



**LAS VEGAS
CITY COUNCIL**

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BOB BEERS

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 6900 West Craig Road: SDR-62486

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 6900 West Craig Road 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: Mini-Masters Inc.
6900 West Craig Road
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) 6900 W. Craig
 Project Name Clear Channel Outdoor Proposed Use Existing
 Assessor's Parcel #(s) 138-03-602-015 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing C-1 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 Mini-Masters Inc. Contact _____
 Address 6900 W. Craig 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.

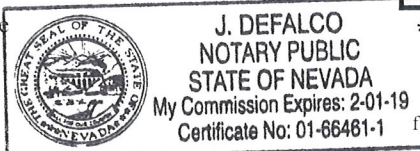
Print Name Lonnie Jones

Subscribed and sworn before me

This 7 day of December, 2015

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # SAR-62486

Meeting Date: Jan 11

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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-62486** APN: 138-03-602-015

Name of Property Owner: Mini-Masters inc.

Name of Applicant: Clear Channel Outdoor.

Name of Representative: Lennie 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: _____

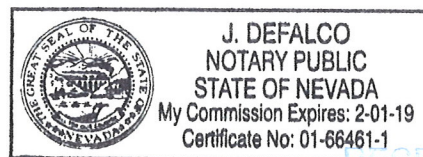
Signature of Property Owner: [Signature]

Print Name: Lennie 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





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.138-03-602-015)

6900 W. Craig.

Zoning: C-1

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

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RETURN TO

FILED

JUL 24 11 09 AM '92

Loretta L. Loomis
CLERK

1 KIRK R. HARRISON, ESQ.
Nevada Bar #000861
2 JONES, JONES, CLOSE
& BROWN, CHARTERED
3 700 Valley Bank Plaza
300 South Fourth Street
4 Las Vegas, Nevada 89101-6026
Telephone: (702) 385-4202
5 ATTORNEYS FOR PLAINTIFF

DISTRICT COURT

CLARK COUNTY, NEVADA

12 MINI-MASTERS, INC., a Nevada
13 corporation,

14 Plaintiff,

15 vs.

16 REAL ESTATE INVESTORS
CORPORATION, a Nevada
17 corporation,

18 Defendant.

Case No. A 306370
Dept. No. VII
Docket No. P

JUDGMENT OF QUIET TITLE

19 This case having been brought before the above-entitled court
20 upon the Complaint of Plaintiff, MINI-MASTERS, INC., a Nevada
21 Corporation, to quiet title against REAL ESTATE INVESTORS
22 CORPORATION, a business organization incorporated in the State of
23 Nevada, on or about August 24, 1956, which was designated by the
24 Secretary of State as Corporation # 806-56, the Defendant, REAL
25 ESTATE INVESTORS CORPORATION, having been regularly served with
26 process through the Nevada Secretary of State on or about April 13,
27 1992, as required by N.R.S. 14.030(1), and having been served through
28

JUL 10 1992

743

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1 certified mailings to the last known address of the last known
2 officers, including Messrs. Levy, Boyd, and McCuistion and the last
3 known corporate office address, as required by N.R.S. 14.030(4), and
4 REAL ESTATE INVESTORS CORPORATION having failed to appear, and the
5 default of said Defendant having been entered, and the Court finding
6 that there is no just reason for delay, and that Judgment should be
7 entered as prayed in Plaintiff's Complaint;

8 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that
9 Plaintiff Mini-Masters, Inc. is adjudged to be, and hereby declared
10 to be the owner of the following described real property (the
11 "Property") located in the County of Clark, State of Nevada, more
12 fully described as follows:

13 The Southwest Quarter (SW 1/4) of the Southeast
14 Quarter (SE 1/4) of the Northeast Quarter (NE
15 1/4) of Section 3, Township 20 South, Range 60
East, M.D.M.

16 EXCEPTING THEREFROM the following described parcel:

17 Beginning at a point on the right or Easterly
18 highway right of way line of U.S. 95 Expressway
19 - Las Vegas. Project RF-TQF-006-2(10). Said
20 point being 649.82 feet right of and at right
21 angles to Highway Engineer's Station "C" 773
22 42.80 P.O.T.; said point of beginning further
23 described as bearing North 85°26'18" West a
24 distance of 700.58 feet from the East one
25 quarter (E 1/4) corner of Section 3, Township 20
26 South, Range 60 East, M.D.B. & M.; thence South
27 0°28'10" West, along said Easterly highway right
28 of way line, a distance of 50.00 feet to an
intersection with the Southerly boundary of
Grantor's property; thence North 89°31'50" West,
along said Southerly boundary a distance of
650.00 feet to the Southwest corner of said
Grantor's property; thence North 0°40'40" East,
along the Westerly boundary of said Grantor's
property, a distance of 676.89 feet to the
Northwest corner of said Grantor's property;
thence South 89°42'25" East, along the Northerly
boundary of said Grantor's property, a distance
of 337.26 feet to an intersection with said
Easterly highway right of way line; thence South

