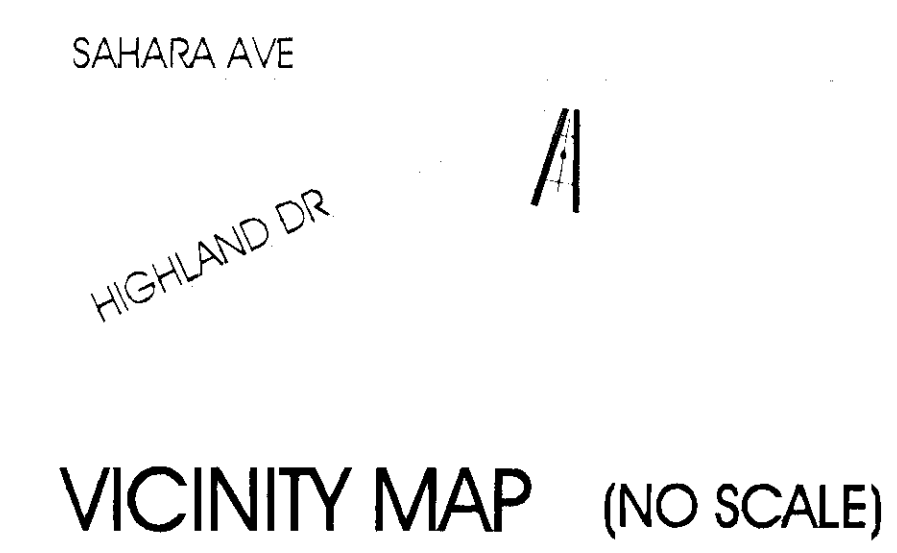
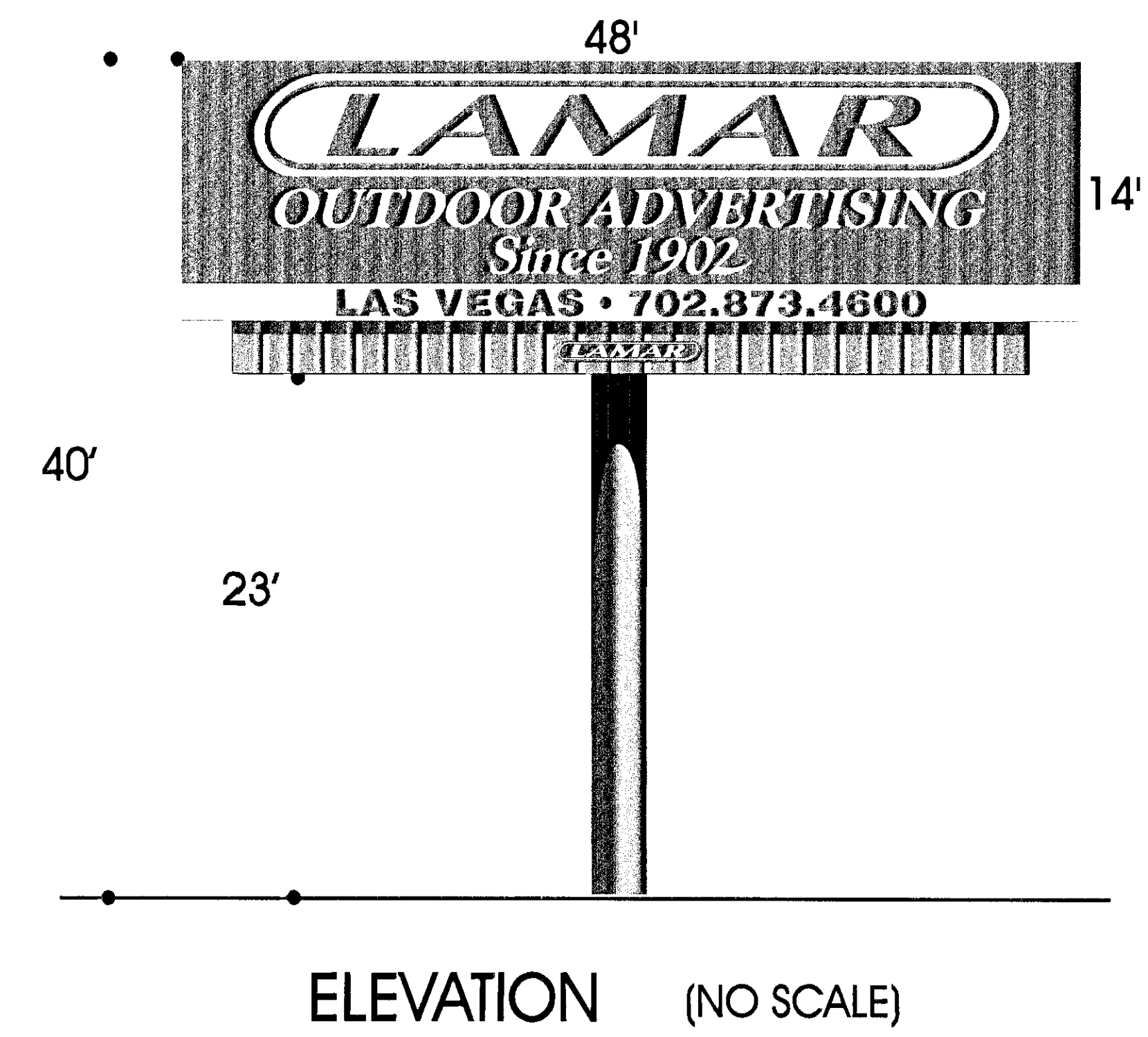
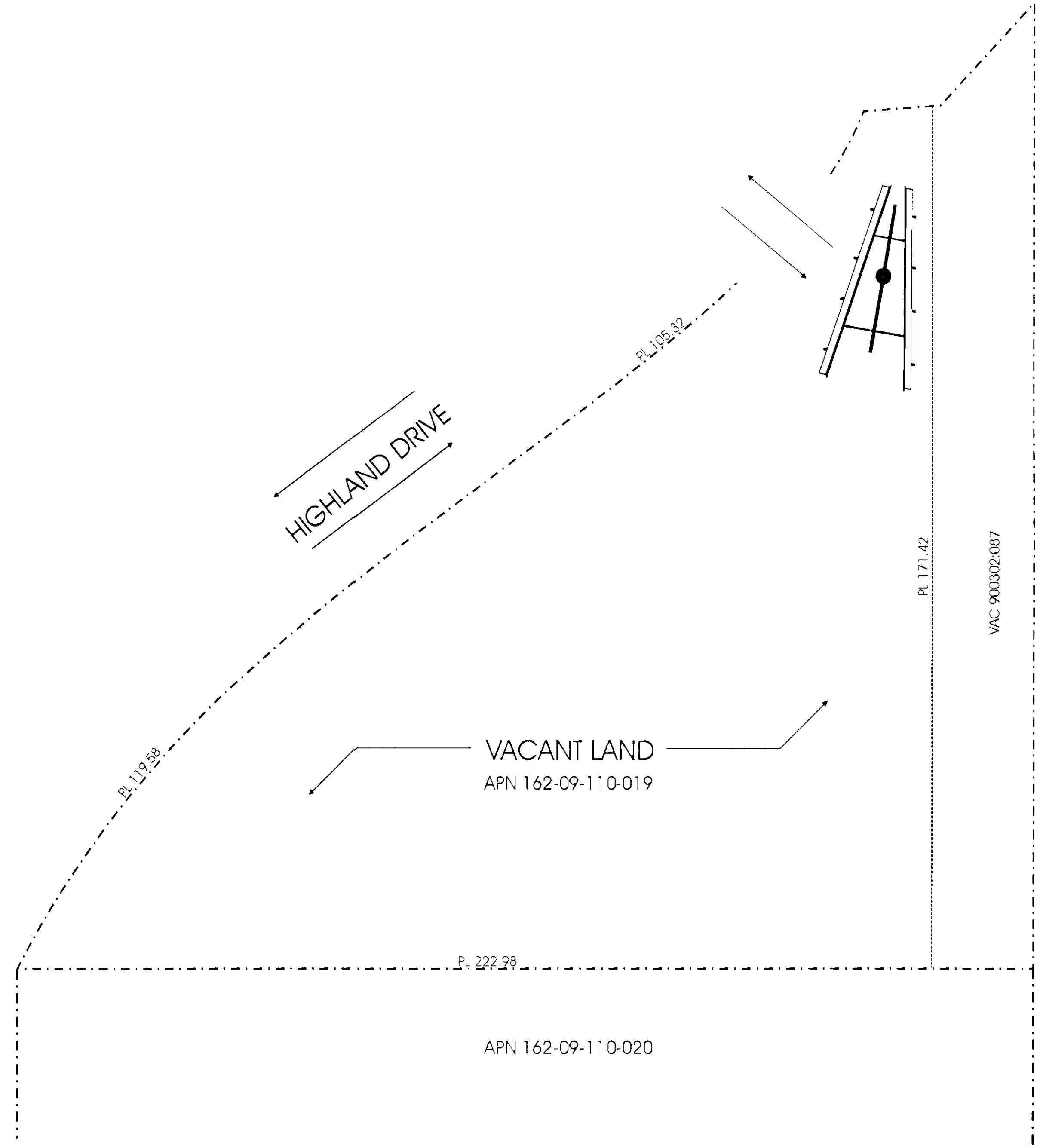
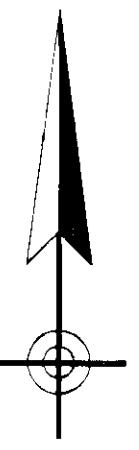
