet;
- 6) North 89°34'41" West 20.73 feet to a point on the former Westerly right of way line of Second Street;

Thence North 27°54'31" East along said former Westerly right of way line 69.56 feet to a point on a non-tangent curve, concave Northwesterly, a radial line to said point bears South 36°14'56" East; Thence curving to the left along the arc of a 400.00 foot radius curve, through a central angle of 17°51'46" an arc length of 124.71 feet to a

point to which a radial line bears South 54°06'42" East; Thence South 62°05'29" East 3.87 feet to a point on the former centerline of said Second Street; Thence continuing South 62°05'29" East 40.00 feet to the point of beginning.

Reference is hereby made to the Amended Record of Survey for Charleston 3rd LLC on file and of record in File 160. Page 25 of the Clark County, Nevada Recorder's Office.

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)
a) 139-34-410-047
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) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTION USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 01
b. Explain Reason for Exemption: Transfer between affiliated entities with identical common ownership

5. Partial Interest: Percentage being transferred: 50 %

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 the 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 David Dettmer Capacity Grantor

Signature David Dettmer Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: 1337 RE GROUP, LLC
Address: 200 Hoover Ave., Unit 1903
City: Las Vegas
State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 1337 RE GROUP, LLC, Series XI
Address: 200 Hoover Ave., Unit 1903
City: Las Vegas
State: NV Zip: 89101

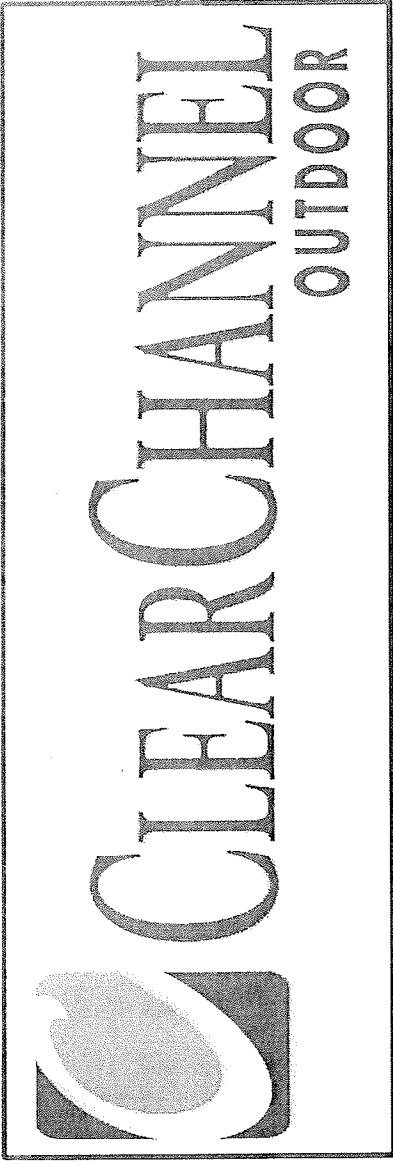
COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: Oshins & Associates, LLC Esc. #: _____
Address: 1645 Village Center Circle, Ste. 170
City: Las Vegas State: Nevada Zip: 89134

48'

14'

45'



