

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN

RICKI Y. BARLOW

STAVROS S. ANTHONY

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 22, 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 319 Wall Street:
SDR-62605

Dear Mr. Jones:

It has been determined that the proposed addition of a 41 square-foot Embellishment with pole wrap on an existing 80-foot tall, 14-foot by 48-foot Off-Premise Sign located at 319 Wall Street 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 15, 2015.
2. All previously approved entitlements for embellishments not depicted on the plans date stamped December 15, 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

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 permit for an existing off-premise sign

Project Address (Location) 319 Wall st.

Project Name Clear Channel Outdoor Proposed Use Existing

Assessor's Parcel #(s) 162-04-513-015 Ward # 3

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Application for embellishment permit for an existing off-premise advertising sign.

PROPERTY OWNER State of Nevada Transportation Contact _____

Address 319 Wall St. Phone: _____ Fax: _____

City Las Vegas State Nevada Zip 89102

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 15 day of DECEMBER, 2015.

[Signature]

Notary Public in and for said County and State



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

FOR DEPARTMENT USE ONLY

Case # SDR-62605

Meeting Date: 1/1/16

Total Fee: 500.00

Date Received:* 12/15/15

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.

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-62605** APN: 162-04-513-015

Name of Property Owner: State of Nevada Transportation

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: _____

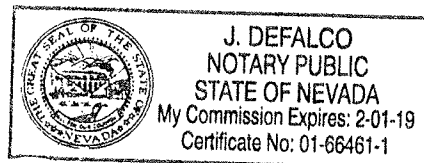
Signature of Property Owner: [Signature]

Print Name: Lonnie Jones Authorized Rep.

Subscribed and sworn before me

This 15 day of December, 2015

J. De Falco
Notary Public in and for said County and State



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December 10, 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.162-04-513-015)

319 Wall St.

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

SDR-62605

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RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 162-04-505-001, 002, 004, 005, 006,

11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>

007, 009, 010, 011, 012, 013, 014,
015, 016, 017

TITLE OF DOCUMENT (DO NOT Abbreviate)

Final Order of Condemnation

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Chapman Law Firm, P.C.

Return to:

Name Agnes Hanley, Chapman Law Firm

Address 1100 Bridger Avenue

City/State/Zip Las Vegas, NV 89101

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\Forms 12_2010

Inst #: 201202010001702

Fees: \$26.00

N/C Fee: \$0.00

02/01/2012 11:32:32 AM

Receipt #: 1053593

Requestor:

LEGAL EXPRESS

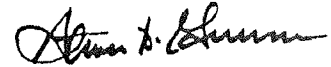
Recorded By: STN Pgs: 10

DEBBIE CONWAY

CLARK COUNTY RECORDER

SDR-62605

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CLERK OF THE COURT

1 FOC
2 Chapman Law Firm, P.C.
3 Michael G. Chapman, Nevada Bar No. 1630
4 9585 Prototype Ct., Ste. C.
5 Reno, Nevada 89521-2979
6 (775)827-1866 / (702)382-1859
7 CATHERINE CORTEZ MASTO
8 Attorney General
9 Dennis V. Gallagher
10 Chief Deputy Attorney General
11 Nevada Bar No. 955
12 Ruth Miller
13 Senior Deputy Attorney General
14 Nevada Bar No. 8010
15 1263 South Stewart St., #315
16 Carson City, Nevada 89712
17 Tel: (775) 888-7420
18 Attorneys for Plaintiff

DISTRICT COURT OF THE STATE OF NEVADA

CLARK COUNTY

13 THE STATE OF NEVADA, on relation of its Department of
14 Transportation,

15 Plaintiff,

16 v.

17 WALL STREET NEVADA, LLC, a Nevada limited liability
18 company, as to an undivided 81.1272% interest; WALL STREET
19 NEVADA HS, LLC, a Nevada limited liability company, as to an
20 undivided 5.2844% interest; WALL STREET NEVADA ST,
21 LLC, a Nevada limited liability company, as to an undivided
22 3.0857% interest; WALL STREET NEVADA PS, LLC, a Nevada
23 limited liability company, as to an undivided 1.5098% interest ;
24 WALL STREET NEVADA MK, LLC, a Nevada limited liability
25 company, as to an undivided 5.5203% interest; WALL STREET
26 NEVADA MH, LLC, a Nevada limited liability company, as to an
27 undivided 3.4726% interest; NEVADA TITLE COMPANY, a
28 Nevada corporation; NEVADA STATE BANK, a Nevada
corporation; FLOWING STREAM LLC, a Nevada limited
liability company; CLEAR CHANNEL OUTDOOR, INC., a
Delaware corporation, successor in interest to Donrey Outdoor
Advertising Company; DAVID FRANK; CRAIG KATCHEN;
NV ENERGY, INC., a Nevada corporation, successor in interest
to Nevada Power Company; CENTRAL TELEPHONE
COMPANY, a Delaware corporation; SOUTHWEST GAS
CORPORATION, a California corporation; LAS VEGAS
VALLEY WATER DISTRICT; CITY OF LAS VEGAS; CLARK
COUNTY; ANDY TORRES RANGEL, a single man; SERVICE
CONTROL CORPORATION WEST; TEDE BOWMAN, an