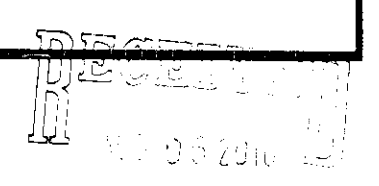
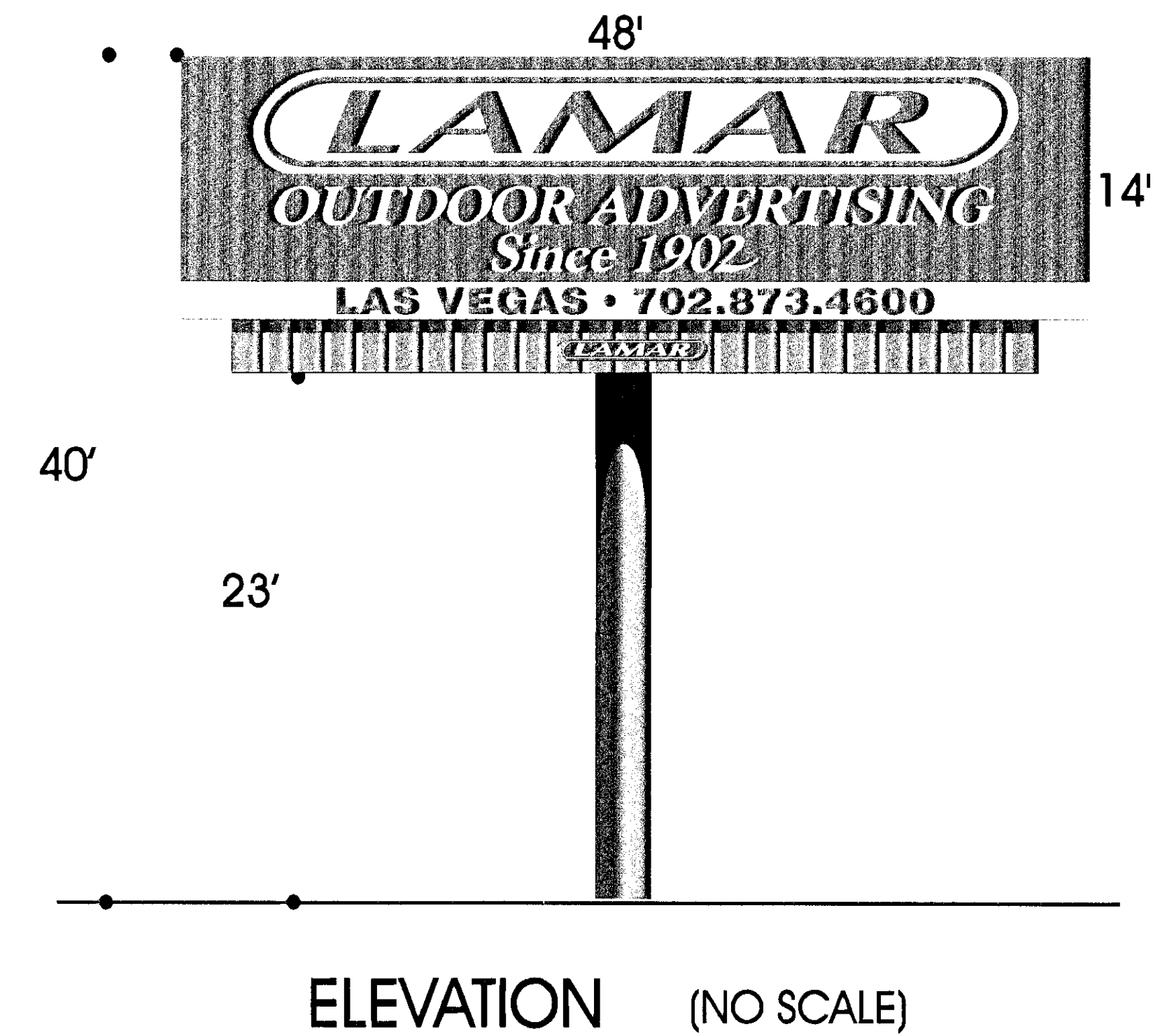
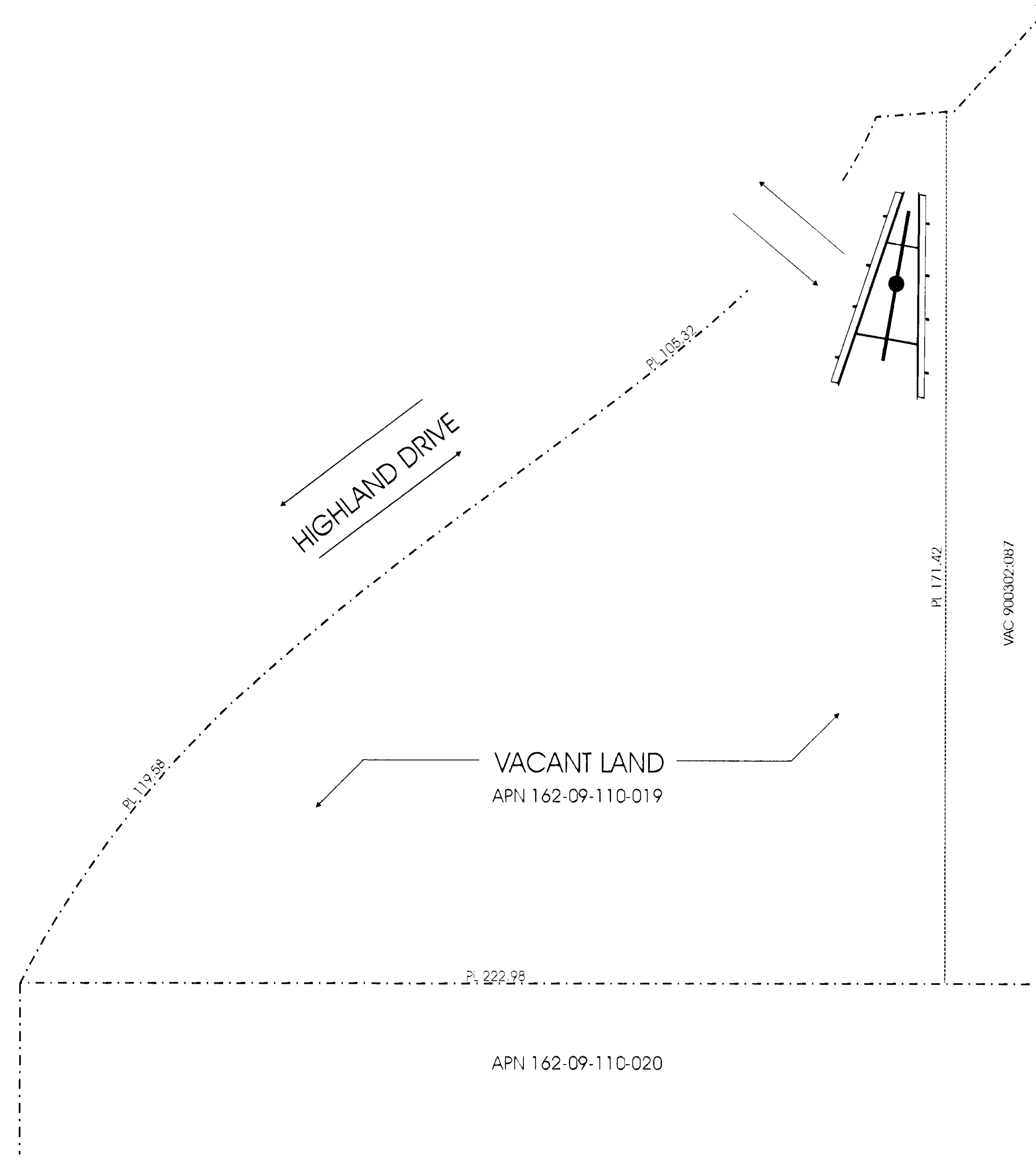
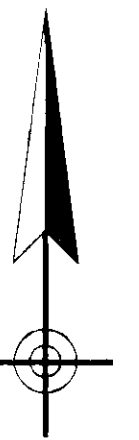




LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 20'	DATE: 07/28/10	DRAWN BY: S.NAFTZGER
URBAN LAND OF NEVADA		
APN 162-09-110-019		DRAWING NUMBER:





SAHARA AVE

HIGHLAND DR

A

VICINITY MAP (NO SCALE)

SCANNED

LAMAR OUTDOOR ADVERTISING

SCALE:
1" = 20'

DATE:
07/28/10

DRAWN BY:
S.NAFTZGER

URBAN LAND OF NEVADA

APN 162-09-110-019

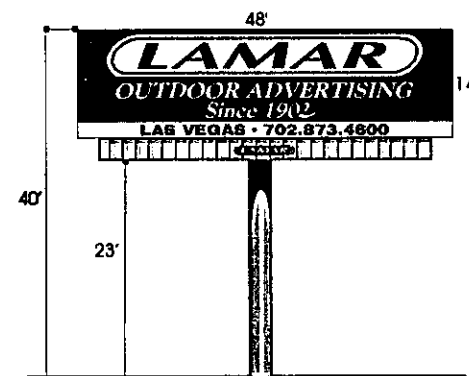
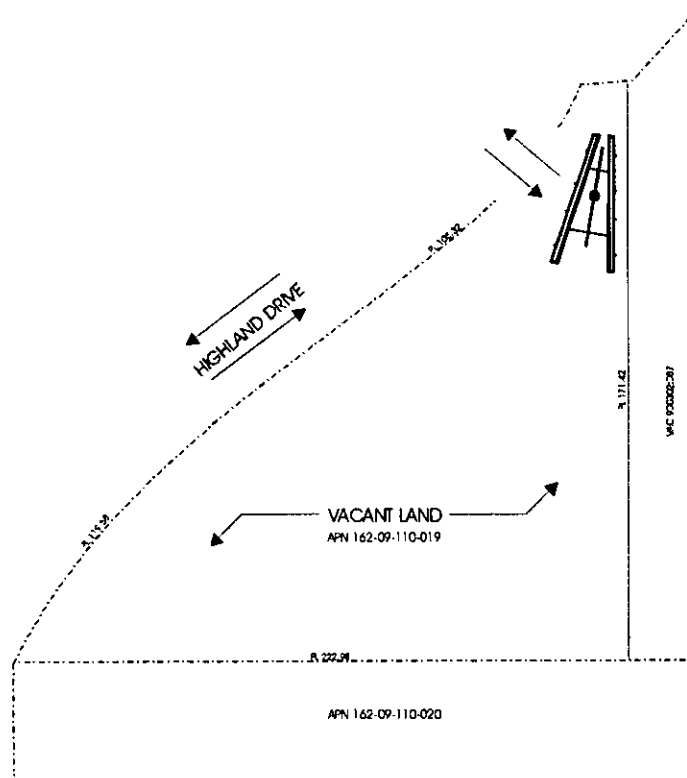
DRAWING NUMBER:

RQR-39106
09/23/10 PC

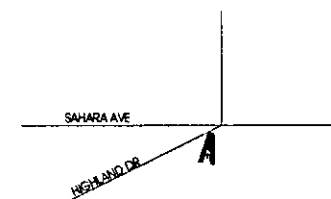


RQR-39106

RECEIVED
AUG 06 2010



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING			
SCALE:	DATE:	DRAWN BY:	
1" = 20'	07/28/10	S. NAFTZGER	
URBAN LAND OF NEVADA			
APN 162-09-110-019			DRAWING NUMBER:

RQR-39106

RECEIVED
AUG 06 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 19, 2010

Urban Land Nevada
3271 South Highland Drive, Suite #704
Las Vegas, Nevada 89109

RECEIVED

JUL 2010

**RE: U-0265-94 (RQR-22324) - SPECIAL USE PERMIT
2550 Highland Drive (APN 162-09-110-019)**

Dear Sir:

Our records indicate the above referenced action will be scheduled for the **September 23, 2010** Planning Commission meeting, at which time the Commission may recommends that the use be discontinued.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. The submitted plans must show the off-premise advertising (billboard) sign as currently configured, including any embellishments, with full dimensional information. In addition to the plans required, we also need the enclosed Statement of Financial Interest form, current deed, and application completed and notarized. Please come to our offices at 731 South Fourth Street no later than **August 6, 2010** to pay the application fee of \$300.00, notification fee of \$500.00, and submit the required plans, State of Financial Interest Form and application. Failure to submit the above mentioned items may result in immediate discontinuance of the Special Use Permit for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman L Burney, Agenda Technician
Planning and Development Department
Case Planning Division

cc: Mr. Scott Naftzger
Lamar Advertising
1963 Helm Drive
Las Vegas, Nevada 89119

Ms. Stephanie Allen
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

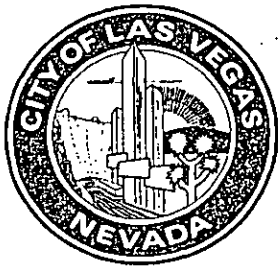
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



07101-001-06-09

RECEIVED
AUG 06 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

October 21, 2010

Mr. Theodore B. Lee
Urban Land Nevada
3271 South Highland Drive, Suite #704
Las Vegas, Nevada 89109

RE: RQR-39106 – REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 20, 2010

Dear Mr. Lee:

The City Council at a regular meeting held October 20, 2010 APPROVED the Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2010. This approval is subject to:

Planning and Development

1. This Special Use Permit (U-0265-94) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
2. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0265-04) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

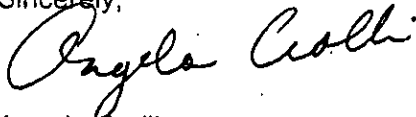
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Mr. Theodore B. Lee
RQR-39106 – Page Two
October 21, 2010

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Scott Natfzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 24, 2010

Mr. Theodore B. Lee
Urban Land Nevada
3271 South Highland Drive, Suite #704
Las Vegas, Nevada 89109

**RE: RQR-39106 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Mr. Lee:

Your Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This Special Use Permit (U-0265-94) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
2. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0265-04) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. Theodore B. Lee
RQR-39106 - Page Two
September 24, 2010

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **October 20, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Natfzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Case Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax**

SUBJECT: RQR-39106 - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVADA

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 23, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at **(702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at **(702) 229-6301**.

Please sign and date that you have read and agree to the conditions and return to our office by **5:00PM SEPTEMBER 22, 2010**.

Signature Date **9/17/10**

Please Print Name **Scott Nafziger**

Company Name **Lamar Central Outdoor, LLC**

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

SEP 17 2010

P/L 9/4/04

Report of All Selected Parcels

Case Number: RQR-39106

Printed On: Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		16209197001
		16209198001
		16204498001
		16209198002
		16209297001
		16209298002
		16209298001
2201 L L C	%A GILBERT 2830 ELK CANYON CT LAS VEGAS NV	16209104004
2201 L L C	%A GILBERT 2830 ELK CANYON CT LAS VEGAS NV	16209104005
2320 WESTERN L L C	%C SHAFFER JR 375 LAUREL DR BOULDER CITY NV	16204404003
2424 WESTERN REALTY INC	%M PUORRO 2424 WESTERN AVE LAS VEGAS NV	16204404017
2575 S HIGHLAND DRIVE L P	%CANTOR G & W NV HOLDINGS L P %GENERAL COUNSEL 110 E 59TH ST NEW YORK NY	16209110018
2620 HIGHLAND L L C	10300 W CHARLESTON BLVD #13-156 LAS VEGAS NV	16209110024
2620 HIGHLAND L L C	10300 W CHARLESTON BLVD #13-156 LAS VEGAS NV	16209110023
A D AMERICA INC	2310 HIGHLAND DR LAS VEGAS NV	16204402003
AD AMERICA INC	%J BIELINSKI 2310 HIGHLAND DR LAS VEGAS NV	16204402004
BANK WOORI AMERICA	2610 W OLYMPIC BLVD LOS ANGELES CA	16209102005
BANYAN PROPERTIES L L C	9030 W SAHARA AVE #299 LAS VEGAS NV	16209211002
BARRY PATRICK & DAWN L	2664 HIGHLAND DR LAS VEGAS NV	16209110027
BOYER ELAINE	6245 GALILEO DR LAS VEGAS NV	16204404013
BOYER ELAINE	6245 GALILEO DR LAS VEGAS NV	16204404011
BRADY DONALD B	2600 WESTWOOD DR LAS VEGAS NV	16209110005
BRADY DONALD B	2600 WESTWOOD DR LAS VEGAS NV	16209110004
BROSSEAU 1993 TRUST	2609 S HIGHLAND DR LAS VEGAS NV	16209110015
CARL ROBERT SCOTT LIVING TR 2006	2605 HIGHLAND DR LAS VEGAS NV	16209110016
CARTANIA INC	2700 W SAHARA AVE #300 LAS VEGAS NV	16209110030
CARTANIA INC	2700 W SAHARA AVE #300 LAS VEGAS NV	16209110028
CARTANIA INC	2700 W SAHARA AVE #300 LAS VEGAS NV	16209110029
CIRCUS CIRCUS CASINOS INC	%CONTROLLER P O BOX 14967 LAS VEGAS NV	16209501001
D 2753 L L C	%COLDWELL BANKER COMM 5502 S FORT APACHE RD #110 LAS VEGAS NV	16209102003
DITEL L L C	6817 S EASTERN AVE #101 LAS VEGAS NV	16209203001
DITEL L L C	6817 S EASTERN AVE #101 LAS VEGAS NV	16209203002