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1 15'16'04" East, along said Easterly highway
 2 right of way line, a distance of 592.38 feet to
 3 a point; thence South 68'25'29" East, along said
 Easterly highway right of way line, a distance
 of 160.37 feet to the point of BEGINNING:

4 TOGETHER WITH the right of access from the
 5 remaining adjacent lands of the Grantor to the
 Craig Road Interchange.

6 FURTHER EXCEPTING THEREFROM a portion of the
 7 Southeast Quarter (SE 1/4) of the Northeast
 8 Quarter (NE 1/4) of Section 3, Township 20
 South, Range 60 East, M.D.M., and more
 particularly described by metes and bounds as
 follows, to wit:

9 BEGINNING, a point on the right or Easterly
 10 right-of-way line of US-95 Freeway (Project DE-
 0105(802)), 649.73 feet right of and at right
 11 angles to Highway Engineer's Station "C"
 773+67.80 P.O.T.; said Point of Beginning being
 12 further described as bearing North 83'24'18"
 13 West a distance of 702.81 feet from the East
 Quarter corner of Section 3, Township 20 South,
 Range 60 East, M.D.M.; thence South 0'28'10"
 14 West, along said right or Easterly right-of-way
 line of US-95 Freeway, a distance of 25.00 feet
 15 to a point on the former right or Easterly
 right-of-way line of US-95 Expressway (Project
 16 RF-TQF-006-1(10); thence North 68'25'29" West,
 17 along said former right-of-way line of US-95
 expressway, a distance of 69.43 feet to a point
 18 on the said right or Easterly right-of-way line
 of US-95 Freeway; thence South 89'31'50" East,
 19 along said right or Easterly right-of-way line
 of US-95 Freeway, a distance of 64.77 feet to
 20 the Point of Beginning; said parcel contains an
 area of 810 square feet (0.02 of an acre), more
 or less.

21 As granted to the State of Nevada by Deed
 22 recorded August 30, 1989 as Document No. 00116.

23 FURTHER EXCEPTING THEREFROM a portion of the
 24 Southeast Quarter (SE 1/4) of the Northeast
 Quarter (NE 1/4) of Section 3 Township 20 South,
 25 Range 60 East, M.D.M., and more particularly
 described by metes and bounds as follows, to
 wit:

26 BEGINNING at a point on the Northerly right-of-
 27 way line of Craig Road (SR-573), 674.63 feet
 right of and at right angles to Highway
 28 Engineer's Station "C" 773+92.89 P.O.T. of the

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1 US-95 Freeway (Project DE-0105(802)), said Point
 2 of Beginning further described as bearing North
 3 81°05'21" West a distance of 681.17 feet from
 4 the East Quarter (E 1/4) corner of Section 3,
 5 Township 20 South, Range 60 East, M.D.M.; thence
 6 South 0°28'10" West a distance of 100.00 feet to
 7 a point on the South line of the Southeast
 8 Quarter (SE 1/4) of the Northeast Quarter (NE
 9 1/4) of said Section 3, thence North 89°31'50"
 10 West, along said South line a distance of 25.00
 11 feet to a point on the right or Easterly right-
 12 of-way line of said US-95 Freeway; thence North
 13 0°28'10" East, along said right or Easterly
 14 right-of-way line and the projection thereof a
 15 distance of 100.00 feet to a point on the said
 16 Northerly right-of-way line of Craig Road;
 17 thence South 89°31'50" East, along said
 18 Northerly right-of-way line a distance of 25.00
 19 feet to the Point of Beginning; said parcel
 20 contains an area of 2,500 square feet (0.06 of
 21 an acre), more or less.

