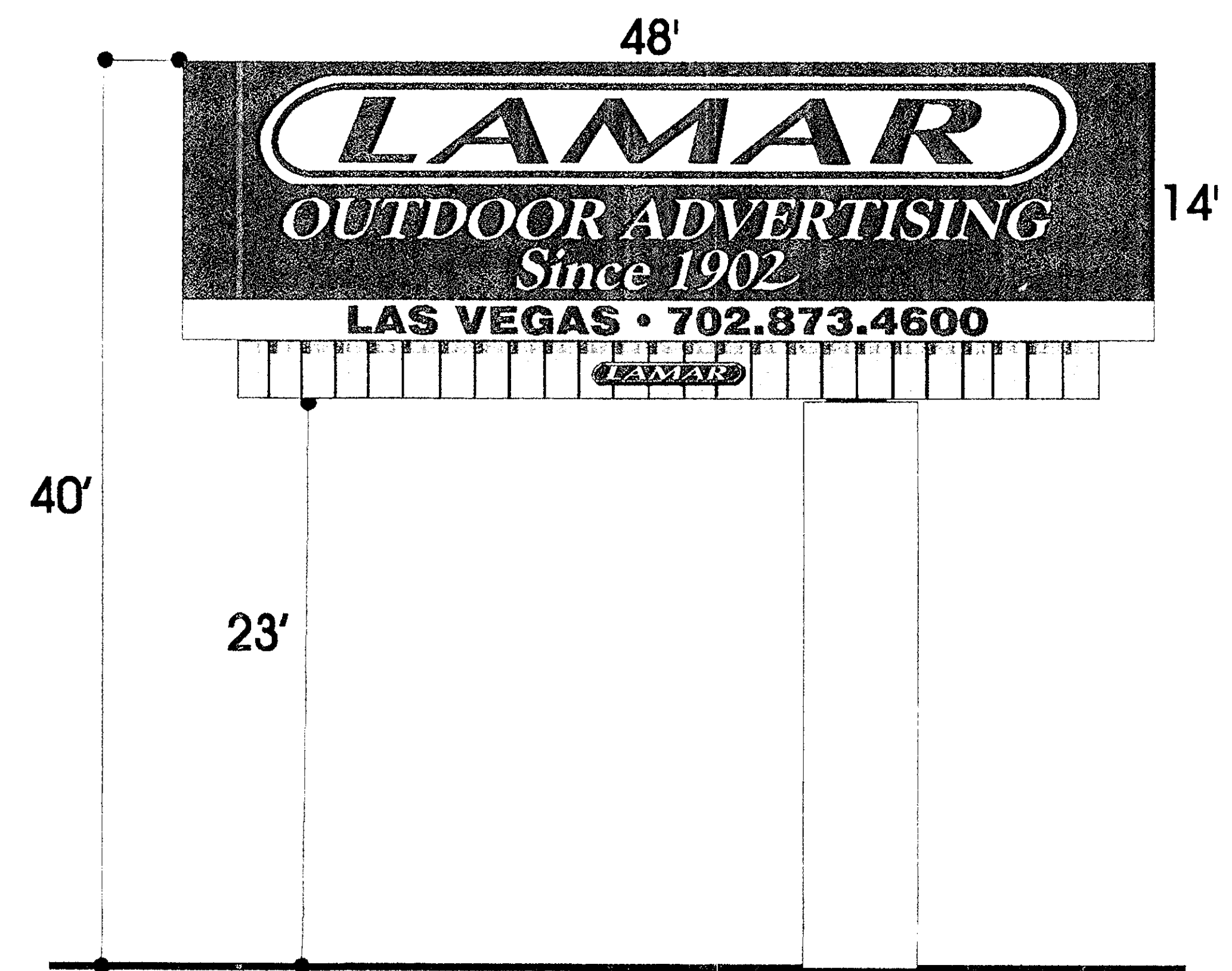
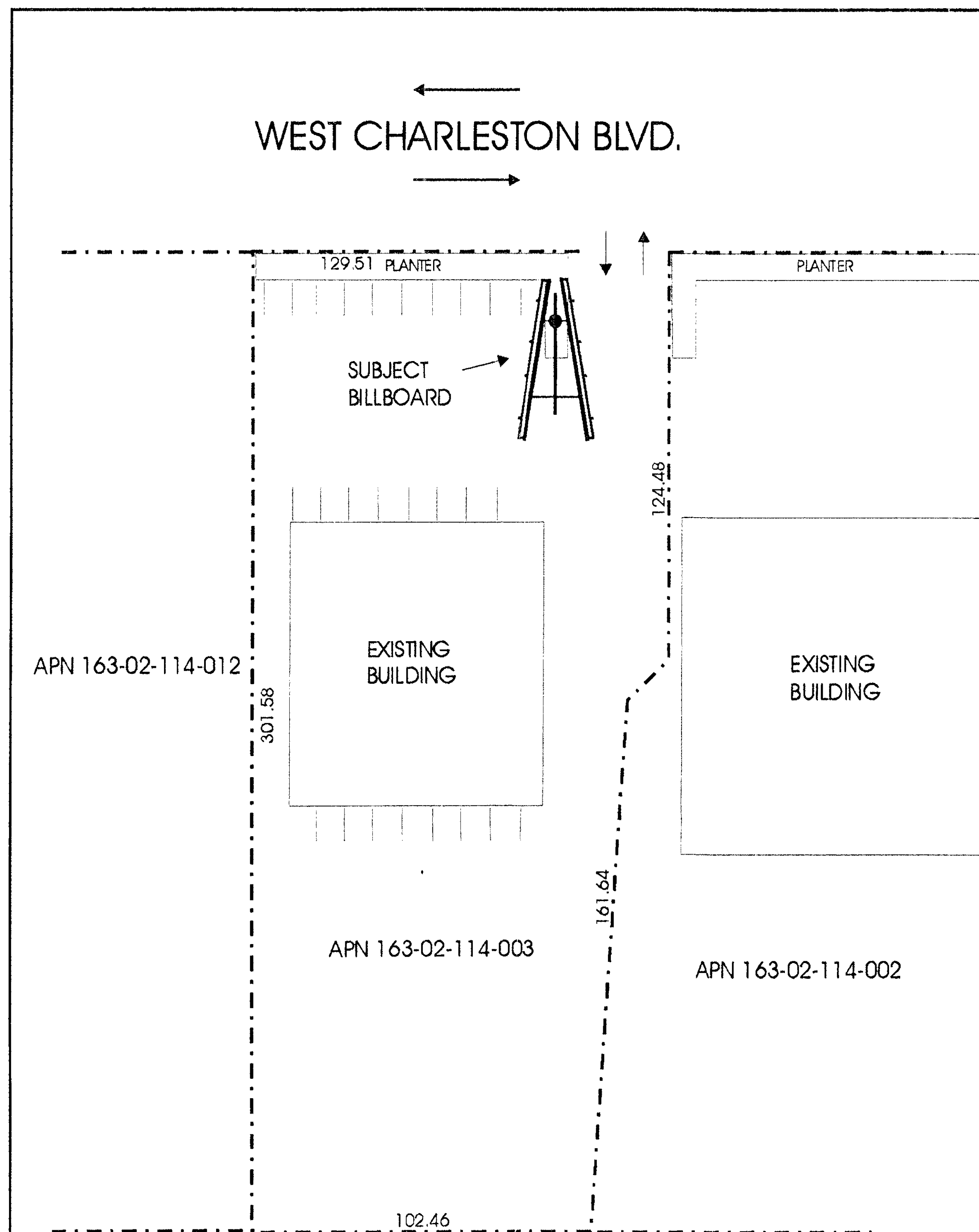
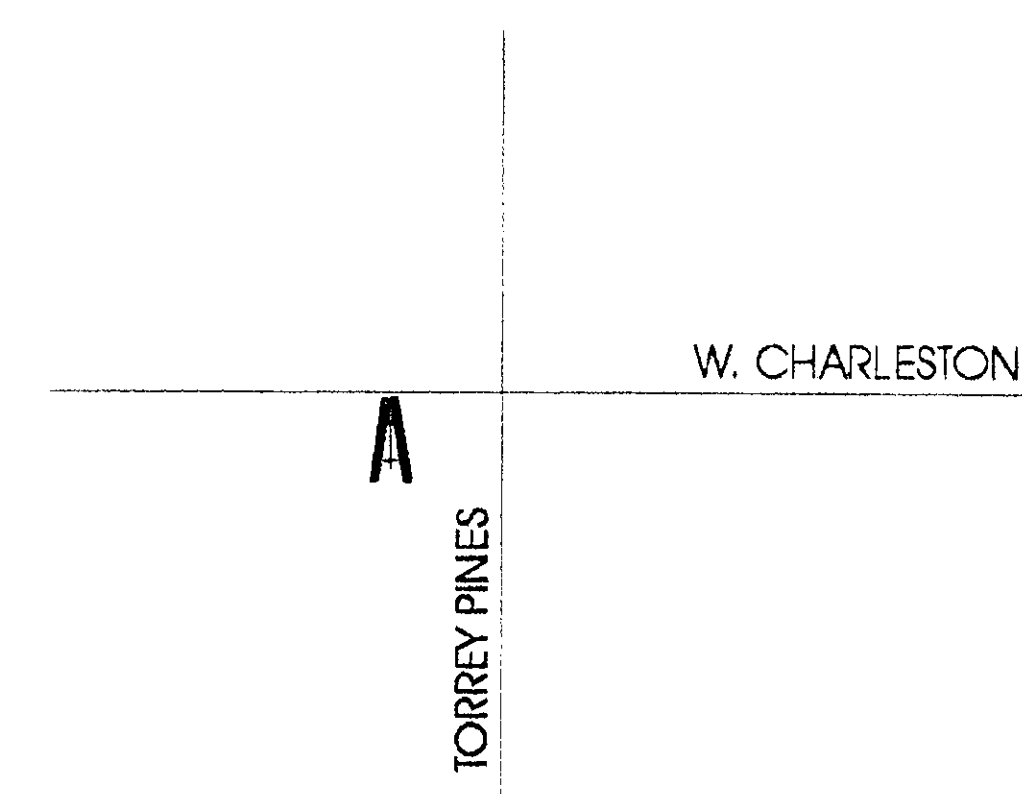




ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

|                           |                  |                         |
|---------------------------|------------------|-------------------------|
| LAMAR OUTDOOR ADVERTISING |                  |                         |
| SCALE:<br>1" = 50'        | DATE:<br>1/28/09 | DRAWN BY:<br>S.NAFTZGER |
| JOOJ INVESTMENTS          |                  |                         |
| APN 163-02-114-003        |                  | DRAWING NUMBER:         |