Report of All Selected Parcels**Case Number:** RQR-39106**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DRATTER PETER J LIVING TRUST	P O BOX 277 HURRICANE UT	16209104003
FLEMING KENNETH E & JOY C LIV TR	1841 NEWPORT BAY DR LAS VEGAS NV	16204406009
GARRETT CAPITAL L L C	%SIEGEL GROUP/SASCO PPTYS 3900 PARADISE RD #101 LAS VEGAS NV	16209102010
GARRETT CAPITAL L L C	%SIEGEL GROUP/SASCO PPTYS 3900 PARADISE RD #101 LAS VEGAS NV	16209102008
GARRETT CAPITAL L L C	%SIEGEL GROUP/SASCO PPTYS 3900 PARADISE RD #101 LAS VEGAS NV	16209102009
GRAINGER W W INC	%M POER & CO 410 17TH ST #1175 DENVER CO	16204406010
GREMM MANFRED	2405 HIGHLAND DR LAS VEGAS NV	16204404007
GRIFFIS CURTIS ALLEN	2412 WESTERN AVE LAS VEGAS NV	16204404012
HIGHLAND BY THE HIGHWAY L L C	8275 S EASTERN AVE #200 LAS VEGAS NV	16209110017
HIGHLAND STREET GROUP L L C	6085 W TWAIN ST #200 LAS VEGAS NV	16209110035
HIGHLAND STREET GROUP L L C	3855 S JONES BLVD #102 LAS VEGAS NV	16209110021
ITALY SERVICE INC	4652 GREEN CANYON LAS VEGAS NV	16204404009
JACOBS JOSEPH & NANCY TRUST	3729 TOPAWA ST LAS VEGAS NV	16209111001
JEWELER'S 401K PFT SHR PL & TR	2400 WESTERN AVE LAS VEGAS NV	16204406011
JOHNSON FAMILY REVOCABLE TRUST	%N THOMAS 2668 W 410 N HURRICANE UT	16209110011
K E N C O INVESTMENTS L L C	2504 SPRINGBROOK DR LAS VEGAS NV	16209110022
M T WAREHOUSE L L C	9030 W SAHARA AVE #299 LAS VEGAS NV	16209211003
MARTIN ROBERT L & KATHLEEN P	2410 WESTERN AVE LAS VEGAS NV	16204404010
MARX GORDON	%S MARX 5990 THIRO'S CIR LAS VEGAS NV	16209110036
MOMARY DOUGLAS R & EMILY J	2708 HIGHLAND DR LAS VEGAS NV	16209111002
N & J PROPERTIES NEVADA L L C	2305 WIMBLEDON LAS VEGAS NV	16209110025
NEBULOUS	2441 WESTERN AVE LAS VEGAS NV	16204406012
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16209103003
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16209103002
NEVADA POWER COMPANY	%LAND SERV STA #9 P O BOX 98910 LAS VEGAS NV	16209104002
O H D B L L C	%BLUE MOON RESORT 2651 WEST WOOD DR LAS VEGAS NV	16209102006
OSTRAND D L REV INT VIV TR AGMT	943 E HODGSON ST NIXA MO	16209110034
PUEBLO INVESTMENTS L L C	2655 WESTERN AVE LAS VEGAS NV	16209110032
REBEL OIL COMPANY INC	2200 S HIGHLAND DR LAS VEGAS NV	16204402005
REBEL OIL COMPANY INC	2200 S HIGHLAND DR LAS VEGAS NV	16204402006
REBEL OIL COMPANY INCORPORATED	2200 S HIGHLAND DR LAS VEGAS NV	16204402007
RED OAK TRUST	6330 W SUNSET RD LAS VEGAS NV	16209110010

Report of All Selected Parcels**Case Number:** RQR-39106**Printed On:** Thu: August 19, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RED OAK TRUST	11 BURNING TREE CT LAS VEGAS NV	16209110012
RED OAK TRUST	11 BURNING TREE CT LAS VEGAS NV	16209110013
RODRIGUEZ NORMA E	2621 HIGHLAND DR LAS VEGAS NV	16209110014
SCHWINGDORF LEONARD & L LIV TR	6245 GALILEO DR LAS VEGAS NV	16204404014
SCHWINGDORF LEONARD & L LIV TR	6245 GALILEO DR LAS VEGAS NV	16204404015
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110006
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110007
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110008
SHARPE ALLEN L TRUST	2855 BELCASTRO ST LAS VEGAS NV	16209110009
SOBEL WESTEX	P O BDX 14787 LAS VEGAS NV	16209110041
SOBEL WESTEX	%S FINDLEY P O BOX 14787 LAS VEGAS NV	16209110037
SOBEL WESTEX	P O BOX 14787 LAS VEGAS NV	16209110040
SOBEL WESTEX	P O BOX 14787 LAS VEGAS NV	16209110039
SOBEL WESTEX	P O BOX 14787 LAS VEGAS NV	16209110038
STATE OF NEVADA TRANS LEASOR	333 LAS VEGAS BLVD #2058 LAS VEGAS NV	16209104001
STATE OF NEVADA TRANS LEASOR	333 LAS VEGAS BLVD #2058 LAS VEGAS NV	16204407002
STATE OF NEVADA TRANSPORTATION	%G DONOVAN 1518 SCOTLAND LN LAS VEGAS NV	16204405001
STATE OF NEVADA TRANSPORTATION	%RIGHT OF WAY DIV 123 E WASHINGTON AVE #C LAS VEGAS NV	16209110042
THISTLE DANIEL J & J J FAM TR	4850 BYZANTINE CT LAS VEGAS NV	16209211001
URBAN LAND NEVADA	3271 S HIGHLAND DR #704 LAS VEGAS NV	16209110020
URBAN LAND NEVADA	3271 S HIGHLAND DR #704 LAS VEGAS NV	16209110019
USA MARSHALS SERVICE	333 LAS VEGAS BLVD #2058 LAS VEGAS NV	16204407001
VANDIS ELEANORE MAHLEIN TRS	421 W 57TH ST NEW YORK NY	16204404016
WADE JO FERN TRUST	1048 PAR AVE PASO ROBLES CA	16209110026
WESTCOM DEVELOPMENT L L C	%K CANE 3273 E WARM SPRINGS RD LAS VEGAS NV	16209110033
YERUSHALMI PROPERTIES V L L C	2400 WESTERN AVE LAS VEGAS NV	16204404006
YERUSHALMI PROPERTIES V L L C	2400 WESTERN AVE LAS VEGAS NV	16204404005
YERUSHALMI PROPERTIES VI L L	%M/M YERUSHALMI 8912 GREENSBORO LN LAS VEGAS NV	16204404004
YERUSHALMI PROPERTIES VII L L C	%8912 GREENSBORO LN LAS VEGAS NV	16204404008
ZARGARYAN GAGIK & K REV TR AGMT	1804 PLACID RAVINE ST LAS VEGAS NV	16209110031

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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TTY: 702-386-9108

www.lasvegasnevada.gov

September 10, 2010

Mr. Theodore B. Lee
Urban Land Nevada
3271 South Highland Drive, Suite #704
Las Vegas, Nevada 89109

RE: RQR-39106 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010

Dear Mr. Lee:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 23, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, September 17, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Natfzger
Lamar Central Outdoor, LLC
1863 Helm Drive
Las Vegas, Nevada 89119

Mayor
Oscar B. Goodman

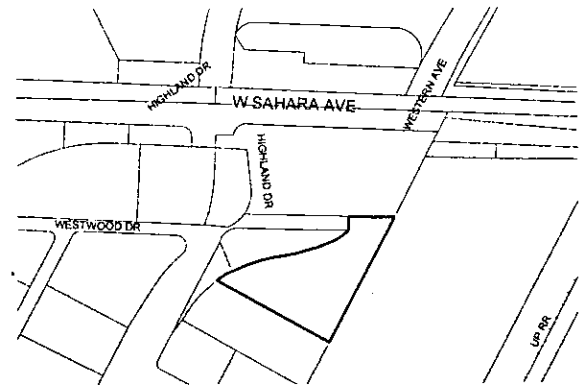
City Council
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Steven D. Ross
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Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

RQR-39106 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT: LAMAR CENTRAL OUTDOOR, LLC -
OWNER: URBAN LAND NEVADA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: September 23, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

RQR-39106 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT: LAMAR CENTRAL OUTDOOR, LLC -
OWNER: URBAN LAND NEVADA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian).