CASE NO: A-11-650260-C
DEPT. NO: XXXII

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1 unmarried man; and JUDY KUBAN, an unmarried woman;
2 HOWARD JULIAN ICKES and SHERRY COOPER ICKES,
3 Trustees of the ICKES FAMILY TRUST; DAVID L. MASON,
4 an unmarried man; HOWARD ICKES, successor in interest to
5 Service Control Corporation West; ANDRES TORRES
6 RANGEL, as Trustee of the TRUST OF ANDRES TORRES
7 RANGEL; LAND CONSUMER SERVICES, LLC, a Nevada
8 limited liability company; COUSINS CHANOS, LLC, a Nevada
9 limited liability company; THE NEVADA SIX
10 SOUTHWESTERN TRUST, dated December 22, 1989,
11 GEORGE E. MORRISSEY and MARY HARDIN MORRISSEY,
12 Trustees; WESTERN WALL STREET DEVELOPMENT LTD.,
13 a dissolved Nevada limited liability company; LAGUNA CEDAR
14 CLIFF PARTNERSHIP, a Nevada general partnership; DAVID
15 L. MASON, Trustee of the DAVID L. MASON LIVING TRUST
16 dated 1989; and all other persons unknown claiming any right,
17 title, estate, lien or interest in the real property described in the
18 Complaint,

19 Defendants.

20
21
22 **FINAL ORDER OF CONDEMNATION**

23 IT SATISFACTORILY APPEARING TO THE COURT FROM THE RECORDS AND FILES IN
24 THIS ACTION as follows:

25 1. A judgment of condemnation was duly pronounced by this court and entered and filed
26 on January 18, 2012.

27 2. Plaintiff has complied with said judgment by paying the amount of the judgment to
28 the clerk of the court.

3. The plaintiff is entitled to a final order of condemnation in the manner provided by
NRS 37.160.

4. Therefore, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that there
shall be condemned to the plaintiff the hereinafter described real property in fee simple absolute as
shown in Exhibit 1, attached hereto:

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1 5. IT IS FURTHER ORDERED that a copy of this Final Order of Condemnation be
2 recorded in the office of the County Recorder of Clark County, Nevada, and thereupon title to the
3 property and property rights hereinbefore described shall vest in the plaintiff, State of Nevada on
4 relation of its Department of Transportation, for any public use.

5 IT IS SO ORDERED.

6
7 DATED: Jan. 18, 2012

8
9 
DISTRICT JUDGE

10
11 ROB BARE
12 JUDGE, DISTRICT COURT, DEPARTMENT 32
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EXHIBIT 1

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... situate, lying and being in the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as being a portion of the NE 1/4 of Section 4, T. 21 S., R. 61 E., M.D.M.,

Said property is more fully described by metes and bounds as follows, to wit:

COMMENCING at the northeast corner of said Section 4, said point being a found 5/8" Rebar with no cap, shown and delineated as an "AL CAP PLS 5094" on that certain RECORD OF SURVEY FOR THE CITY OF LAS VEGAS, filed for record as Book No. 20031231, Instrument No. 01220, on December 31, 2003, File 135, Page 08 of Surveys, Official Records, Clark County Recorder; thence S. 49°15'00" W. a distance of 1,785.42 feet to the POINT OF BEGINNING; said point of beginning being a point on the easterly right-of-way line of Western Avenue, 433.89 feet right of and measured radially from Highway Engineer's Station "Le" 790+71.07 P.O.C.; thence along said easterly right-of-way line the following six (6) courses and distances:

- 1) N. 16°24'39" E. - 4.74 feet;
- 2) from a tangent which bears the last described course, curving to the left, with a radius of 530.00 feet, through an angle of 19°02'41", an arc distance of 176.17 feet;
- 3) N. 2°38'02" W. - 193.27 feet;

4) S. 85°17'03" W. - 5.02 feet;

5) N 4°42'57" W. - 239.81 feet;