22 As granted to the State of Nevada by Deed
 23 recorded August 30, 1989 as Document No. 00117
 24 of Official Records.

25 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that title to the
 26 Property is hereby quieted in Plaintiff's name as against all
 27 interests possessed by Defendant REAL ESTATE INVESTORS CORPORATION,
 28 or by any person(s) claiming from, through or under said Defendant,
 and that Defendant and any person(s) claiming from, through or under
 said Defendant are decreed to have no interest in said real property,
 and are forever barred from asserting any claim whatsoever in or to
 the said real property adverse to Plaintiff.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the right of
 way and easements claimed by REAL ESTATE INVESTORS CORPORATION in
 deed recorded August 11, 1960 as Document No. 207590, Official
 Records, Clark County, Nevada records, (as to the North Half (N 1/2)
 of subject property), and in deed recorded October 18, 1960 as
 Document No. 214703 of Official Records, Clark County, Nevada
 records, (as to the South Half (S1/2) of said land), provide

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1 Defendant REAL ESTATE INVESTORS CORPORATION or person(s) claiming
 2 from, through or under said Defendant with no estate or interest
 3 whatsoever in or to the Property, including but not limited to
 4 aforesaid right of way and easement and that Plaintiff MINI-MASTERS,
 5 INC. has title to the property underlying aforesaid right of way and
 6 easements free and clear of any claimed interest by REAL ESTATE
 7 INVESTORS CORPORATION or any person(s) claiming from, through or
 8 under said Defendant.

9 DATED this ~~23rd~~^{23rd} day of July, 1992.

Paul J. Christensen
 DISTRICT COURT JUDGE

11 Submitted By:

12 JONES, JONES, CLOSE
 13 & BROWN, CHARTERED

15 By

Kirk R. Harrison
 Kirk R. Harrison, Esq.
 Nevada Bar # 000861
 700 Valley Bank Plaza
 300 South Fourth Street
 Las Vegas, Nevada 89101

18 ATTORNEYS FOR PLAINTIFF

20 rde\kempco\judge.qt

CERTIFIED COPY
 DOCUMENT ATTACHED IS A
 TRUE AND CORRECT COPY
 OF THE ORIGINAL ON FILE

OCT 13 '92

26 CLARK COUNTY, NEVADA
 JOAN L. SWIFT, RECORDER
 RECORDED AT REQUEST OF:
 JONES JONES ET AL

- 5 -

Loetta Swanson
 CLERK

10-20-92 14:52 RSB 5
 OFFICIAL RECORDS
 BOOK: 921020 INST: 00982

FEE: 9.00 RPTT: .00

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'



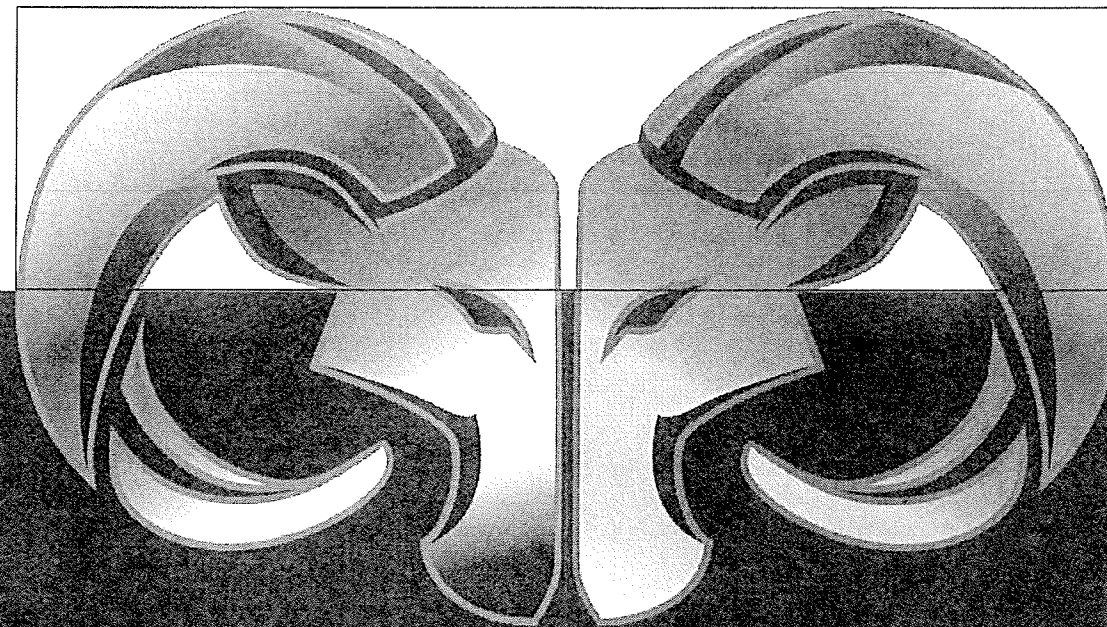
3'