Application Location



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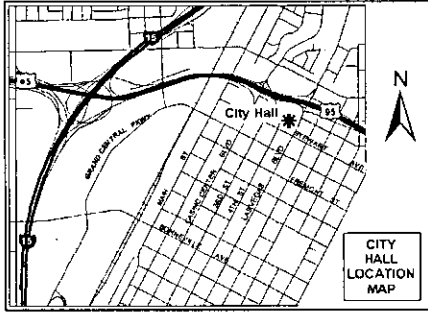
Public Hearing Information

Meeting: Planning Commission
Date: September 23, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

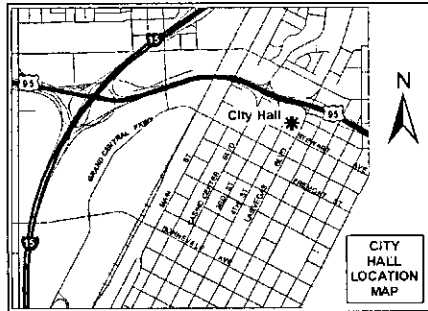
Please use available blank space on card for your comments.

RQR-39106

Planning Commission Meeting of 9/23/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-39106

Planning Commission Meeting of 9/23/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: August 26, 2010
Re: **RQR-39106** Lamar Central Outdoor, LLC 2550 Highland Dr.
Request for a Required Review of a previously approved Special Use Permit (U-265-94)

COMMENTS:

We have no comment on the request for a Required Review application of a previously approved Special Use Permit (U-265-94) which allowed a 40-foot tall, 14-foot X 48-foot off-premise sign (billboard) located at 2550 Highland Drive.

Development Notification

PC Meeting: September 23, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

RQR-39106

18b The Las Vegas Arts District

Beverly Green NA

Clark Towers Senior Apartments Resident Council

Gateway Neighborhood Association

Glen Heather Estates NA

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Saratoga Meadows NA

Scotch Eighty Organization

Spanish Oaks HOA

Sunlake Apartments

Versailles Apartments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

RQR-39106

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEBUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT <US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

RQR-39106 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVDA - Required Review of a previously approved Special Use Permit (U-0265-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **SEPTEMBER 23, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE** ☒ **PUBLIC HEARING**

CITY COUNCIL: IF APPROVED: **OCTOBER 20, 2010**
IF DENIED: **P.C. FINAL ACTION** (Unless appealed within 10 days)

Comments Due: **AUGUST 24, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



9/23/10 PH Pomes

Report Date 08/09/2010 08:39 AM

Submitted By

Page 1

A/P # 39106 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/06/2010 08:19	984224	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

RQR-39106 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: URBAN LAND NEVDA - Required Three Year Review of an approved Special Use Permit (U-0265-94) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian).

Parent A/P # H99904357

Project # 39106 Project/Phase Name LAMAR ADVERTISING BILLBOARD -

Size/Area 0.00 Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 16209110019

Location

Owner/Tenant

Contact ID AC1110239 Name URBAN LAND NEVADA

Mailing Address 3271 S HIGHLAND DR #704

City LAS VEGAS

ZIP/PC 89109

Day Phone

Fax

Organization

State/Province NV

Country

Evening Phone

Mobile #

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2550 HIGHLAND DR
LAS VEGAS, 89109-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16209110019

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**RQR Application****Report Date** 08/09/2010 08:39 AM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1110239 ☐ **Foreign**
Effective **Expire**
Name URBAN LAND NEVADA
Day Phone **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 3271 S HIGHLAND DR #704
LAS VEGAS, NV 89109
Seasonal Addr

Valid From **To**
Comments Theodore B. Lee 369-9595

Primary Y **Capacity** APPL **Contact ID** AC1619648 ☐ **Foreign**
Effective **Expire**
Name LAMAR CENTRAL DUTDODR, LLC
Day Phone (702)873-4600 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)873-4344 **Mobile** **Profession**
E-Mail
Address 1863 HELM DRIVE
LAS VEGAS, NV 23119
Seasonal Addr

Valid From **To**
Comments Scott Naftzger 873-4600

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
404447 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
404448 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
404457 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
404454 FLOOD #1 (FLOOD CDNTROL)	Incomplete
404455 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
404449 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
404451 ROW #1 (RIGHT-OF-WAY)	Incomplete
404456 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
404452 SURVEY #1 (SURVEY)	Incomplete
404450 TEFD #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
404453 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NDTIFICATION MAP DATE)	

Report Date 08/09/2010 08:39 AM

Submitted By

Page 3

Item Description

Item Status

(AT-ROUTE PLANS FOR REVIEW)
(AT-SEND PUB HEARING NOTICE)
(AT-SEND TD REVIEW JOURNAL)
(PT-SIZE OF NOTIFICATION AREA)
(STAFF RECOMMENDATION)
Check Licenses Not Checked
Check Children Status Children Successful
Check Open Cases 0

Fees

Status

Paid Date

Amount

PROCESSING FEE	P	08/06/2010 08:32	300.00
NOTIFICATION & ADVERTISING FEE	P	08/06/2010 08:32	500.00
Total Unpaid		0.00	Total Paid 800.00

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

404447	B&S PLAN	1	Incomplete	☐	08/09/2010 08:39
404448	DEVCO	1	Incomplete	☐	08/09/2010 08:39
404449	NEIGH P&S	1	Incomplete	☐	08/09/2010 08:39
404450	TEFO	1	Incomplete	☐	08/09/2010 08:39
404451	ROW	1	Incomplete	☐	08/09/2010 08:39
404452	SURVEY	1	Incomplete	☐	08/09/2010 08:39
404453	TRAFFIC	1	Incomplete	☐	08/09/2010 08:39
404454	FLOOD	1	Incomplete	☐	08/09/2010 08:39
404455	LAND DEV	1	Incomplete	☐	08/09/2010 08:39
404456	SEWER	1	Incomplete	☐	06/09/2010 08:39
404457	FIRE ENG	1	Incomplete	☐	08/09/2010 06:39

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR)

Modified By GKAPOVICH

Modified Date/Time 08/06/2010 08:19

Comments

No Comments

Report Date 08/09/2010 08:39 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
Y Site Plans (2 copies)
Y Laser Print Site Plan
Y Statement of Financial Interest

- Y Business Licensing Requirements Met
N Business License Exempt

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Project#	A/P Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council?

Y Parent Project link required?

Hearing Type

Required three year

Review

Public or Admin? PUBLIC

Parent Application Type SUP

Parent Project # U-0265-94

Is there a condition of approval for a Required Review?

Staff Recommendation

If yes, when does it need to be reviewed?

