



**LAS VEGAS
CITY COUNCIL**

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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 22, 2015

John Bayer
Rancho Circle Shopping Center, LLC.
3463 Haverford Avenue
Las Vegas, NV 89121

RE: Embellishment on an existing Off-Premise Sign located at 2401 West Bonanza Road: SDR-62656

Dear Mr. Bayer:

It has been determined that the proposed addition of a 120.00 square-foot Embellishment on an existing 65-foot tall, 14-foot by 48-foot Off-Premise Sign at 2401 West Bonanza Road meets the standard for approval as defined in Title 19.12.120 of the Unified Development Code of the City of Las Vegas, subject to the following.

1. Conformance to the submitted elevations dated December 17, 2015.
2. All previously approved entitlements for embellishments not depicted on the plans date stamped December 17, 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: Mr. Scott Naftzger
Lamar Central Outdoor, LLC.
1863 Helm Drive
Las Vegas, NV 89119

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: Minor Site Development Plan Review
 Project Address (Location) 2401 W. Bonanza Rd.
 Project Name Panel 199 Embellishment Proposed Use _____
 Assessor's Parcel #(s) 139-29-813-005 Ward # 5
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Embellishment for an existing billboard

PROPERTY OWNER Ranch Circle Shopping Ctr., LLC Contact John Bayer
 Address 3463 Haverford Ave. Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89121
 E-mail Address _____

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naftzger
 Address 1863 Helm Drive Phone: (702) 873-4600 Fax: (702) 873-4344
 City Las Vegas State NV Zip 89119
 E-mail Address snaftzger@lamar.com

REPRESENTATIVE _____ 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* _____

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

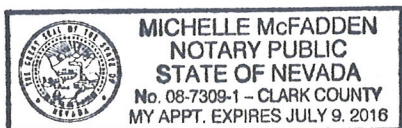
Print Name Christopher Pricket (authorized agent)

Subscribed and sworn before me

This 16th day of December, 20 15.

Michelle McFadden

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SDR-62656

Meeting Date: 11/16

Total Fee: \$500.00

Date Received: 12/17/15

Received By: _____

*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

DEC 17 2015



LAMAR ADVERTISING COMPANY

December 8, 2015

City of Las Vegas Planning Department
333 N. Rancho Dr.
Las Vegas, NV 89106

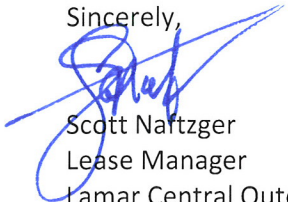
**RE: Site Development Plan Review for an embellishment on an existing billboard sign at
2401 W. Bonanza Rd.**

Dear Sir:

Please accept this justification letter as part of this application for an embellishment on an existing billboard located at 2401 W. Bonanza Rd. The proposed embellishment meets all current code requirements pertaining to size, dimension and location as described in section 19.12.120 (C) (4) of the Title 19 Unified Development Code.

Please do not hesitate to call me with any questions you may have and thank you for your consideration in this matter.

Sincerely,



Scott Nartzger
Lease Manager
Lamar Central Outdoor, LLC

1863 Helm Drive • Las Vegas, Nevada 89119
PH. (702) 873-4600 FAX (702) 873-4344

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SDR-62656

THE



COMPANIES

Lease Addendum

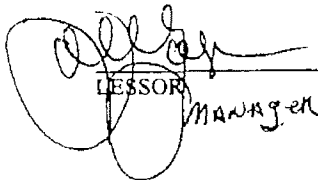
This is the second addendum to that certain lease agreement (257-1198-01) dated June 2nd, 2006, by and between Ranch Circle Shopping Center, subsequently Rancho Circle Shopping Center, LLC (LESSOR) and The Lamar Companies (LESSEE) on the property located in Clark County, Nevada more commonly known as (APN 139-29-813-001). Where any of the provisions hereinafter conflict with the printed portion of said lease or any other prior agreements, the provisions of this Addendum shall govern. The terms of the lease are amended as follows:

1. The term of the lease shall continue for a period of Ten (10) years beyond the current termination date of June 30, 2016 and expire on June 30, 2026.
2. Annual CPI increases shall be based upon the Consumer Price Index, US Cities All Urban Consumers.

All other terms and conditions of the original lease shall remain in full force and effect.