SCANNED



**RQR-40350**

## City of Las Vegas Billboard Data

 Subject Parcel

 City of Las Vegas Billboard Location

 Clark County Billboard Location

 300 Foot Buffer Around Billboard

 750 Foot Buffer Around Freeway Billboard

 Residential Zoned Property

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area

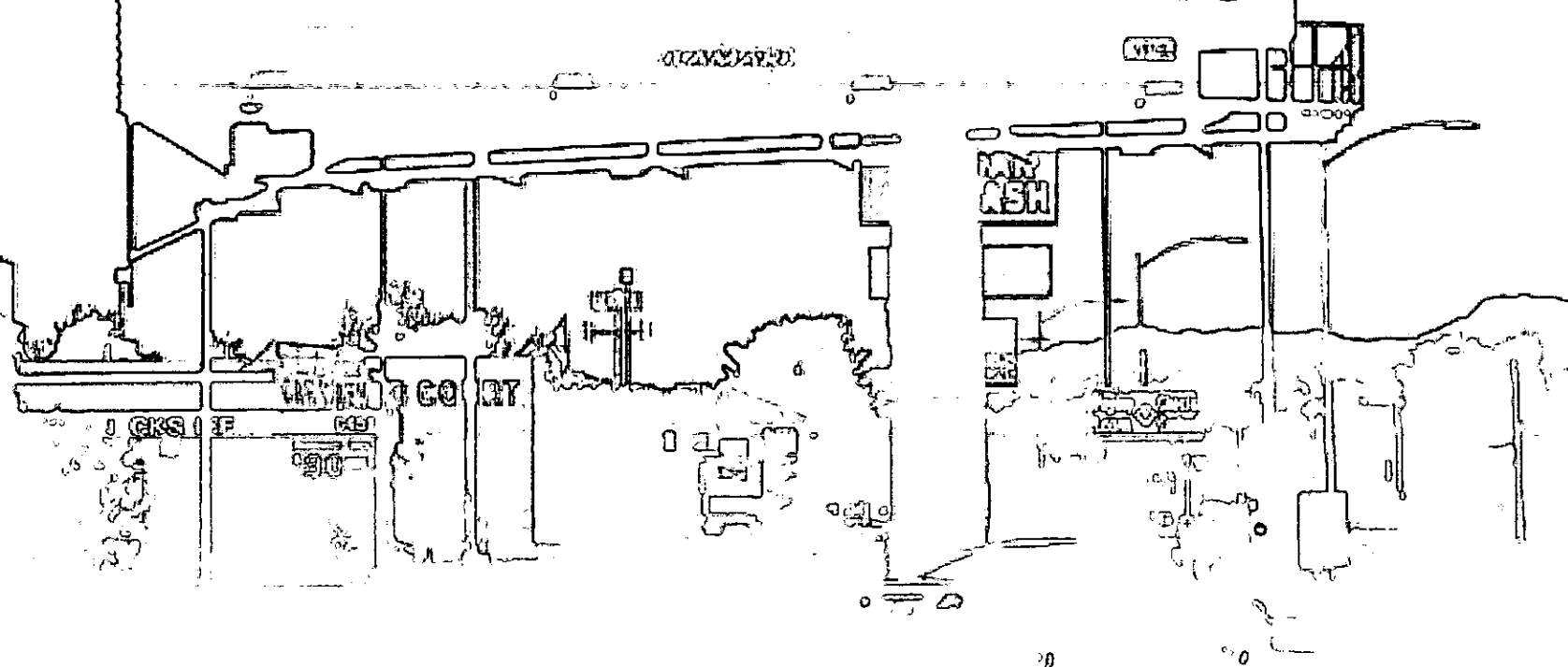


Stop here and save.

DEC 02 2010 1:11

Unlimited talk, text, and web.

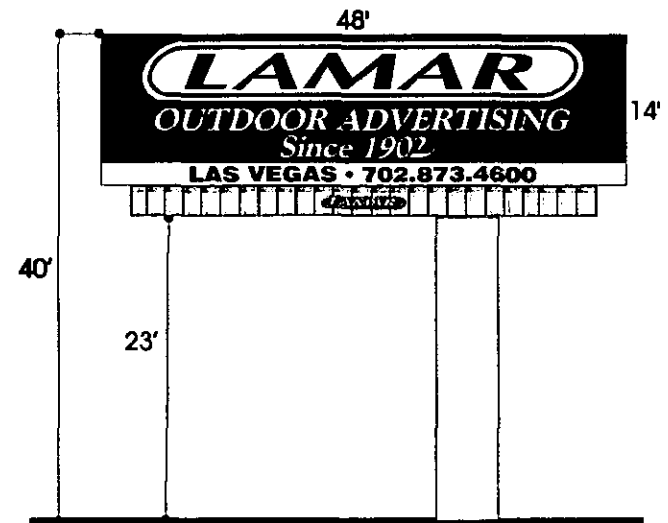
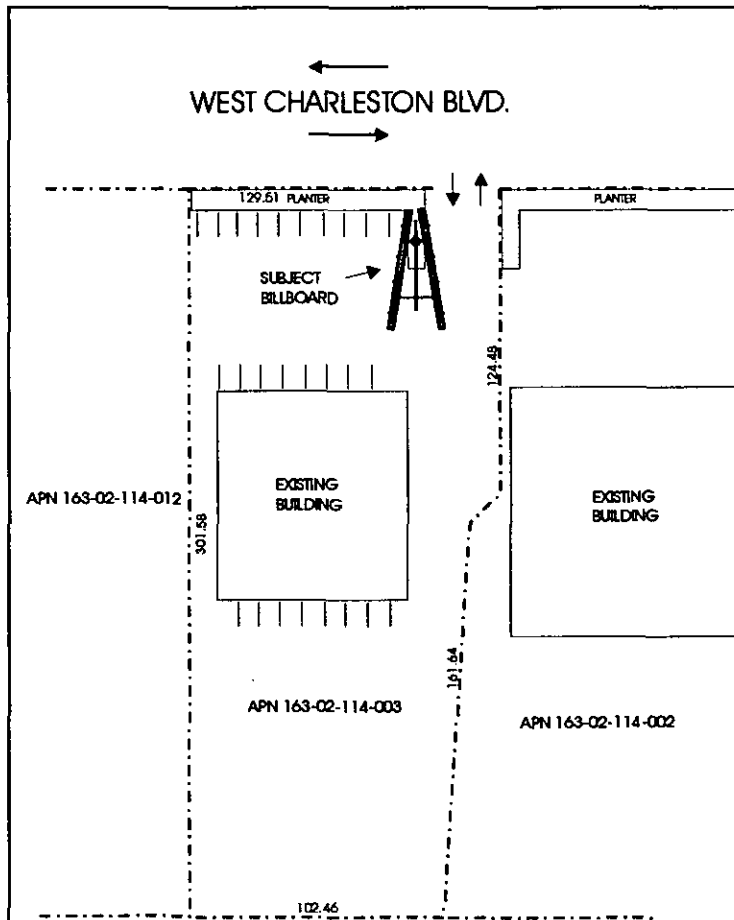
Nationwide. metroPCS



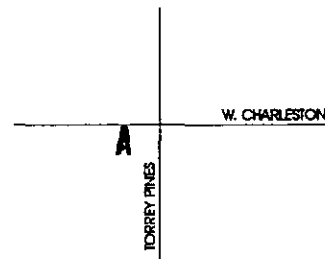
DEC 02 2010



RQR-40350



ELEVATION (NO SCALE)

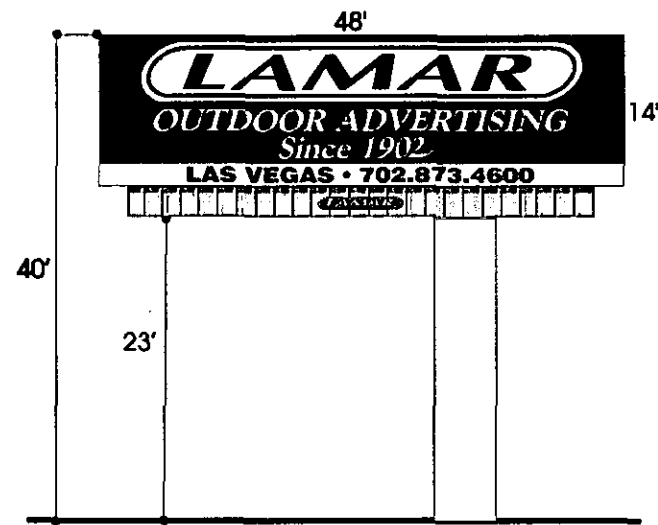
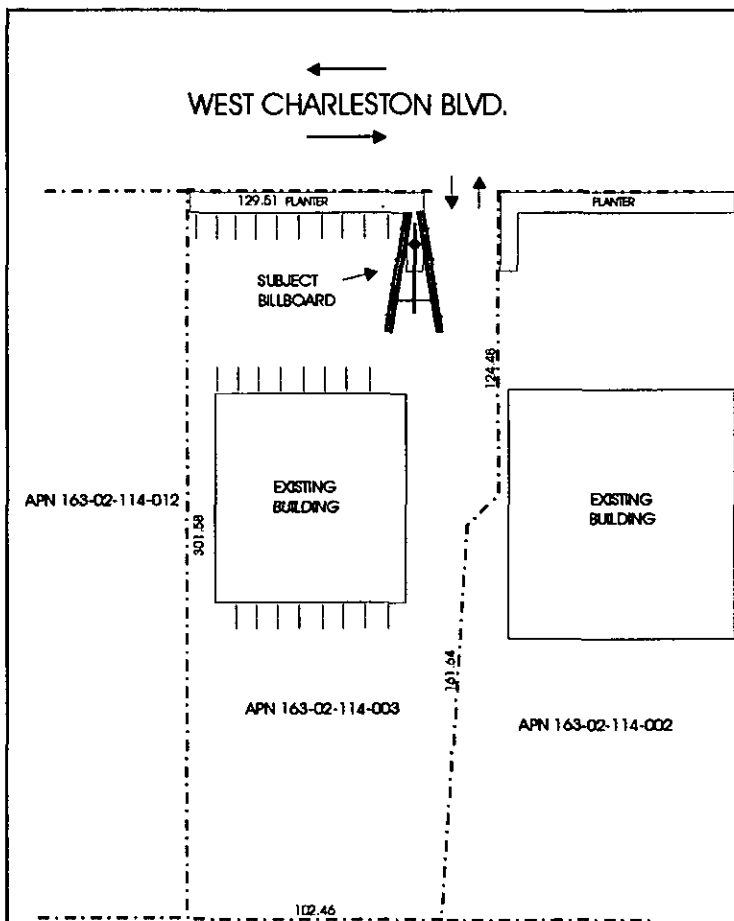


VICINITY MAP (NO SCALE)