Meeting Information

Meeting Grid	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments	Added by				

09/23/2010	PC	SCHEDULED			
------------	----	-----------	--	--	--

0	0	0
---	---	---

GKAPOVICH	08/06/2010	
-----------	------------	--

Report Date 08/09/2010 08:39 AM

Submitted By

Page 5

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/06/2010 08:32		0.00
	SCDTT NAFTZGER, THE LAMAR COMPANIES CK 2456791, 702.873.4600				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review
 Project Address (Location) 2550 Highland Drive
 Project Name Urban Land Review Proposed Use billboard
 Assessor's Parcel #(s) 162-09-110-019 Ward # 1
 General Plan: existing _____ proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage 672 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information Required Review for an existing billboard

PROPERTY OWNER Urban Land Nevada Contact Theodore B. Lee
 Address 3271 S. Highland Drive Ste 704 Phone: (702) 369-9595 Fax: (702) 369-2776
 City Las Vegas State NV Zip 89109
 E-mail Address lvlee@aol.com

APPLICANT Lamar Central Outdoor, LLC Contact Scott Naftzger
 Address 1863 Helm Drive Phone: (702) 873-4800 Fax: (702) 873-4344
 City Las Vegas State NV Zip 89119
 E-mail Address snaftzger@lamar.com

REPRESENTATIVE Same as Applicant Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Urban Land of Nevada
 Property Owner Signature* By Theodore B. Lee

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

Print Name Theodore B. Lee, President

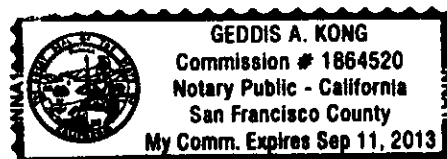
Subscribed and sworn before me

This 26th day of July, 2010

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-39106</u>
Meeting Date:	<u>9/23/10</u>
Total Fee:	<u>\$ 800</u>
Date Received:*	<u>8/6/10</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-39106** APN: 162-09-110-019

Name of Property Owner: Urban Land Nevada

Name of Applicant: Lamar Central Outdoor, LLC

Name of Representative: _____

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

☒ 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: _____

Urban Land of Nevada

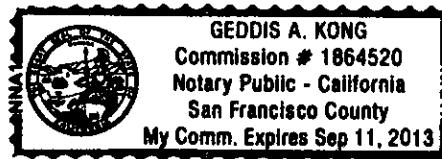
Signature of Property Owner: By Theodore B. Lee

Print Name: Theodore B. Lee, President

Subscribed and sworn before me

This 26th day of July, 2010

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



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AUG 06 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

October 9, 2007

Urban Land Nevada
3271 South Highland Drive, Suite #704
Las Vegas, Nevada 89109

RE: RQR-22324 – REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2007

Dear Applicant:

The City Council at a regular meeting held September 5, 2007 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0265-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2007. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

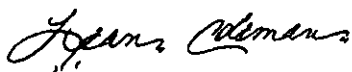
RQR-39106

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Urban Land Nevada
RQR-22324 - Page Two
October 9, 2007

4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



Marge Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Scott Naftzger
Lamar Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

Ms. Stephanie Allen
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

RQR-39106

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AUG 06 2010

URBAN LAND OF NEVADA

Business Entity Information

Status:	Active	File Date:	6/21/1993
Type:	Domestic Corporation	Entity Number:	C7295-1993
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19931056389	Business License Exp:	6/30/2011

Registered Agent Information

Name:	ERNEST LEE	Address 1:	3271 S. HIGHLAND DR. #704
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89109
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 1,000,000.00
Par Share Count:	10,000.00	Par Share Value:	\$ 100.00

Officers

☐ Include Inactive Officers

Secretary - DORIS S LEE			
Address 1:	3271 S. HIGHLAND DR #704	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	
Treasurer - DORIS S LEE			
Address 1:	3271 S. HIGHLAND DR #704	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	
Director - ERNEST LEE			
Address 1:	3271 S HIGHLAND DR #704	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	USA
Status:	Active	Email:	
President - THEODORE B LEE			
Address 1:	3271 S. HIGHLAND DR #704	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	

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AUG 06 2010

Actions\Amendments

Action Type:	Articles of Incorporation
--------------	---------------------------

Document Number:	C7295-1993-001	# of Pages:	5
File Date:	6/21/1993	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7295-1993-005	# of Pages:	1
File Date:	5/31/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7295-1993-006	# of Pages:	1
File Date:	6/25/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7295-1993-007	# of Pages:	1
File Date:	5/12/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7295-1993-004	# of Pages:	1
File Date:	5/11/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7295-1993-003	# of Pages:	1
File Date:	5/10/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7295-1993-008	# of Pages:	1
File Date:	5/12/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7295-1993-002	# of Pages:	1
File Date:	5/11/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050221382-15	# of Pages:	1
File Date:	6/06/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060231091-24	# of Pages:	1
File Date:	4/10/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070249664-40	# of Pages:	1
File Date:	4/09/2007	Effective Date:	
FILED 041207JMV			
Action Type:	Annual List		
Document Number:	20070251615-09	# of Pages:	1
File Date:	4/09/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080321756-14	# of Pages:	1
File Date:	5/09/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090572278-52	# of Pages:	1

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AUG 06 2010

File Date:	7/23/2009	Effective Date:	
09/10			
Action Type:	Annual List		
Document Number:	20100222441-68	# of Pages:	1
File Date:	4/07/2010	Effective Date:	
(No notes for this action)			

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 162-04-100-019
b) 162-04-110-019
c) _____
d) _____
2. Type of Property:
a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condominium d) ☐ 2-4 Fam.
e) ☐ Apt. Bldg f) ☐ Commercial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS USE ONLY
Documentation Forwarded by _____
Type of Documentation _____
Assessor's Tag _____
Recording Deputy _____

3. Total Value/Sales Price of Property \$ 750,000 -
Deduct Assessed Liens and/or Encumbrances _____
Resulting Information on Assessed and/or Encumbrances _____

4. Taxable Value (per NRS 378.010, Section 2): \$ 750,000
Real Property Transfer Tax Due \$ 1,875.00

5. Exemption Claimed:

a. Transfer Tax Exemption per NRS 378.080, Section _____, NAC 378, Section _____

b. Explain Reason for Exemption: _____

6. Partial Interest/Participation Being Conveyed: _____

The undersigned hereby certifies 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 disclosure 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 1/2% per month. Pursuant to NRS 378.031, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER INFORMATION

Seller Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____
Zip: _____
Telephone: _____
Fax: _____

BUYER INFORMATION

Buyer Signature: William Land of NY
Print Name: Ted L. Land
Address: 3271 S. Buffalo St. #470f
City: Las Vegas
State: NV
Zip: 89121
Telephone: _____
Fax: _____

COMPANY REQUESTING RECORDING

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

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GRANT, BARGAIN, SALE DEED

That: Harold G. Loomis and Robin U. Loomis, husband and wife who acquired title as Harold B. Loomis, a single man, Paul J. Mishkin and Mildred S. Mishkin, husband and wife, Janice C. Parrott, a single woman, Oliver Holland, a single man, and Gerald A. Shaver, and Martha J. Shaver, husband and wife, all doing business as Western Five, in consideration of \$ _____ the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to _____ Urban Land of Nevada, a Nevada corporation _____

all that real property situate in the _____ City of Las Vegas _____ County of _____ Clark _____ State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to:

1. Taxes for this current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document;
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

Together with all and singular the interests, benefits and appurtenances thereto in anywise appertaining.