LESSOR

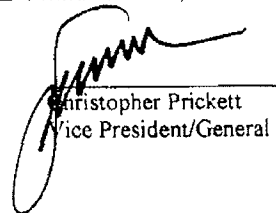
Rancho Circle Shopping Center, LLC



LESSOR Date 11/28/2012
MANAGER

LESSEE

Lamar Central Outdoor, LLC d/b/a The Lamar Companies



Christopher Prickett Date 11/28/2012
Vice President/General Manager

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A.P.N.: ptn of 139-29-813-001
File No: 535024-D (sgs)

When Recorded Return To:
John D. Bayer
3463 Haverford Avenue
Las Vegas, NV 89121

Inst #: 201302220002319
Fees: \$18.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #003
02/22/2013 02:23:15 PM
Receipt #: 1507858
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: STN Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

R.P.T.T.: \$EXEMPT 3 - Deed from Self to Self to create separate tax parcel

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rancho Circle Shopping Center, LLC, a Nevada limited liability company

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Rancho Circle Shopping Center, LLC, a Nevada limited liability company

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Clark**, State of **Nevada**, described as follows:

A PARCEL OF LAND LOCATED WITHIN LOT 1 OF RANCHO CIRCLE SHOPPING CENTER, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF RECORDED IN BOOK 143, PAGE 61 OF PLATS, BEING A PORTION OF THE NORTH HALF (N ½) OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY BOUNDARY OF SAID RANCHO CIRCLE SHOPPING CENTER, SAID POINT ALSO ON THE SOUTHERLY RIGHT-OF-WAY OF BONANZA ROAD AND BEING THE MOST NORTHERLY CORNER OF LOT ONE OF SAID MAP; THENCE SOUTH 89°15'13" EAST, ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 205.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTH 89°15'13" EAST, A DISTANCE OF 194.38 FEET; THENCE, DEPARTING SAID NORTHERLY BOUNDARY AND SOUTHERLY RIGHT-OF-WAY, SOUTH 00°38'22" WEST, A DISTANCE OF 155.91 FEET; THENCE SOUTH 51°54'18" EAST, A DISTANCE OF 41.67 FEET; THENCE, SOUTH 89°22'05" EAST, A DISTANCE OF 139.97 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1; THENCE SOUTH 00°33'10" WEST ALONG SAID EASTERLY BOUNDARY OF LOT 1, A DISTANCE OF 186.23 FEET TO THE SOUTHEAST CORNER THEREOF. THENCE NORTH 88°22'12" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 264.03 FEET; THENCE, DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 33°03'01" WEST, A DISTANCE OF 94.89 FEET; THENCE SOUTH 56°56'59" WEST, A DISTANCE OF 6.73 FEET; THENCE NORTH 33°03'01" WEST, A DISTANCE OF 171.98 FEET;

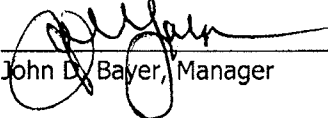
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THENCE NORTH 55°53'06" EAST, A DISTANCE OF 128.74 FEET;
THENCE NORTH 37°20'47" WEST, A DISTANCE OF 90.77 FEET TO THE POINT OF
BEGINNING.

NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION WAS PREPARED BY
TRUE POSITION LAND SURVEYING - 865 BUFFWOOD AVENUE, LAS VEGAS, NV 89123.

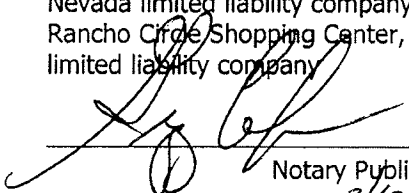
Rancho Circle Shopping Center, LLC, a Nevada
limited liability company
By: JJVJJ Holdings LLC, a Nevada limited
liability company

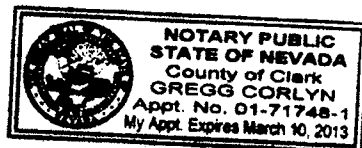
 2-22-13
John D. Bayer, Manager Date

STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on
2/22/13 by

John D. Bayer, Manager of JJVJJ Holdings LLC, a
Nevada limited liability company, Manager of
Rancho Circle Shopping Center, LLC, a Nevada
limited liability company


Notary Public
(My commission expires: 3/10/13)