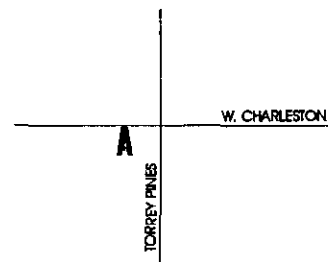
RECORDED  
DEC 02 2010

| LAMAR OUTDOOR ADVERTISING |          |           |                 |
|---------------------------|----------|-----------|-----------------|
| SCALE:                    | 1" = 50' | DATE:     | 1/28/09         |
|                           |          | DRAWN BY: | S. NAFTZGER     |
| JOQJ INVESTMENTS          |          |           |                 |
| APN 163-02-114-003        |          |           | DRAWING NUMBER: |

RQR-40350



ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

REC'D  
DEC 02 2010

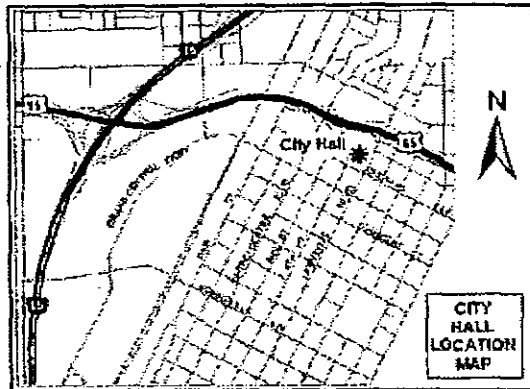
| LAMAR OUTDOOR ADVERTISING |                  |                          |
|---------------------------|------------------|--------------------------|
| SCALE:<br>1" = 50'        | DATE:<br>1/28/09 | DRAWN BY:<br>S. NAFTZGER |
| JOJO INVESTMENTS          |                  | DRAWING NUMBER:          |
| APN 163-02-114-003        |                  |                          |

RQR-40350

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

PRSRT  
 FIRST CLASS MAIL  
 U.S. Postage  
**PAID**  
 Las Vegas, NV  
 Permit No. 1630

# **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

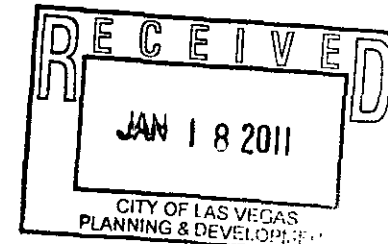
☒

I OPPOSE  
 this Request

Please use available blank space on card for your comments.

**RQR-40350**

Planning Commission Meeting of 1/25/2011



16302114010  
 FELDMAN ROBERT L  
 %SAMSON EQUITIES CORP  
 800 N RAINBOW BLVD #208  
 LAS VEGAS NV 89107-1193

Case: RQR-40350

SAMSON EQUITIES

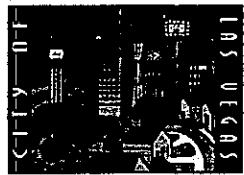
7029485001

16:08

01/18/2011

12/2

# PLANNING & DEVELOPMENT

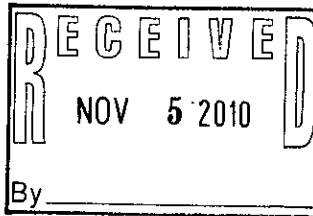


DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

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

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



November 1, 2010

Andrea and Susan Russo  
441 Mares Court  
Pleasanton, California 94566-9506

**RE: SUP-4693 (RQR-25210 - SPECIAL USE PERMIT  
6431 West Charleston Boulevard (APN 163-02-114-003)**

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **January 25, 2011** Planning Commission meeting, at which time the Planning Commission may vote to recommend that the use be discontinued.

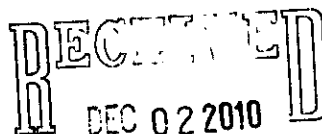
We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. The submitted plans must show the off-premise advertising (billboard) sign as currently configured, including any embellishments, with full dimensional information. In addition to 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 **December 5, 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 Central Outdoor, LLC  
1863 Helm Drive  
Las Vegas, Nevada 89119



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





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

February 17, 2011

Ms. Susan Russo  
441 Mares Court  
Pleasanton, California 94566-9506

RE: RQR-40350 – REQUIRED REVIEW  
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Ms. Russo:

The City Council at a regular meeting held February 16, 2011, APPROVED the Required Review of a previously approved Special Use Permit (SUP-4693) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the off-premise sign to 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. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
3. 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.
4. 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.

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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

FM-0044-08-09

Printed with environmentally friendly soy ink.

Ms. Susan Russo  
RQR-40350 – Page Two  
February 17, 2011

5. If the existing Off-Premise Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to: distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

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



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

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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

January 26, 2011

Ms. Susan Russo  
441 Mares Court  
Pleasanton, California 94566-9506

**RE: RQR-40350 - REQUIRED REVIEW  
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Ms. Russo:

Your Required Review of a previously approved Special Use Permit (SUP-4693) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on January 25, 2011.

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

**Planning and Development**

1. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the off-premise sign to 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. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
3. 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.
4. 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.

Ms. Susan Russo  
RQR-40350 - Page Two  
January 25, 2011

5. If the existing Off-Premise Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City Departments shall be satisfied.

This item will be considered by the City Council on **February 16, 2011**, 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, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

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

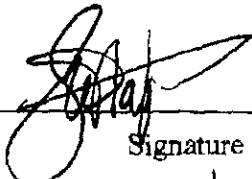
|                                                                                   |                                            |
|-----------------------------------------------------------------------------------|--------------------------------------------|
| <b>CITY OF LAS VEGAS</b>                                                          |                                            |
| <b>ONE MOTION / ONE VOTE</b>                                                      |                                            |
|  | <b>Planning and Development Department</b> |
|                                                                                   | <b>Case Planning Division</b>              |
|                                                                                   | <b>333 North Rancho Drive, 3rd Floor</b>   |
|                                                                                   | <b>Las Vegas, Nevada 89107</b>             |
| <b>(702) 229-6301 Phone (702) 385-7268 Fax</b>                                    |                                            |

**SUBJECT: RQR-40350 – APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER:  
ANDREA AND SUSAN RUSSO**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JANUARY 25, 2011** 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 **JANUARY 24, 2011**.

|                                                                                                           |                                 |
|-----------------------------------------------------------------------------------------------------------|---------------------------------|
| <br>_____<br>Signature | <u>1/19/11</u><br>_____<br>Date |
| <u>Scott Nafziger</u><br>_____<br>Please Print Name                                                       |                                 |
| <u>Lamar Central Outdoor, LLC</u><br>_____<br>Company Name                                                |                                 |

**RECEIVED**

**JAN 18 2011**

Sincerely,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

P/L 191  
181

## Report of All Selected Parcels

Case Number: RQR-40350

Printed On: Thu: December 16, 2010

| <u>Owner</u>                    | <u>Address</u>                                       | <u>Parcel Number</u> |
|---------------------------------|------------------------------------------------------|----------------------|
| 6600 WEST CHARLESTON L L C      | 6600 W CHARLESTON BLVD #118 LAS VEGAS NV             | 16302111000          |
| A H P NEVADA INC                | 2235 FARADAY AVE #0 CARLSBAD CA                      | 13835401003          |
| ALAS-ORELLANA PABLO A           | 6425 BANNOCK WY LAS VEGAS NV                         | 16302114009          |
| ALEXANDER DORIS TRS             | 9960 BEVERLY GROVE DR BEVERLY HILLS CA               | 13835412069          |
| ALLAN LESLIE ROBERT             | 6525 BANNOCK WY LAS VEGAS NV                         | 13835402006          |
| ALLEN DENNIS J                  | 6420 BANNOCK WY LAS VEGAS NV                         | 13835411047          |
| APPLE VALLEY 2 L L C            | 3201 SKIPWORTH LAS VEGAS NV                          | 13835412051          |
| ARCHLAND PROPERTY I L L C       | 3201 SKIPWORTH LAS VEGAS NV                          | 13835411056          |
| ASHRAFI JAVAD                   | %MCDONALDS CORP (27-0192) P O BOX 182571 COLUMBUS OH | 13835403004          |
| ASSISTANCE LEAGUE LAS VEGAS     | 343 HOPEWELL DR POWELL OH                            | 16302111056          |
| BAGGELAAR WILLIAM C & LINDA A   | 6446 W CHARLESTON BLVD LAS VEGAS NV                  | 13835402008          |
| BALDIVINO LUZ MARIE M           | 5310 WEST 132ND ST HOLLYGLEN CA                      | 13835813002          |
| BANK U S N A                    | 6729 W CHARLESTON BLVD #4 LAS VEGAS NV               | 16302111070          |
| BANNOCK SERIES L L C            | 4801 FREDERICA ST OWENSBORO KY                       | 13835411055          |
| BARABAS LES & TINA              | 9480 S EASTERN AVE #105-342 LAS VEGAS NV             | 13835412049          |
| BARABAS LES & TINA              | 28466 N ROCK CANYON DR SAUGUS CA                     | 13835413008          |
| BAVARO MIKE & SHIRLEY TRS       | 28466 N ROCK CANYON DR SAUGUS CA                     | 13835413009          |
| BERNAL IRENE J                  | 2949 HARRISON CENTRALIA WA                           | 13835412057          |
| BERRIS RHOMMEL                  | 6727 W CHARLESTON BLVD #3 LAS VEGAS NV               | 16302111068          |
| BIANCO SAVERIO & ELENA          | 6743 W CHARLESTON BLVD #4 LAS VEGAS NV               | 16302111060          |
| BIRD MARK J                     | 6440 BANNOCK WY LAS VEGAS NV                         | 13835412056          |
| BLUM TERESA L                   | 6745 W CHARLESTON BLVD #2 LAS VEGAS NV               | 16302111012          |
| BRABSON WILLIAM E SR & SYLVIA A | 6733 W CHARLESTON BLVD #1 LAS VEGAS NV               | 16302111035          |
| BUZZEO PAULINE LEE EST          | 6745 W CHARLESTON BLVD #3 LAS VEGAS NV               | 16302111052          |
| CACY DONNY R                    | %BOLICK & BOYER 10785 W TWAIN AVE #200 LAS VEGAS NV  | 16302111043          |
| CARDENAS JANETTE G              | 7277 CLINTON ST LOS ANGELES CA                       | 16302111044          |
| CARDENAS VICTOR M & MARTHA S    | 6432 BANNOCK WY LAS VEGAS NV                         | 13835412054          |
| CARTER JANICE W                 | 6521 BANNOCK WY LAS VEGAS NV                         | 13835411048          |
| CASH TERREE L & ALICE E         | 6735 W CHARLESTON BLVD #1 LAS VEGAS NV               | 16302111037          |
| CASTRO ELISA                    | 6448 BANNOCK WY LAS VEGAS NV                         | 13835412058          |
| CENICOLA LINDA L & LINDA LOU    | 6513 BANNOCK WY LAS VEGAS NV                         | 13835411050          |
|                                 | 6449 BANNOCK WY LAS VEGAS NV                         | 13835412063          |