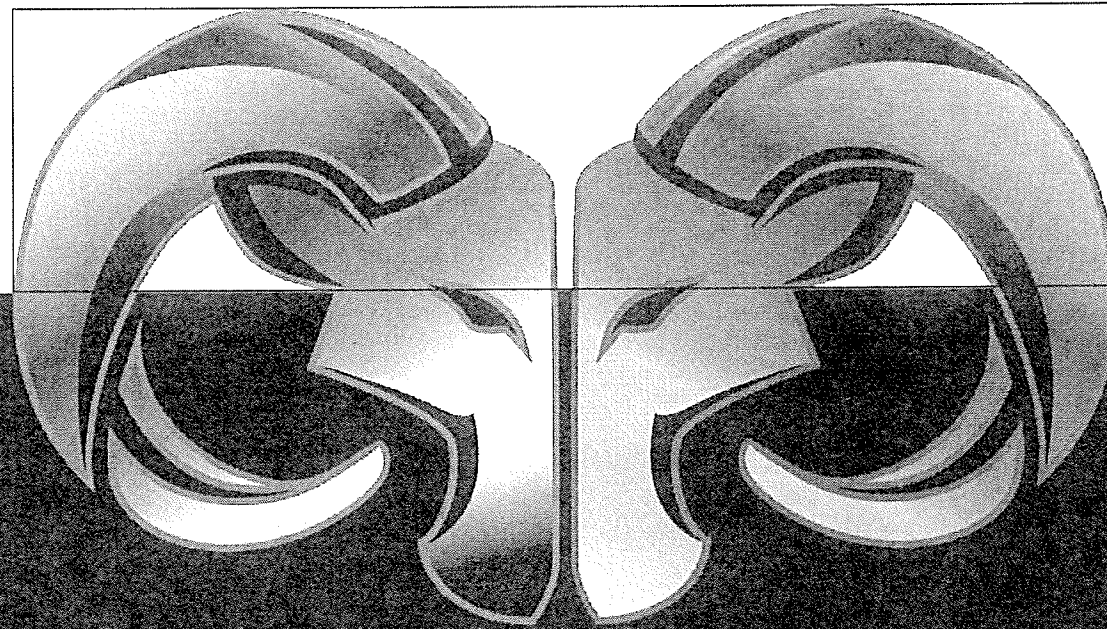
3' Catwalk

28'

Product Line
Product Line
Product Line

ELEVATION DRAWING: NOT TO SCALE

SDR-62485



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

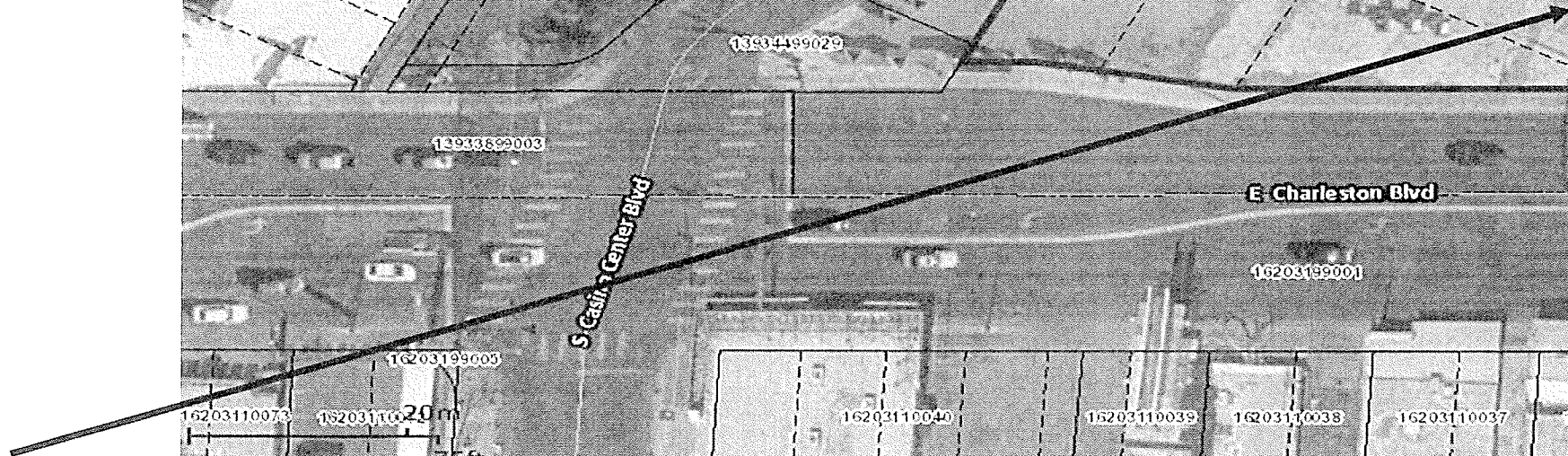
SE HABLA ESPAÑOL

702-570-9000

© Atkinson Watkins & Hoffmann, LLP

DESIGNED
BY
BY

SDR-62485



Application for 17.02'W x 4.4'H (74.8sq') embellishment permit.

SDR-62485