6) thence from a tangent which bears the last described course, curving to the right, with a radius of 20.00 feet, through an angle of 94°33'52", an arc distance of 33.01 feet to the southerly right-of-way line of Wall Street;

thence N. 89°50'55" E., along said southerly right-of-way line, a distance of 135.62 feet; thence departing said southerly right-of-way line the following seven (7) courses and distances:

- 1) N. 0°09'05" W. - 163.00 feet;
- 2) N. 89°50'55" E. - 253.43 feet;
- 3) from a tangent which bears the last described course, curving to the right, with a radius of 53.00 feet, through an angle of 21°00'28", an arc distance of 19.43 feet to a reverse curve;
- 4) from a tangent which bears S. 69°08'37" E., curving to the left, with a radius of 100.00 feet, through an angle of 16°48'46", an arc distance of 29.34 feet to a reverse curve;

- 5) from a tangent which bears S. 88°58'59" E., curving to the right, with a radius of 53.00 feet, through an angle of 64°16'16", an arc distance of 59.45 feet to a reverse curve;
- 6) from a tangent which bears S. 24°42'43" E., curving to the left, with a radius of 55.00 feet, through an angle of 245°26'22", an arc distance of 235.60 feet;
- 7) N. 89°50'55" E. - 116.13 feet to the westerly right-of-way line of the Union Pacific Railroad;
- thence S. 27°47'26" W., along said westerly right-of-way line, a distance of 581.51 feet; thence S. 27°39'52" W. a distance of 364.31 feet; thence departing said westerly right-of-way line, N. 89°05'35" W. a distance of 217.74 feet to the point of beginning; said parcel contains an area of 7.04 acres (306,846 square feet).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, East Zone, as determined by the State of Nevada, Department of Transportation.

It is the intent of this description to describe and it does describe all that real property described by that certain GRANT, BARGAIN and SALE DEED, filed for record on February 21, 2006, as Book 20060221, Instrument No. 0002393, that certain GRANT, BARGAIN and SALE DEED, filed for record on February 28, 2006, as Book 20060228, Instrument No. 0003286, that certain GRANT, BARGAIN and SALE DEED, filed for record on March 23, 2006, as Book 20060323, Instrument No. 0005502 and that certain GRANT, BARGAIN and SALE DEED, filed

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for record on March 23, 2006, as Book 20060323, Instrument No. 0005500, Official Records, Clark County Recorder.

TOGETHER WITH those portions of Land Vacated by the City of Las Vegas in that certain ORDER OF VACATION recorded on June 30, 2009 as Document 20090630-0000880, Official Records, Clark County Recorder.

EXCEPTING THEREFROM that portion of Land conveyed to the CITY OF LAS VEGAS, a Municipal Corporation, by that certain GRANT DEED recorded on June 30, 2009 as Document 20090630-0000881, Official Records, Clark County Recorder.

FURTHER EXCEPTING THEREFROM those rights granted to the NEVADA POWER COMPANY, a Nevada corporation, by that certain PLUNKETT TRACT INDUSTRIAL SUBDIVISION map recorded on February 18, 1964 as instrument 3644, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on May 10, 1965 as instrument 503255, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on January 24, 1969 as instrument 743148, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on March 05, 1969 as instrument 749922, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on May 16, 1969 as instrument 762595, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on July 01, 1971 as instrument number 110873, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on May 14, 1981 as instrument 1360010, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on May 14, 1981 as instrument 1360011, Official Records, Clark County Recorder and that certain GRANT OF AERIAL EASEMENT recorded on

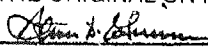
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May 1, 1995 as instrument 01025, Official Records, Clark County Recorder and that certain GRANT OF AERIAL EASEMENT recorded on July 25, 1995 as instrument 01089, Official Records, Clark County Recorder and that certain Reservation to the Nevada Power Company in that certain ORDER OF VACATION recorded on June 30, 2009 as instrument 00880, Official Records, Clark County Recorder.

FURTHER EXCEPTING THEREFROM those rights granted to the COUNTY OF CLARK, by that certain PERPETUAL AVIGATION & CLEARANCE EASEMENT GRANT OF EASEMENT AND WAIVER recorded on February 10, 2006 as Document 20060210-0000267, Official Records, Clark County Recorder and that certain PERPETUAL AVIGATION & CLEARANCE EASEMENT GRANT OF EASEMENT AND WAIVER recorded on February 10, 2006 as Document 20060210-0000268, Official Records, Clark County Recorder.

