



**LAS VEGAS
CITY COUNCIL**

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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 73 South Martin Luther King Boulevard: SDR-62606

Dear Mr. Jones:

It has been determined that the proposed addition of a 41 square-foot Embellishment with pole wrap on an existing 75-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 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

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Embellishment permit for an existing off-premise 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 Application for embellishment permit for an existing off-premise advertising 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

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.

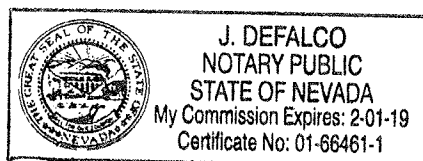
Subscribed and sworn before me

This 15 day of DECEMBER, 20 15.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-62606</u>
Meeting Date:	<u>1/1/16</u>
Total Fee:	<u>\$500.00</u>
Date Received:*	<u>12/15/15</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

RECEIVED
DEC 15 2015



STATEMENT OF FINANCIAL STATEMENTS



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.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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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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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

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DEC 15 2015

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: 05-85600-1

Laurene Palma

Grant, Bargain Sale Deed dated
HHLV.
Comm # 05-956000 +
exp 3-21-2013

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DEC 15 2015

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. Subido

Capacity: Agent for Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Receivership of Constantino

Print Name: Noval Nevada

Address: 3800 S. Howard Hughes Parkway

City: Las Vegas

State: NV Zip: 89169

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Furniture Plaza MLK LLC

Address: One Ashley Way

City: Arcadia

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)

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48'

14'

75'



3' Catwalk

58'

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ELEVATION DRAWING: NOT TO SCALE



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