**Report of All Selected Parcels****Case Number:** RQR-40350**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                    | <u>Address</u>                                                           | <u>Parcel Number</u> |
|---------------------------------|--------------------------------------------------------------------------|----------------------|
| CHANG DAVID T                   | 14500 BIG BASIN WY #K SARATOGA CA                                        | 13835413010          |
| CHARLESTON FESTIVAL L L C       | %BULLSEYE COML REAL EST 28632 ROADSIDE DR #285 AGOURA HILLS CA           | 13835816001          |
| CHEN CHIOU JYU TIEN             | 543 QUEENSBOROUGH AVE LAS VEGAS NV                                       | 16302111067          |
| CHOON FONG YIN                  | 4247 W 190TH ST TORRANCE CA                                              | 16302111045          |
| CISNEROS MARIA L                | 6425 BANNOCK WY LAS VEGAS NV                                             | 13835412059          |
| CONTRERAS VICTOR                | 6500 BANNOCK WY LAS VEGAS NV                                             | 13835411026          |
| CORRAL JOSE & MARIA DELACRUZ    | 8501 EDDY STONE AVE LAS VEGAS NV                                         | 13835413002          |
| CRANFORD LOENE T 1992 TRUST     | 6505 BANNOCK WY LAS VEGAS NV                                             | 13835411052          |
| CREATIONS GROUP USA L L C       | 24 F MAN KEE MANSION 86 WATERLOO RD KOWLOON HONG KONG                    | 13835411027          |
| D L N 2 HOLDINGS NV L L C       | %D NELSON 1521 PARKVIEW AVE SAN JOSE CA                                  | 13835413004          |
| DAIRO MARJORIE G                | 21318 PAYNE AVE TORRANCE CA                                              | 16302111040          |
| DAY MILTON D & CONCORDIA C      | 6731 W CHARLESTON BLVD #1 LAS VEGAS NV                                   | 16302111033          |
| DEGIDIO DOUGLAS R JR & DANA M   | 6713 W CHARLESTON BLVD #1 LAS VEGAS NV                                   | 16302111005          |
| DELGADILLO RAMON & LETICIA C    | 2608 VALPARAISO ST LAS VEGAS NV                                          | 13835412075          |
| DIMITROV PETER                  | %V TASKOVA 6719 W CHARLESTON BLVD #4 LAS VEGAS NV                        | 16302111054          |
| DOHMEN MARY M                   | 6549 CASADA WY LAS VEGAS NV                                              | 13835411069          |
| DOTSON MARGIE                   | 6512 CASADA WY LAS VEGAS NV                                              | 13835411057          |
| DUONG LYNNET                    | 12509 E VANDEMERE ST LAKEWOOD CA                                         | 16302111034          |
| ENLOW JAMES E                   | 6428 BANNOCK WAY LAS VEGAS NV                                            | 13835412053          |
| ESPOSITO LEAH                   | 6733 CHARLESTON #4 LAS VEGAS NV                                          | 16302111074          |
| FARIAS FELIPE                   | 4852 YUMA AVE LAS VEGAS NV                                               | 13835413007          |
| FEDERAL NATIONAL MORTGAGE ASSN  | %INTERNATIONAL PLAZA II 14221 DALLAS PKWY #1000 DALLAS TX                | 13835412071          |
| FELDMAN ROBERT L                | %SAMSON EQUITIES CORP 800 N RAINBOW BLVD #208 LAS VEGAS NV               | 16302114010          |
| FELIX SHEILA                    | 6717 W CHARLESTON BLVD #2 LAS VEGAS NV                                   | 16302111018          |
| FISHER HOLDING COMPANY L L C    | 901 BRUTSCHER ST #205 NEWBURG OR                                         | 16302114012          |
| FLETCHER VERONICA ELAINE        | 6733 W CHARLESTON #2 LAS VEGAS NV                                        | 16302111036          |
| FLORES RIGOBERTO                | 13672 PINNEY ST PACOIMA CA                                               | 13835413012          |
| FLORES RIGOBERTO                | 13672 PINNEY ST PACOIMA CA                                               | 13835813003          |
| FOODMAKER INC                   | %JACK IN THE BOX INC %EPPROPERTY TAX DEPT 401 P O BOX 4900 SCOTTSDALE AZ | 13835402007          |
| FREEMAN JAMES LARRY & ROSE MARY | 1309 AKRON HOUSTON TX                                                    | 16302111065          |
| FREMONT WEST SHOPPING CTR       | 8090 S DURANGO DR #115 LAS VEGAS NV                                      | 13835402002          |
| FREMONT WEST SHOPPING CTR       | 8090 S DURANGO DR #115 LAS VEGAS NV                                      | 13835402011          |

**Report of All Selected Parcels****Case Number:** RQR-40350**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                | <u>Address</u>                          | <u>Parcel Number</u> |
|-----------------------------|-----------------------------------------|----------------------|
| GARCIA ANITA                | 6501 BANNOCK WY LAS VEGAS NV            | 13835411053          |
| GARDUNO ROGELLO             | 12351 POINSETTIA AVE EL MONTE CA        | 13835411070          |
| GELIX-GARCIA ARTURO         | 1516 NIARCUS DR LAS VEGAS NV            | 13835413011          |
| GENOVESE PERRY              | 6643 EDNA AVE LAS VEGAS NV              | 13835411062          |
| GOLIATH INVESTMENT L L C    | 6512 BANNOCK WY LAS VEGAS NV            | 13835411029          |
| GONZALEZ ISABEL GARCIA      | 1105 MAGNOLIA AVE LAS VEGAS NV          | 13835412070          |
| GONZALEZ MARCO A            | 6739 W CHARLESTON BLVD #3 LAS VEGAS NV  | 16302111064          |
| GRAUSO ANTHONY & LYNDA      | 2435 SYLVIAN LN LE VERNE CA             | 16302111038          |
| GREEN BEN & CHAYA           | 1449 56 ST BROOKLYN NY                  | 16302111024          |
| GUO JUN                     | 9164 LEROY ST SAN GABRIEL CA            | 13835810083          |
| GUTIERREZ ROBERTO L         | 6517 BANNOCK WY LAS VEGAS NV            | 13835411049          |
| HALMAJAN ANGELA             | P O BOX 60434 LAS VEGAS NV              | 13835412073          |
| HERBST DEVELOPMENT L L C    | 5195 LAS VEGAS BLVD S LAS VEGAS NV      | 13835403001          |
| HERNANDEZ KRISTABELLE       | 3276 COSTA SMERALDA CIR LAS VEGAS NV    | 16302111022          |
| HESSING WILLIAM & ESTHER    | 6747 W CHARLESTON BLVD #2 LAS VEGAS NV  | 16302111011          |
| HOLMBY APARTMENTS L L C     | %L PROCK 1830 REMSEN CT LAS VEGAS NV    | 16302105001          |
| HOOVER ANDREW               | 6723 W CHARLESTON BLVD #2 LAS VEGAS NV  | 16302111028          |
| HORN CLARA D LIVING TRUST   | 6416 BANNOCK WY LAS VEGAS NV            | 13835412050          |
| HORNE JOSEPH J              | 907 DEL SOL DR BOULDER CITY NV          | 13835413015          |
| HU HUI YING                 | 6713 W CHARLESTON BLVD #2 LAS VEGAS NV  | 16302111004          |
| HUNT STEVEN K               | 6719 W CHARLESTON BLVD #5 LAS VEGAS NV  | 16302111053          |
| HUTCHINGS EVA DEAN          | 6711 W CHARLESTON BLVD #1 LAS VEGAS NV  | 16302111006          |
| ISTAQA DANYIEL & CHERYL ANN | 6413 BANNOCK WY LAS VEGAS NV            | 13835412072          |
| J A M PROPERTIES INTL L L C | 3863 S VALLEY VIEW BLVD #5 LAS VEGAS NV | 13835813001          |
| J A M PROPERTIES INTL L L C | 3863 S VALLEY VIEW BLVD #5 LAS VEGAS NV | 13835411079          |
| J I LONG PROPERTY L L C     | 1388 N 300 W PROVO UT                   | 13835412068          |
| JACOBS SANDRA K             | 6524 CASADA WY LAS VEGAS NV             | 13835411060          |
| JARDIM JOSE & CELESTE       | 286B AGAWAM DR STRATFORD CT             | 16302111008          |
| JENKINS LARRY C & DIANN L   | 6517 CASADA WY LAS VEGAS NV             | 13835411077          |
| JOHNSON ANTHONY & SUSAN     | 10516 HORSESHOE FALLS CT LAS VEGAS NV   | 13835411081          |
| KAMAKA BENJAMIN             | 6715 W CHARLESTON BLVD #3 LAS VEGAS NV  | 16302111048          |
| LAHLOU MOE & AIDA           | 6479 W CHARLESTON BLVD #1 LAS VEGAS NV  | 16302111002          |