FURTHER EXCEPTING THEREFROM those rights granted to the CENTRAL TELEPHONE COMPANY, a Delaware corporation, by that certain PLUNKETT TRACT INDUSTRIAL SUBDIVISION map recorded on February 18, 1964 as instrument 3644, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on May 10, 1965 as instrument 503255, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on January 24, 1969 as instrument 743148, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on March 05, 1969 as instrument 749922, Official Records, Clark County Recorder and that certain RIGHT OF WAY GRANT recorded on May 16, 1969 as instrument 762595, Official Records, Clark County Recorder

JAN 31 2012
CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE


CLERK OF THE COURT

Page 5 of 5

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48'

14'



3'

Catwalk

↑

↓

79'

62'

SDR-62605

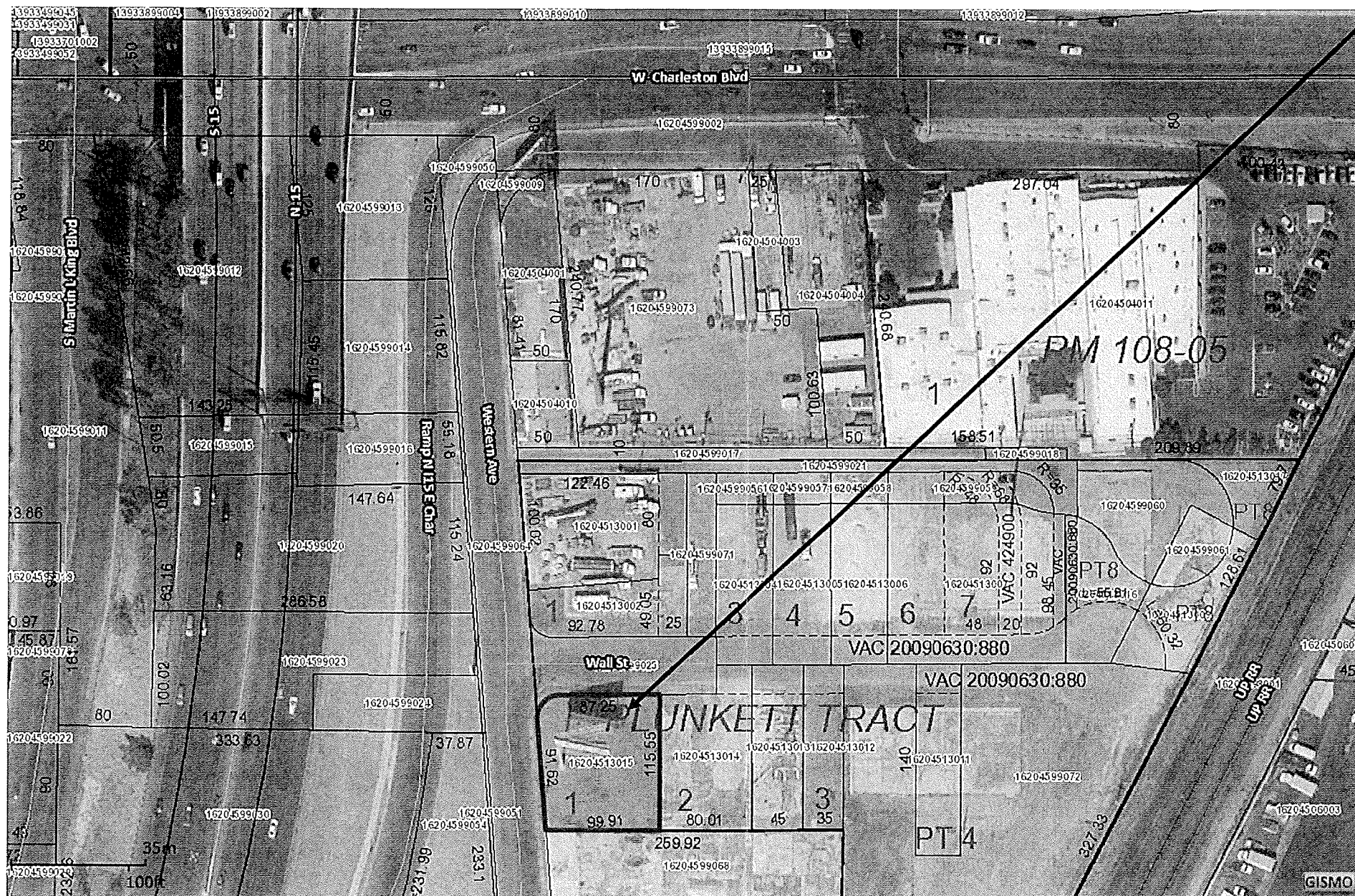
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ELEVATION DRAWING: NOT TO SCALE



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Clear Channel outdoor
Existing off-Premise Advertising
Sign.

State of Nevada
Transportation.

319 Wall St.
Las Vegas NV, 89102

APN: 162-04-513-015

Zoning: M

Embellishment Permit
76.31sq'

SDR-62605

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