Gregg Corlyn
Comm # 01-71748-1
Exp 3-10-13

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) ptn 139-29-813-001
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 RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

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: 3
b. Explain reason for exemption: Deed from self to self to create separate tax parcel

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: [Signature]

Capacity: manager

Signature: [Signature]

Capacity: manager

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Rancho Circle Shopping Center,

Rancho Circle Shopping

Print Name: LLC

Print Name: Center, LLC

Address: 3463 Haverford Ave

Address: 3463 Haverford Ave

City: Las Vegas

City: Las Vegas

State: NV Zip: 89121

State: NV Zip: 89121

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

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: 535024 - D s g s / s g s

Address 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV Zip: 89074

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

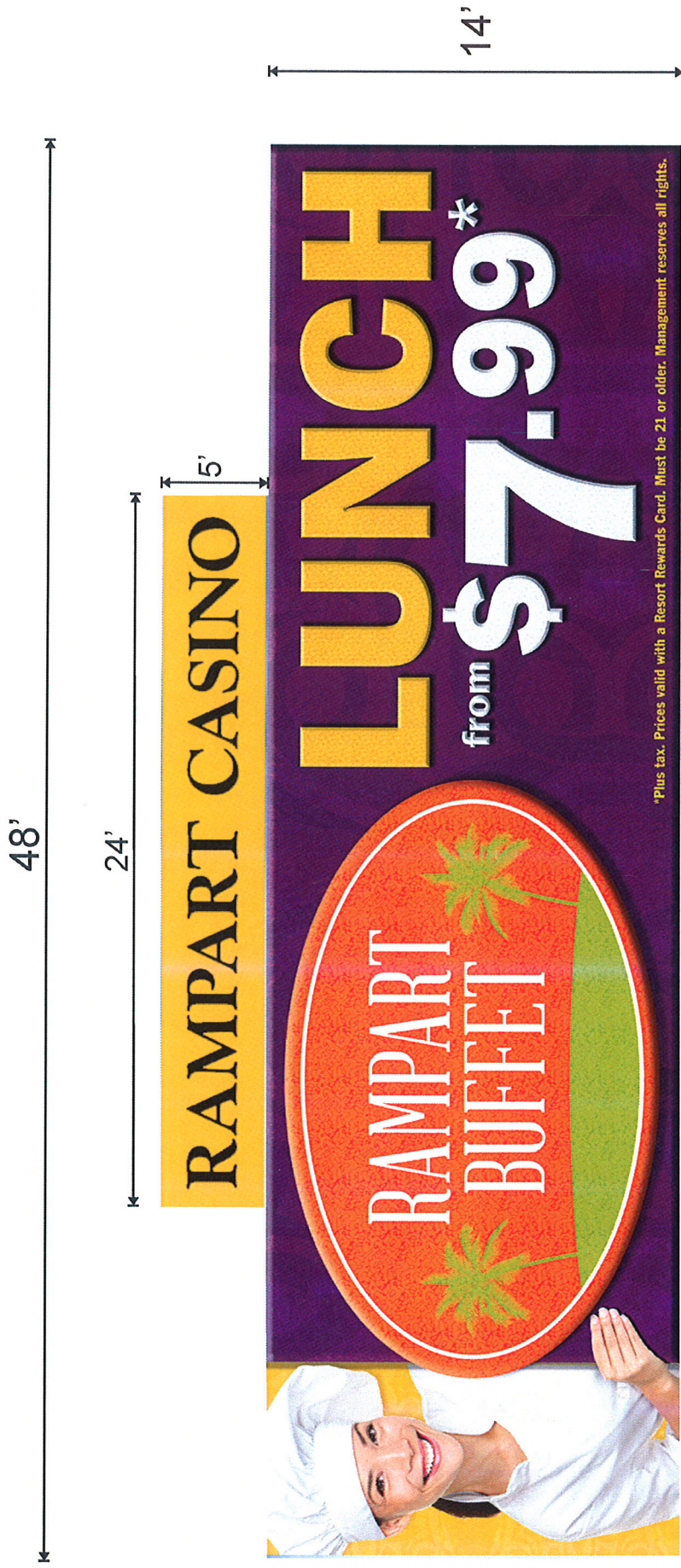
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BILLBOARD: 14'x48' = 672 sq ft.
EMBELLISHMENT: 5'x24' = 120 sq. ft.

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