**Report of All Selected Parcels****Case Number:** RQR-40350**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                     | <u>Address</u>                                                     | <u>Parcel Numbe</u> |
|----------------------------------|--------------------------------------------------------------------|---------------------|
| LANTANA-FOUNTAINS L L C ETAL     | %BEAN INVEST REAL EST %J RYAN 1600 S W FOURTH AVE #870 PORTLAND OR | 16302104007         |
| LANTANA-FOUNTAINS L L C ETAL     | %BEAN INVEST REAL EST %J RYAN 1600 S W FOURTH AVE #870 PORTLAND OR | 16302104004         |
| LAPORTA MECHEAL M                | 6721 W CHARLESTON BLVD #4 LAS VEGAS NV                             | 16302111057         |
| LAS VEGAS CROSSROADS L L C       | 230 N 11TH ST LAS VEGAS NV                                         | 16302104002         |
| LECKEY MARY N                    | 6721 W CHARLESTON BLVD #2 LAS VEGAS NV                             | 16302111019         |
| LEI HEIDI L L C                  | %R ZIMMERMAN 2109 SILVER AVE LAS VEGAS NV                          | 16302111031         |
| LEVER ROBERT C & SHAYLA K        | 1911 BARCELONA PISMO BEACH CA                                      | 16302111014         |
| LI PHINA QIUYUE                  | 5547 SANTA ANITA AVE TEMPLE CITY CA                                | 13835411075         |
| LOPEZ MARTIN                     | 6727 W CHARLESTON BLVD #2 LAS VEGAS NV                             | 16302111029         |
| LOPEZ SILVINO F                  | 3871 STARFIELD LN LAS VEGAS NV                                     | 16302111073         |
| LUCAS PEDRO                      | 6747 W CHARLESTON BLVD #4 LAS VEGAS NV                             | 16302111050         |
| LUSAR MARK B                     | P O BOX 1000 CARLIN NV                                             | 16302111023         |
| MAHILL L L C                     | 8144 MADDINGLEY AVE LAS VEGAS NV                                   | 13835413003         |
| MARIE DAVID A                    | 6508 BANNOCK WY LAS VEGAS NV                                       | 13835411028         |
| MASSOTH CAROL A                  | 6405 BANNOCK WY LAS VEGAS NV                                       | 13835412074         |
| MCDANIEL BONNIE R                | 6537 CASADA WY LAS VEGAS NV                                        | 13835411072         |
| MEJIA MARTIN A                   | 6735 W CHARLESTON BLVD #4 LAS VEGAS NV                             | 16302111076         |
| MELVIN BARBARA L                 | P O BOX 502 ALLARDT TN                                             | 16302111078         |
| MENDOZA VICTOR H                 | 6727 W CHARLESTON #1 LAS VEGAS NV                                  | 16302111030         |
| MERCADO ESPERANZA                | 6737 W CHARLESTON BLVD #1 LAS VEGAS NV                             | 16302111039         |
| MEZA DAVID E & JOANN             | 10054 MONTE VISTA ALTA LOMA CA                                     | 16302111051         |
| MITCHELL ROBERT                  | 6730 W CHARLESTON BLVD #2 LAS VEGAS NV                             | 16302111026         |
| MIYASATO LYLE                    | 6533 CASADA WY LAS VEGAS NV                                        | 13835411073         |
| MODICO JAMES A                   | 6445 BANNOCK WY LAS VEGAS NV                                       | 13835412064         |
| MUJICA ANTONIO & MARIA CARMEN    | 6509 BANNOCK WY LAS VEGAS NV                                       | 13835411051         |
| NAVARRETE VICTOR M & GRACIELA    | 6456 BANNOCK WY LAS VEGAS NV                                       | 13835412060         |
| NEELY LUKE                       | 3230 OPERA DR LAS VEGAS NV                                         | 13835413005         |
| NEELY LUKE                       | 3230 OPERA DR LAS VEGAS NV                                         | 13835413006         |
| NEW HORIZONS CENTER FOR LEARNING | 2393 POTOSI ST LAS VEGAS NV                                        | 16302103001         |
| OAKLEY FAMILY TRUST              | 5663 VIA SALERNO GOLETA CA                                         | 16302111003         |
| OBRECHT L L C                    | 8144 MADDINGLEY AVE LAS VEGAS NV                                   | 13835402001         |
| OBRECHT L L C                    | 8144 MADDINGLEY AVE LAS VEGAS NV                                   | 13835402012         |

**Report of All Selected Parcels****Case Number:** RQR-40350**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                    | <u>Address</u>                               | <u>Parcel Numbe</u> |
|---------------------------------|----------------------------------------------|---------------------|
| OHAYON AVI                      | 4731 SWEEPING GLEN ST LAS VEGAS NV           | 16302111071         |
| OJEDA VERONICA A & MARIANO J    | 6731 W CHARLESTON BLVD #4 LAS VEGAS NV       | 16302111072         |
| PADGHAM KAY A                   | 6741 W CHARLESTON BLVD LAS VEGAS NV          | 16302111061         |
| PANKHURST DENIS H               | 3928 KOHLER WY NO LAS VEGAS NV               | 13835411071         |
| PARK YDNG K & SDDN              | 6739 W CHARLESTON BLVD #1 LAS VEGAS NV       | 16302111025         |
| PARRA MARIA                     | 732 CHERVIL VALLEY DR LAS VEGAS NV           | 13835813004         |
| PARRA MARIA DEL ROSARIO         | 732 CHERVIL VALLEY DR LAS VEGAS NV           | 13835413001         |
| PARTNERS PREFERRED YIELD LTD    | %DEPT-PT-NV-23111 P O BOX 25025 GLENDALE CA  | 16302104003         |
| PATTON EMELYN R                 | 3925 FUSELIER DR ND LAS VEGAS NV             | 16302111049         |
| PAYNE HOWARD                    | 6747 W CHARLESTON BLVD #1 LAS VEGAS NV       | 16302111010         |
| PERINI MARY                     | 6453 BANNOCK WY LAS VEGAS NV                 | 13835412062         |
| PHAM JIMMY D                    | 6436 BANNDCK WY LAS VEGAS NV                 | 13835412055         |
| PHILLIPS STEVEN A & RAYNELL     | 6651 W CHARLESTON BLVD LAS VEGAS NV          | 16302104001         |
| QUINTAS EDUARDO                 | 6745 W CHARLESTON BLVD #1 LAS VEGAS NV       | 16302111013         |
| REDWOOD GARDEN PROPERTIES L L C | %STOUT MGT CO 10151 PARK RUN DR LAS VEGAS NV | 16302105002         |
| REYES EDWARD D & G C REV LIV TR | 7210 OPAEKAA ST HONDLULU HI                  | 16302111001         |
| REYES EDWARD D & G C REV LIV TR | 7210 OPAEKAA ST HONOLULU HI                  | 16302111041         |
| REYES EDWARD D & G C REV LIV TR | 7210 OPAEKAA ST HONOLULU HI                  | 16302111042         |
| REZZETTI ROSE                   | 6717 W CHARLESTON BLVD #1 LAS VEGAS NV       | 16302111017         |
| RIVERA MARIA A                  | 6516 CASADA WY LAS VEGAS NV                  | 13835411058         |
| ROBERTS VICTORIA L              | 6721 W CHARLESTON BLVD #1 LAS VEGAS NV       | 16302111020         |
| ROBINSON MICHAEL DALE           | 6711 W CHARLESTON BLVD #2 LAS VEGAS NV       | 16302111007         |
| RODRIGUEZ JOSE O & CRISTINA     | 10386 LONGFIELD DR HUNTLEY IL                | 16302111021         |
| RODRIGUEZ JOSEPH                | 6717 W CHARLESTON BLVD LAS VEGAS NV          | 16302111055         |
| RODRIGUEZ JUAN                  | 6457 BANNOCK WY LAS VEGAS NV                 | 13835412061         |
| RODRIGUEZ-CAMPOS JOSE R         | 6433 BANNOCK WY LAS VEGAS NV                 | 13835412067         |
| ROTHSTEIN GOLDIE                | 6719 W CHARLESTON BLVD #2 LAS VEGAS NV       | 16302111015         |
| RUSSO ANDREA J & SUSAN R        | 441 MARES CT PLEASANTON CA                   | 16302114003         |
| SAENZ JOSE LUIS & GUADALUPE     | 6529 BANNOCK WY LAS VEGAS NV                 | 13835411046         |
| SANCHEZ GERARDO                 | 6505 CASADA WY LAS VEGAS NV                  | 13835411080         |
| SANCHEZ-ESPINOZA JUAN           | 6437 BANNOCK WY LAS VEGAS NV                 | 13835412066         |
| SANDERS STEVONE LUTHER JR       | 6711 W CHARLESTON BLVD #4 LAS VEGAS NV       | 16302111046         |

**Report of All Selected Parcels****Case Number:** RQR-40350**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                     | <u>Address</u>                                                                    | <u>Parcel Number</u> |
|----------------------------------|-----------------------------------------------------------------------------------|----------------------|
| SAWDERS VALERIE                  | 6521 CASADA WY LAS VEGAS NV                                                       | 13835411076          |
| SCHDDL BOARD OF TRUSTEES         | 2832 E FLAMINGO LAS VEGAS NV                                                      | 16302203001          |
| SCOTT D & J FAMILY TRUST         | 201 COURTNEY CIR LAS VEGAS NV                                                     | 13835412065          |
| SCOTT STEVEN E                   | 6520 CASADA WY LAS VEGAS NV                                                       | 13835411059          |
| SECRETARY HOUSING & URBAN DEV    | %CR TITLE SERV 1000 TECHNOLOGY DR MS-314 O'FALLON MO                              | 13835411078          |
| SEVA PHYLLIS H TRUST             | 3825 S TORREY PINES DR LAS VEGAS NV                                               | 13835412048          |
| SINIBALDI MATTHEW J              | 6715 W CHARLESTON BLVD #4 LAS VEGAS NV                                            | 16302111047          |
| STANLEY EVA MARIA                | 6719 W CHARLESTON BLVD #1 LAS VEGAS NV                                            | 16302111016          |
| SUAREZ JAVIER                    | 6528 CASADA WY LAS VEGAS NV                                                       | 13835411061          |
| SUN GEORGE                       | 5545 1/2 SANTA ANITA AVE TEMPLE CITY CA                                           | 13835411045          |
| SUNDANCE VILLAGE L P             | 412 NW 5TH AVE #200 PORTLAND OR                                                   | 13835401001          |
| SUNDANCE VILLAGE L P             | 420 SW WASHINGTON #400 PORTLAND DR                                                | 13835401002          |
| TAFOLLA LEO D                    | P O BOX 2112 LAS VEGAS NV                                                         | 16302111077          |
| TEVES WALLACE C & CAROLINE L TRS | 1254 NANAWALE WY KAILUA HI                                                        | 16302111059          |
| TOROSIAN ARDA                    | 5336 KESTERS AVE #101 SHERMAN OAKS CA                                             | 16302111066          |
| UNIVERSITY BOARD OF REGENTS      | %UNIVERSITY NV SYSTEM 2601 ENTERPRISE RD RENO NV                                  | 16302501002          |
| VARNEY SANDRA                    | 6500 CASADA WY LAS VEGAS NV                                                       | 13835411054          |
| VICKONOFF LISA A                 | 6741 W CHARLESTON BLVD #3 LAS VEGAS NV                                            | 16302111062          |
| VICUNA LUIS E & MAYRA E          | 6739 W CHARLESTON #4 LAS VEGAS NV                                                 | 16302111063          |
| VILLAGE TORREY PINES PTNRS L P   | %WALGREENS #03915 %TAX DEPT MS #1435 104 WILMOT RD DEERFIELD IL                   | 16302114002          |
| VISTA DEL REY ASSOCIATES L L C   | %RED MTGE CAPITAL INC %LOAN SERVING & ASSET MGT 2 MIRANOVA PL 12TH FL COLUMBUS OH | 16302202010          |
| WALKER LEROY B TRUST             | P O BOX 180206 DALLAS TX                                                          | 16302111027          |
| WAL-MART REAL ESTATE BUSINESS TR | %PPTY TAX DEPT %REF STORE # 3788-00 P O BOX 8050 BENTONVILLE AR                   | 13835816002          |
| WEST CHARLESTON 3 LAND TRUST     | 8236 IRISH EYES CT LAS VEGAS NV                                                   | 16302111069          |
| WHITE MARVIN SR & ALBERTA        | 6715 W CHARLESTON BLVD #2 LAS VEGAS NV                                            | 16302111009          |
| WISEMAN MARK A                   | 6721 W CHARLESTON BLVD #3 LAS VEGAS NV                                            | 16302111058          |
| YADA JANE P                      | 6536 CASADA WY LAS VEGAS NV                                                       | 13835411063          |
| YEE WEI ZHANG                    | 1265 MANOR DR PITTSBURGH PA                                                       | 16302111075          |
| ZHAO XIAO MAN                    | 2500 HERMOSA AVE MONTROSE CA                                                      | 16302111032          |
| ZHENG BIN Q                      | 6529 CASADA WY LAS VEGAS NV                                                       | 13835411074          |
| ZUMAYA JUAN ANGEL                | 6424 BANNOCK WY LAS VEGAS NV                                                      | 13835412052          |