Witness my hand and seal this 16th day of April, 2001.

STATE OF NEVADA

COUNTY OF _____

On _____

personally appeared before me, _____ Notary Public, _____

who acknowledged that _____ he _____ executed the above instrument.

See Attached Acknowledgments
(Notaral Seal)

Harold G. Loomis
Robin U. Loomis
Paul J. Mishkin
Mildred S. Mishkin
Janice C. Parrott
Oliver Holland
Gerald A. Shaver
Martha J. Shaver

RECORD NO. _____
ORDER NO. _____
WHEN RECORDED MAIL TO:
Urban Land of Nevada
3271 South Highland Drive #704
Las Vegas, Nevada 89109

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9 4 0 0 0 2

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II.

THAT PORTION OF LOT FOUR (4) IN BLOCK TWO (2) IN QUINCE GATE TRACT - INDUSTRIAL SUBDIVISION, RECORDED IN BOOK 4, PAGE 44 OF PLATS, IN THE OFFICE OF COUNTY RECORDER, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 17°46'15" EAST ALONG THE SOUTHWESTERN BOUNDARY OF SAID LOT 4 A DISTANCE OF 171.40 FEET TO A POINT ON A TANGENT CURVE HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, BEING A PORTION OF SAID TANGENT CURVE, THROUGH A CHORDAL BEARING OF 135°11'25" IN THE NORTH 15.15 FEET; THENCE NORTH 87°15'15" WEST ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 50.53 FEET TO THE MOST SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONTAINED TO THE NORTH OF NEVADA LOT 4 DESCRIBED AS PARCEL NO. 177-8 IN THE DEED RECORDED JUNE 9, 1944 AS DOCUMENT NO. 00487; THENCE SOUTHWESTERLY, BEING A PORTION OF THE BOUNDARY OF SAID PARCEL, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 141.40 FEET THROUGH AN ANGLE OF 17°15'05" IN THE NORTH, WITH A BEARING OF 145.12 FEET; THENCE SOUTH 83°40'50" WEST A DISTANCE OF 15.00 FEET TO THE MOST SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY, BEING A PORTION OF THE BOUNDARY OF SAID PARCEL, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 15.00 FEET TO THE MOST SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY, BEING A PORTION OF THE BOUNDARY OF SAID PARCEL, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 15.00 FEET TO THE MOST SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY, BEING A PORTION OF THE BOUNDARY OF SAID PARCEL, ALONG THE BOUNDARY OF SAID PARCEL, A DISTANCE OF 15.00 FEET TO THE MOST SOUTHWEST CORNER OF SAID PARCEL.

TOGETHER WITH THAT PORTION OF THE SOUTHWESTERN ALLEY AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 25, 1990 IN BOOK 500130 AS DOCUMENT NO. 00487.

AND TOGETHER WITH THAT PORTION OF THE SOUTHWESTERN ALLEY AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 25, 1990 IN BOOK 500130 AS DOCUMENT NO. 00487.

PARCEL III.

LOT FIVE (5) IN BLOCK TWO (2) OF QUINCE GATE TRACT - INDUSTRIAL SUBDIVISION, RECORDED IN BOOK 4, PAGE 44 OF PLATS, IN THE OFFICE OF COUNTY RECORDER, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THAT PORTION HERETO FORWARDED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES.

TOGETHER WITH THAT PORTION OF THE SOUTHWESTERN ALLEY AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED MARCH 25, 1990 IN BOOK 500130 AS DOCUMENT NO. 00487.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Amador
On 27 April 2001 before me, Gaylene H. Adair, Notary Public
personally appeared Gerald A. Sherwin
☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Gaylene H. Adair
Notary Public
My Comm. Expires 11/12/2004

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent replacement of this form.

CAPACITY CLAIMED BY SIGNER ☒ INDIVIDUAL ☐ CORPORATE OFFICER ☐ PARTNER(S) ☐ ATTORNEY-IN-FACT ☐ TRUSTEE(S) ☐ GUARDIAN/CONSERVATOR ☐ OTHER _____ SIGNER IS REPRESENTING: (Name of Partnership, Association, etc.) _____	DESCRIPTION OF ATTACHED DOCUMENT TITLE OR TYPE OF DOCUMENT _____ NUMBER OF PAGES _____ DATE OF DOCUMENT _____ SIGNER(S) OTHER THAN NAMED ABOVE _____
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of SAN FRANCISCO

On 4/19/2001 before me, THOMAS H. TSANG
Notary Public in and for the State of California, Commission Expires 04/19/2003

personally appeared Oliver Pollard

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Thomas H. Tsang
Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER ☐ INDIVIDUAL ☐ CORPORATE OFFICER RELATION ☐ PARTNER(S) ☐ LIMITED GENERAL ☐ ATTORNEY-IN-FACT ☐ TRUSTEE(S) ☐ GUARDIAN/CONSERVATOR ☐ OTHER SIGNER IS REPRESENTING: Name of Represented Person(s)	DESCRIPTION OF ATTACHED DOCUMENT TITLE OR TYPE OF DOCUMENT NUMBER OF PAGES DATE OF DOCUMENT SIGNER(S) OTHER THAN NAMED ABOVE
--	--

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STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

SS:

On this 16TH day of April, A.D. 2001 before me personally appeared
HAROLD G. LOOMIS, known to me to be the person described in and who executed the
 foregoing instrument and acknowledged that he executed the same as his free act and
 deed.

My commission expires: 7/29/2001

Samuel J. ...
Notary Public, First Judicial Circuit,
State of Hawaii

"This Notary Certificate is prepared on a separate page and is attached to the document
 entitled "GRANT, BARGAIN, SALE DEED", containing 1 page and is attached to that
 document by means of ONE staple.

H.S.

NOTARY'S COPY

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20110503

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS:

On this 16TH day of April, A.D. 2001 before me personally appeared
ROBIN U. LOOMIS, known to me to be the person described in and who executed the
foregoing instrument and acknowledged that he executed the same as his free act and
deed.

My commission expires: 7/29/2001

Amelia M. [Signature]
Notary Public, First Judicial Circuit,
State of Hawaii

"This Notary Certificate is prepared on a separate page and is attached to the document
entitled "GRANT, BARGAIN, SALE DEED", containing 1 page and is attached to that
document by means of ONE staple.

L.S.

NOTARY PUBLIC'S COPY

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STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

On this 16TH day of April, A.D. 2001 before me personally appeared
IANICE C. PARROTT, known to me to be the person described in and who executed the
foregoing instrument and acknowledged that he executed the same as his free act and
deed.

My commission expires: 7/29/2001

Samuel A. [Signature]
Notary Public, First Judicial Circuit,
State of Hawaii

"This Notary Certificate is prepared on a separate page and is attached to the document
entitled "GRANT, BARGAIN, SALE DEED", containing 1 page and is attached to that
document by means of ONE staple."

LS

CLARK COUNTY, NEVADA
JUDITH A. WUNDERLICH, RECORDER
RECORDED AT REQUEST OF:

URBAN LAND OF NEVADA
63-63-0001 13-03 0140
BOOK 08616083 PAGE 01140

FEES: 15.00 - RPT: 1,075.00

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