Catwalk

22'

ELEVATION DRAWING: NOT TO SCALE

SDR-62486



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

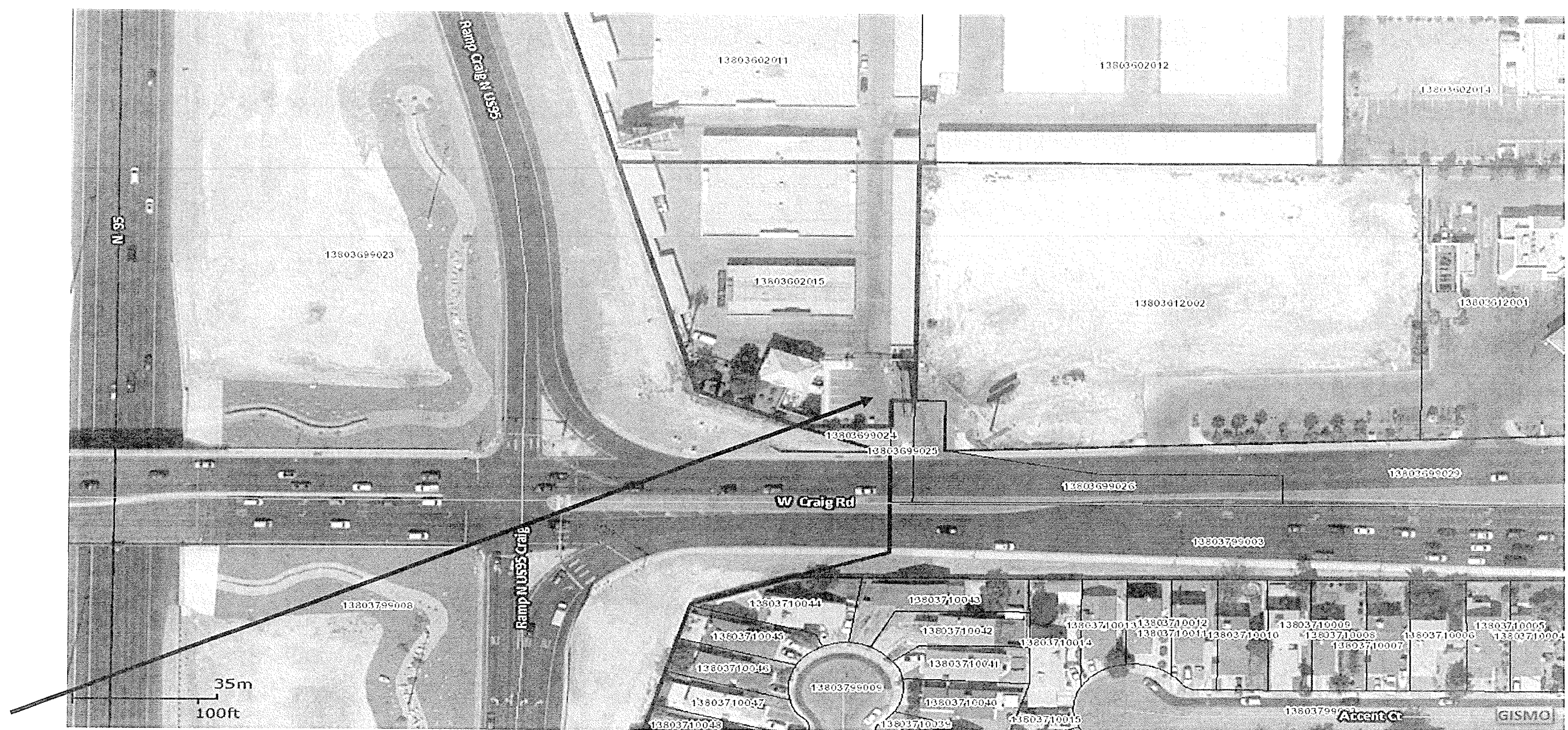
SE HABLA ESPAÑOL

702-570-9000

© Atkinson Watkins & Hoffmann, LLP

12/1/10
12
12/1/10

SDR-62486



Existing Clear Channel Off-premise Advertising Billboard Sign Embellishment permit.

Located: 6900 W. Craig

Property owner: Mini-Masters Inc.

Zoning: C-1

APN: 138-03-602-015

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

RECEIVED
CITY OF SAN JOSE
PLANNING DEPARTMENT
JAN 14 2015