January 13, 2011

Ms. Susan Russo  
441 Mares Court  
Pleasanton, California 94566-9506

**RE: RQR-40350 - REQUIRED REVIEW  
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

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

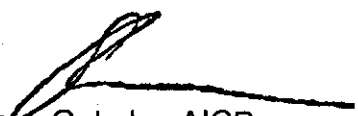
Dear Ms. Russo:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** 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 **Wednesday, January 19, 2011** at [www.lasvegasnevada.gov](http://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, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

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

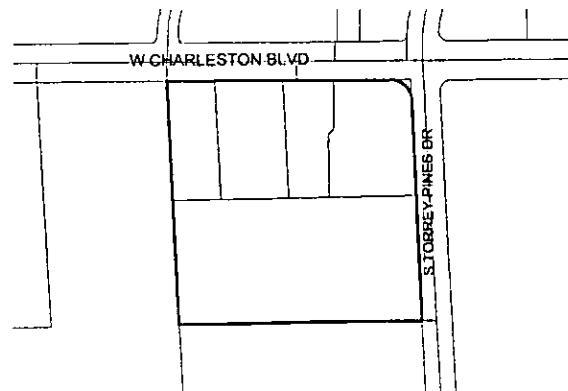
CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

## Application Information

**RQR-40350 - REQUIRED REVIEW - PUBLIC HEARING -**  
**APPLICANT: LAMAR CENTRAL OUTDOOR, LLC -**  
**OWNER: ANDREA AND SUSAN RUSSO -** Required Review of a previously approved Special Use Permit (SUP-4693) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

## Application Location



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

### Public Hearing Information

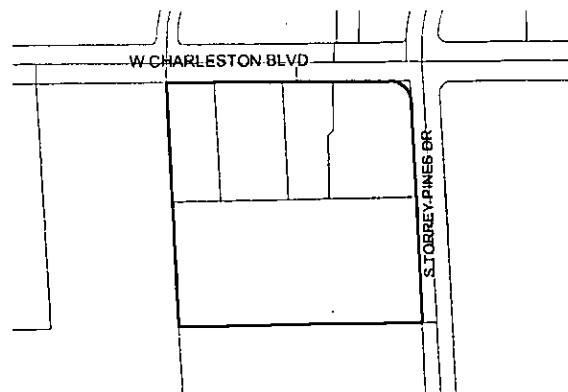
**Meeting:** Planning Commission  
**Date:** *January 25, 2011*  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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-40350 - REQUIRED REVIEW - PUBLIC HEARING -**  
**APPLICANT: LAMAR CENTRAL OUTDOOR, LLC -**  
**OWNER: ANDREA AND SUSAN RUSSO -** Required Review of a previously approved Special Use Permit (SUP-4693) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

## Application Location



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

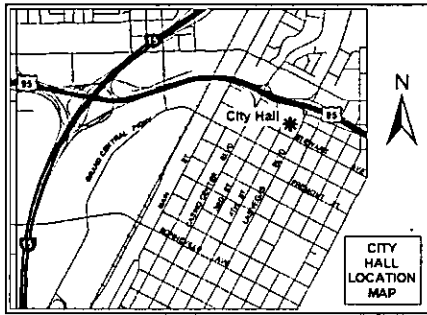
### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** *January 25, 2011*  
**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

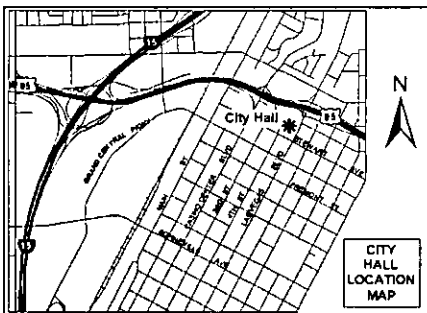
Please use available blank space on card for your comments.

**RQR-40350**

Planning Commission Meeting of 1/25/2011

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-40350**

Planning Commission Meeting of 1/25/2011

# 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:** January 3, 2011  
**Re:** **RQR-40350** Lamar Central Outdoor, LLC 6431 W. Charleston Blvd  
Required review of an approved for a 40-foot tall off-premise sign (SUP-4693)

---

## **Comments:**

We have no comment on the Required Review of a previously approved Special Use Permit (SUP-4693) for a 40-foot tall, 14-foot x 48-foot off-premise sign at 6431 West Charleston Boulevard.

## **Development Notification**

**PC Meeting: January 25, 2011.**

---

**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-40350**

Casa Grande Pines Apartments

Charleston Neighborhood Preservation #10

Charleston Neighborhood Preservation #11

Charleston Neighborhood Preservation #8

Neighborhood Alliance NCG

Oasis Sierra Apartments

Rainbow Park NA

Torrey Pines Neighborhood Preservation

Upland Alta NA

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**RQR-40350**

### 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, 2 <sup>nd</sup> Floor  |
| METRO                          | BRIAN O'CALLAGHAN | 7 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART       | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES          | ANNE KILPONEN     | 2 <sup>nd</sup> FLOOR CITY HALL           |
| *TEFO (DPW)                    | REBECCA WHITLOCK  | 2900 RONEMUS                              |
| *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**

**ROR-40350 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RUSSO ANDREA & SUSAN - Required Review of a previously approved Special Use Permit (SUP-4693) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).**

**PLANNING COMMISSION: *JANUARY 25, 2011***  
**CITY COUNCIL: *FEBRUARY 16, 2011***

**PLANNING SUPERVISOR: *STEVE GEBEKE***



***PUBLIC HEARING***

**Comments Due: *DECEMBER 22, 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:**

City of Las Vegas  
400 Stewart Ave  
Las Vegas, NV 89101-2927

# RQR Application

YK

Report Date 12/03/2010 01:32 PM

Submitted By

Page 1

A/P # 40350 REQUIRED REVIEW

## Application Information

### Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 12/02/2010 14:37 | 982998 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

### Description of Work

RQR-40350 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: RUSSO ANDREA & SUSAN - Required Review of a previously approved Special Use Permit (SUP-4693) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

### Parent A/P #

|                    |       |                    |       |                  |      |
|--------------------|-------|--------------------|-------|------------------|------|
| Project #          | 40350 | Project/Phase Name | LAMAR | Phase #          |      |
| Size/Area          | 0.00  | Size Description   |       | Subdivision Code |      |
| Proposed Start     |       | Proposed Stop      |       | % Completed      | 0.00 |
| % Complete Formula |       |                    |       |                  |      |

## Property/Site Information

Parcel 16302114003

Location

## Owner/Tenant

|                 |                 |      |                          |                |                                  |
|-----------------|-----------------|------|--------------------------|----------------|----------------------------------|
| Contact ID      | AC1719170       | Name | RUSSO ANDREA J & SUSAN R | Organization   |                                  |
| Mailing Address | 441 MARES CT    |      |                          | State/Province | CA                               |
| City            | PLEASANTON      |      |                          | Country        | <input type="checkbox"/> Foreign |
| ZIP/PC          | 94566-9506      |      |                          | Evening Phone  |                                  |
| Day Phone       | (408)439-8653 x |      |                          | Mobile #       |                                  |
| Fax             |                 |      |                          |                |                                  |

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Addresses

6431 W CHARLESTON BLVD  
LAS VEGAS, 89146-

6431 W CHARLESTON BLVD 110  
LAS VEGAS, 89146-

6431 W CHARLESTON BLVD 100  
LAS VEGAS, 89146-

6433 W CHARLESTON BLVD  
LAS VEGAS, 89146-

Report Date 12/03/2010 01:32 PM

Submitted By

Page 2

**A/P Addresses**

No Other Addresses are associated to this Application

**Linked Parcels**

No Parcels are linked to this Application

**A/P Linked Parcels**

16302114003

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC1719170 ☐ Foreign  
Effective Expire  
Name RUSSO ANDREA J & SUSAN R  
Day Phone (408)439-8653 x Eve Phone Organization  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 441 MARES CT  
PLEASANTON, CA 94566-9506  
Seasonal Addr  
Valid From To  
Comments No Comments

Primary Y Capacity APPL Contact ID AC1619648 ☐ Foreign  
Effective Expire  
Name LAMAR CENTRAL OUTDOOR, 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

**Contractors**

No Contractors

| Fees                           | Status | Paid Date        | Amount |
|--------------------------------|--------|------------------|--------|
| PROCESSING FEE                 | P      | 12/02/2010 14:40 | 300.00 |
| NOTIFICATION & ADVERTISING FEE | P      | 12/02/2010 14:40 | 500.00 |
| Total Unpaid                   | 0.00   | Total Paid       | 800.00 |

**Inspections**

There are no inspections for this Report

| Review Activities | Review Type | # | Status | Waived | Issued | Started | Completed | Comp By |
|-------------------|-------------|---|--------|--------|--------|---------|-----------|---------|
| Review #          |             |   |        |        |        |         |           |         |
| Comments          |             |   |        |        |        |         |           |         |

**Activity Review Details**

Detail SUBMITTAL CHECKLIST (RQR)

Modified By JMARSHALL

Modified Date/Time 12/02/2010 14:37

Report Date 12/03/2010 01:32 PM

Submitted By

Page 3

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# | AP 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? Hearing Type  
Y Parent Project link required? Public or Admin? PUBLIC  
Required three Review  
Parent Application Type SUP Is there a condition of approval for a Required Review?  
Parent Project #4693 If yes, when does it need to be reviewed?  
N Is this an Alcohol related Application? Staff Recommendation  
Meeting Information

| Meeting Grid | Meeting Type | Meeting Status | YES Votes     | NO Votes | ABSTENTIONS |
|--------------|--------------|----------------|---------------|----------|-------------|
| Meeting Date | Add Date     | Modified By    | Modified Date |          |             |
| Comments     |              |                |               |          |             |
| Added By     |              |                |               |          |             |
| 01/25/2011   | PC           | SCHEDULED      | 0             | 0        | 0           |
| JMARSHALL    | 12/02/2010   |                |               |          |             |

Report Date 12/03/2010 01:32 PM

Submitted By

Page 4

| Meeting Grid<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified By | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|

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

No children exist for this project

| Employee<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
|-------------------------|------|-------|----|----------|

No Employee Entries

| Log<br>Action<br>Comments | Description | Entered By | Start | Stop | Hours |
|---------------------------|-------------|------------|-------|------|-------|
|---------------------------|-------------|------------|-------|------|-------|

|        |                                                               |        |                  |  |      |
|--------|---------------------------------------------------------------|--------|------------------|--|------|
| PAYMNT | CO NAME WHO PICKED UP CONTACT#                                | 970040 | 12/02/2010 14:41 |  | 0.00 |
|        | SCOTT NAFTZGER, 702.873.4600, TRHE LAMAR COMPANIES CK 2501036 |        |                  |  |      |

No Model Home Details

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Required Review  
 Project Address (Location) 6431 W. Charleston Blvd.  
 Project Name Charleston / Torrey Pines sign Proposed Use off-premise sign  
 Assessor's Parcel #(s) 163-02-114-003 Ward # 1  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information Required review for an existing off-premise sign

PROPERTY OWNER Russo Andrea & Susan Contact Susan Russo  
 Address 441 Mares Court Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City Pleasanton State CA Zip 94566-9506  
 E-mail Address \_\_\_\_\_

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 \_\_\_\_\_

Andrea J. Russo 11/8/10  
 Property Owner Signature\* Susan R. Russo 11/8/10

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

Print Name ANDREA J. RUSSO Susan R. Russo

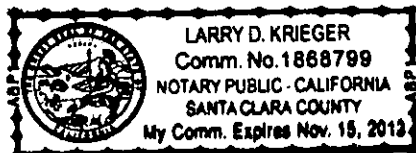
Subscribed and sworn before me

This 8<sup>th</sup> day of November, 20 10.

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>RQR-40350</u>   |
| Meeting Date:   | <u>1/25/11</u>     |
| Total Fee:      | <u>\$ 800.00</u>   |
| Date Received:* | <u>12-2-10</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

RECEIVED  
DEC 02 2010



# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-40350** APN: 163-02-114-003

Name of Property Owner: Russo, Andrea & Susan

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: \_\_\_\_\_

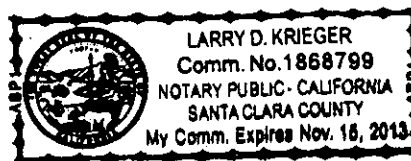
Signature of Property Owner: Andrea J Russo Susan R Russo 11/08/10

Print Name: ANDREA J RUSSO Susan R. Russo

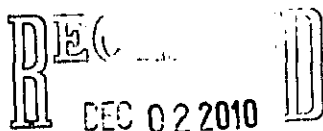
Subscribed and sworn before me

This 8<sup>th</sup> day of November, 20 10

Notary Public in and for said County and State

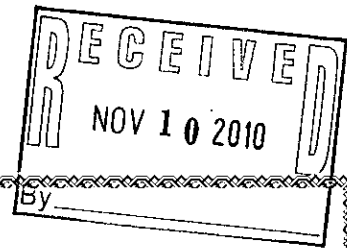


Revised 11-14-06



f:\depot\Application Packet\Statement of Financial Interest.pdf

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT



State of California

County of Santa Clara

On 11-8-10

Date

before me,

LARRY D. KRIEGER

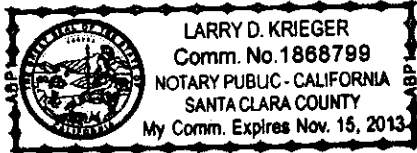
Here Insert Name and Title of the Officer

personally appeared

Andrea J. Russo

Name(s) of Signer(s)

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature:

Signature of Notary Public

OPTIONAL

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

## Description of Attached Document

Title or Type of Document:

Application / Financial Interest

Document Date:

11-8-10

Number of Pages:

2

Signer(s) Other Than Named Above:

Susan R. Russo

## Capacity(ies) Claimed by Signer(s)

Signer's Name:

Andrea J. Russo

Signer's Name:

Susan R. Russo

☐ Corporate Officer — Title(s):

☐ Corporate Officer — Title(s):

☐ Individual

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

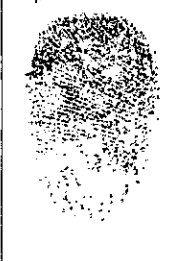
☐ Other:

☐ Other:

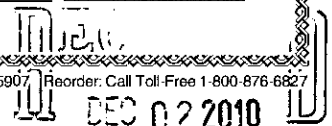
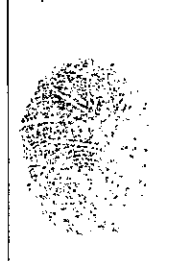
Signer Is Representing:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN  
(INTERIM)

ELIZABETH N. FRETWELL  
CITY MANAGER

May 1, 2009

Mr. Scott Naftzger  
Lamar Central Outdoor, LLC  
1863 Helm Drive  
Las Vegas, NV 89119

RE: Embellishment on an existing Off-Premise Sign at 6431 West Charleston  
Boulevard: SDR-34363

Dear Mr. Naftzger:

It has been determined that the proposed addition of a 4-foot by 24-foot Embellishment on an existing Off-Premise Sign located at 6431 West Charleston Boulevard meets the standard for approval as defined in Title 19.14.100 of the Zoning Code of the city of Las Vegas, subject to the following.

1. Conformance to the submitted site plan and elevations signed and dated April 30, 2009.
2. This Minor Site Development Plan Review is final; no additional applications will be required prior to submittal of building permits. A copy of this letter must be included in the building permit package.

If you have any questions, please feel free to contact me at (702) 229-6895.

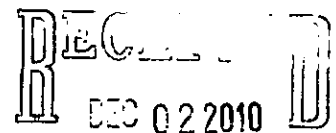
Sincerely,

Debbie Sullivan, Planner I  
Current Planning Division  
Planning & Development Department

DS:dw

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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



Printed with environmentally friendly soy ink.

RQR-40350



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](http://www.lasvegasnevada.gov)

January 11, 2008

JOOJ Investments LLC  
13600 Marina Point Drive, #1815  
Marina Del Rey, California 90292

RE: RQR-25210 – REQUIRED REVIEW  
CITY COUNCIL MEETING OF JANUARY 9, 2008

Dear Applicant:

The City Council at a regular meeting held January 9, 2008 APPROVED the Required Three Year Review of an approved Special Use Permit (SUP-4693) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 10, 2008. 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.
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.

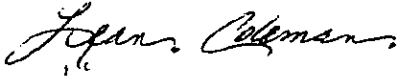
**RQR-40350**



JOOJ Investments LLC  
RQR-25210 – Page Two  
January 11, 2008

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

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

Mr. Scott Naftzger  
Lamar Outdoor Advertising  
Las Vegas, Nevada 89119



053920



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
MICHAEL MACK  
STEVE WOLFSON  
LOIS TARKANIAN

DOUGLAS A. SELBY  
CITY MANAGER

May 10, 2005

Mr. Tom Obata  
7015 Furlong Avenue  
Gilroy, California 95020

RE: SUP-4693 - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF MARCH 16, 2005

Dear Mr. Obata:

The City Council at a regular meeting held March 16, 2005 considered the Appeal filed by the applicant from the Denial by the Planning Commission on a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6431 West Charleston Boulevard (APN 163-02-114-003), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2005. This approval is subject to:

Planning and Development

1. The sign structure and pole shall match that of the shopping center, in conformance with elevations submitted 3/16/2005.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premises sign to 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-premises advertising (billboard) sign be removed.
4. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premises Sign use and other applicable sign requirements.
5. The off-premises advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of trash, weeds and graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premises advertising (billboard) sign.

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

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-1-05  
CLV 7009

**RQR-40350**

Mr. Tom Obata  
SUP-4693 – Page Two  
May 10, 2005

6. The off-premises advertising (billboard) sign support pole shall be designed to include finish materials to complement the existing on-site buildings.
7. Only one advertising sign is permitted per sign face.
8. The entire face-area of both sides of the off-premises advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
9. If the off-premises advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premises advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
10. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

11. The off-premise advertising (billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

Sincerely,

  
Ydoleena Yturralde  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

  
M. Margo Wheeler, AICP  
Director  
Planning and Development

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

Mr. Jay Brown  
520 South Fourth Street  
Las Vegas, Nevada 89101

Ms. Glenda Lippman  
Orion Outdoor Media  
7924 Rockbridge Circle  
Las Vegas, Nevada 89128

03/27/07  
19:04CITY OF LAS VEGAS  
INSPECTION REPORTPAGE 1  
WEST

ATTENTION CONTRACTOR: RETAIN ON JOB SITE FOR RECORDS

JON LEE (76)

/ ( ) SCHED DATE: 03/28/07 INSPECTION NBR: 1

PERMIT NBR: 05-007776

APPLICATION NBR: 728311-3

PERMIT ISSUE DT: 11/08/06

ADDRESS: 6431 W CHARLESTON BL

SUBDIVISION: NO RECORDED SUB

LOT: BLOCK: MAP: 2819-18

BUSINESS: JONES MEDIA

NET:

CONTRACTOR: JONES MEDIA

CONTACT PHONE: 646-0092

SUBCONTRACTOR: REPORT REQUIRED\*\*\*

JOB SITE PHONE: 496-0092

WORK DESCRIPTION: 14'X40' BILLBOARD SIGN #08676

CALL-IN: 03/27/07 08:17

INSP 225

REQUESTED INSPECTION: SIGN INSPECTION (225)

A. THE FOLLOWING INFORMATION IS FOR THE USE OF THE INSPECTOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PARTIAL  
APPROVAL (P)PARTIAL  
NOT APPROVED (N)PARTIAL  
DESCR

APPROVED (A)

STOP

PERMIT

TEMPORARY

HOLD (H)

WORK (S)

REQUIRED

APPROVAL (T) UNTIL

REJECTED (R) - REINSPECTION REQUIRED - CALL 225-2071

REPEAT (F) - REINSPECTION FEE REQUIRED - PAY AT DEVELOPMENT SERVICES CENTER  
731 S. FOURTH STREETPROJECT COMPLETE - BRING HARD CARD WITH FIRE QUALITY CONTROL & PLANNING  
APPROVALS SIGNED OFF TO DLG. & SAFETY FOR F. OF O. ISSUANCE  
(COMMERCIAL ONLY).

COMMENTS

INSPECTOR SIGNATURE:

*Jon Lee 76*

DATE: 3.28.07

PERMIT COMMENT: \*\*SPECIAL INSPECTOR REQUIRED\*\*XRD PARTY SPECIAL INSPECTION

SCHED DATE TYPE RESULT INSPR COMMENT

01/27/06 225 0 76

1 PRIOR INSPECTION FOR THIS PERMIT 05-007776

RECEIVED  
DEC 02 2010



# DEPARTMENT OF BUILDING & SAFETY-CITY OF LAS VEGAS, NEVADA

FOR INSPECTION CALL 229-2071

Approved Plans Must Be on Job Site During Construction

JOB ADDRESS 4431 N CHARLESTON BL  
 MAP NO. 2519 13 DATE ISSUED 1708/03  
 DESCR. OF WORK 14'X48' BILLBOARD SIGN  
 CONTRACTOR JONES MEDIA  
 OWNER JONES MEDIA

DESCRIPTION TYPE PERMIT NO.  
 BUILDING 05007776

Special Inspector Required

073163

NOTICE: DO NOT COVER WORK REQUIRING INSPECTION  
 UNTIL INSPECTION IS MADE. REQUIRED INSPECTION MAY  
 VARY FROM THOSE DESIGNATED BELOW.

| INSPECT                      | DESCRIPTION                    | APPROVED | DATE |
|------------------------------|--------------------------------|----------|------|
| <input type="checkbox"/> 101 | FOOTING, LAYOUT, REBAR, ZONING |          |      |
| <input type="checkbox"/> 201 | UNDERGROUND ELECTRIC           |          |      |
| <input type="checkbox"/> 203 | UNDER GROUND                   |          |      |
| <input type="checkbox"/> 407 | UNDER SLAB PLUMBING            |          |      |
| <input type="checkbox"/> 103 | STEM WALL-FORMS & REBAR        |          |      |
| <input type="checkbox"/> 105 | PRE SLAB                       |          |      |
| <input type="checkbox"/> 131 | WALL GROUT & STEEL             |          |      |

Pour No Concrete Until Above is Signed

|                              |                        |  |  |
|------------------------------|------------------------|--|--|
| <input type="checkbox"/> 107 | ROOF SHEATHING         |  |  |
| <input type="checkbox"/> 109 | SHEAR                  |  |  |
| <input type="checkbox"/> 220 | ROUGH ELECTRICAL       |  |  |
| <input type="checkbox"/> 223 | LOW VOLTAGE ELECTRIC   |  |  |
| <input type="checkbox"/> 320 | ROUGH MECHANICAL       |  |  |
| <input type="checkbox"/> 420 | ROUGH PLUMBING-TOP OUT |  |  |
| <input type="checkbox"/> 120 | FRAMING                |  |  |
| <input type="checkbox"/> 123 | INSULATION             |  |  |
| <input type="checkbox"/> 128 | HOOD SHAFT             |  |  |

Do Not Sheetrock Until Above is Approved

|                              |                             |  |  |
|------------------------------|-----------------------------|--|--|
| <input type="checkbox"/> 125 | DRYWALL NAILING             |  |  |
| <input type="checkbox"/> 127 | CEILING GRID                |  |  |
| <input type="checkbox"/> 129 | EXTERIOR LATH               |  |  |
| <input type="checkbox"/> 405 | BUILDING SEWER (YARD LINES) |  |  |
| <input type="checkbox"/> 240 | FINAL ELECTRICAL            |  |  |
| <input type="checkbox"/> 340 | FINAL MECHANICAL            |  |  |
| <input type="checkbox"/> 423 | FINAL GAS TEST              |  |  |
| <input type="checkbox"/> 440 | FINAL PLUMBING              |  |  |
| <input type="checkbox"/> 140 | FINAL BUILDING              |  |  |
| <input type="checkbox"/> 150 | OTHER BUILDING              |  |  |
| <input type="checkbox"/> 225 | SIGN INSPECTION             |  |  |
| <input type="checkbox"/> 231 | SERVICE CHANGE              |  |  |
| <input type="checkbox"/> 235 | EMERGENCY ELECTRICAL TEST   |  |  |
| <input type="checkbox"/> 239 | POLE/CONST. POWER           |  |  |
| <input type="checkbox"/> 250 | OTHER ELECTRICAL            |  |  |
| <input type="checkbox"/> 305 | HOOD                        |  |  |
| <input type="checkbox"/> 323 | MECHANICAL GAS LINE         |  |  |
| <input type="checkbox"/> 350 | OTHER MECHANICAL            |  |  |
| <input type="checkbox"/>     |                             |  |  |
| <input type="checkbox"/>     |                             |  |  |

ELECT. INSP. 78 CLV 3/20/07

| INSPECT                                 | DESCRIPTION                     | APPROVED   | DATE    |
|-----------------------------------------|---------------------------------|------------|---------|
| <input type="checkbox"/> 401            | ON SITE SEWER (MAIN)            |            |         |
| <input type="checkbox"/> 403            | ON SITE WATER                   |            |         |
| <input type="checkbox"/> 441            | IRRIGATION                      |            |         |
| <input type="checkbox"/> 450            | OTHER PLUMBING                  |            |         |
| <input type="checkbox"/> 501            | UNDER/ABOVE GROUND TANK         |            |         |
| <input type="checkbox"/> 603            | HOOD SYSTEM                     |            |         |
| <input type="checkbox"/> 505            | UNDERGROUND FINAL/FLOW          |            |         |
| <input type="checkbox"/> 507            | SPRINKLER SYSTEM HYDRO/OVERHEAD |            |         |
| <input type="checkbox"/> 609            | FIRE ALARM SYSTEM               |            |         |
| <input type="checkbox"/> 513            | EXTINGUISHING SYSTEM            |            |         |
| <input type="checkbox"/> 516            | MEDICAL GAS                     |            |         |
| <input type="checkbox"/> 517            | LIQUID PETROLEUM GAS            |            |         |
| <input type="checkbox"/> 518            | SUPERVISION/MONITORING          |            |         |
| <input type="checkbox"/> 640            | FINAL FIRE                      |            |         |
| <input type="checkbox"/> 543            | KICKER/FLUSH (FIRE)             |            |         |
| <input type="checkbox"/> 545            | UNDERGROUND HYDRO (FIRE)        |            |         |
| <input type="checkbox"/> 550            | OTHER FIRE                      |            |         |
| <input checked="" type="checkbox"/> 640 | FINAL PLANNING                  | <i>MLC</i> | 3/20/07 |
| <input type="checkbox"/> 650            | OTHER                           |            |         |
| <input type="checkbox"/> 901            | POOL PRE-GUNITE                 |            |         |
| <input type="checkbox"/> 903            | POOL POOL GAS TEST              |            |         |
| <input type="checkbox"/> 905            | POOL PRE-DECK                   |            |         |
| <input type="checkbox"/> 910            | POOL PRE-PLASTER/FINAL          |            |         |
| <input type="checkbox"/> 913            | TRAILER                         |            |         |
| <input type="checkbox"/> 938            | CERT. OF COMPLETION             |            |         |
| <input type="checkbox"/> 939            | TEMP CERT OF OCCUPANCY          |            |         |
| <input type="checkbox"/> 940            | CERT. OF OCCUPANCY              |            |         |
| <input type="checkbox"/> 950            | OTHER POOL                      |            |         |
| <input type="checkbox"/>                |                                 |            |         |

Occupancy Approval

Planning Dept.  
(229-6301)

Const. Serv.  
(229-6337)

Fire Serv.  
(229-2071)

Bldg. Dept.  
(229-2071)

**POST THIS CARD ON FRONT OF BUILDING**

FOR SCHEDULING ASSISTANCE CALL: 229-6914

BRING MAP CARD WITH FIRE, CONST. SERV. & PLANNING APPROVALS SIGNED OFF TO  
 BLDG. & SAFETY FOR CERTIFICATE OF OCCUPANCY ISSUANCE (Commercial Only)

DEC 02 2010

R.P.T.T.: \$9,435.00  
APN: 163-02-114-003

Title Order No. 5113002678  
Escrow No. 5113002678-EW

**WHEN RECORDED MAIL TO:**  
Andrea J. Russo and Susan R Russo  
441 Mares Ct  
Pleasanton, CA 94566  
**MAIL TAX STATEMENTS TO:**  
Grantee at address above

List #: 200911250003097

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$9435.00 Ex: #

11/25/2009 12:24:05 PM

Receipt #: 141185

Requestor:

OLD REPUBLIC TITLE COMPANY

Recorded By: MGM Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

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

JOJO Investments, LLC, a Nevada limited liability company

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

Andrea J. Russo and Susan R. Russo, husband and wife,

that property in Clark County, Nevada, described as:

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

Dated October 23, 2009

JOJO Investments, LLC, a Nevada limited liability company

By: Arash Esmailzadeh  
Arash Esmailzadeh, Managing Member

State of NV  
County of Clark

This instrument was acknowledged before me on 11-20-09  
by Arash Esmailzadeh as Managing Member of JOOJ Investments, LLC;

[Signature]  
Signature of notarial officers



ASSESSOR'S COPY

DEC 02 2010

**EXHIBIT A**

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

**Parcel I:**

That portion of Charleston Village, a commercial subdivision as shown by map thereof on file in Book 74 of Plats, Page 81, Official Records.

Being a portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 2, Township 21 South, Range 60 East, M.D.M., in the City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the Northeast corner (NE cor.) of said Northwest Quarter (NW ¼) of Section 2; Thence South 89°29'19" West along the North line thereof and the centerline of Charleston Boulevard, 233.95 feet;  
Thence South 00°30'41" East, 50.00 feet to a point on the Southerly right of way line of said Charleston Boulevard and the Point of Beginning of the tract of land described herein;  
Thence South 00°30'41" East, 124.48 feet;  
Thence South 44°29'19" West, 19.69 feet;  
Thence South 00°30'41" East, 161.64 feet;  
Thence South 88°47'27" West, 102.46 feet;  
Thence North 03°00'21" West, 301.58 feet to a point, Southerly right of way line of Charleston Boulevard;  
Thence North 89°29'19" East along said Southerly right of way line, 129.51 feet to the Point of Beginning.

**Parcel II:**

A perpetual right for ingress and egress, as set forth in the Declaration of Reciprocal Easements and Use Restrictions recorded June 27, 1996 in Book 960627 as Instrument No. 01551 in the Office of the County Recorder of Clark County, Nevada.

**Parcel III:**

A non-exclusive perpetual right of ingress and egress as set forth in the Declaration of Reciprocal Easements recorded July 18, 2000 in Book 200007188 as Instrument No. 000665 in the Office of the County Recorder of Clark County, Nevada.



DEC 02 2010



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
163-02-114-003

2. Type of Property

- a) ☐ Vacant Land      b) ☐ Single Fam. Res.  
c) ☐ Condo/Townhouse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg      f) ☒ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
☐ Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$1,850,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( )  
Transfer Tax Value \$1,850,000.00  
Real Property Transfer Tax Due \$9,435.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. **Partial Interest: Percentage being transferred: 100%**

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: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

100J Investments, LLC  
5461 W Jefferson Blvd  
Los Angeles, CA 90016

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Andrea J. Russo and Susan R Russo  
441 Mares Ct  
Pleasanton, CA 94566

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

Old Republic Title Company of Nevada  
6256 Spring Mountain Road  
Las Vegas, NV 89146

Escrow #: 5113002678-EW

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

RE

530 02 2010