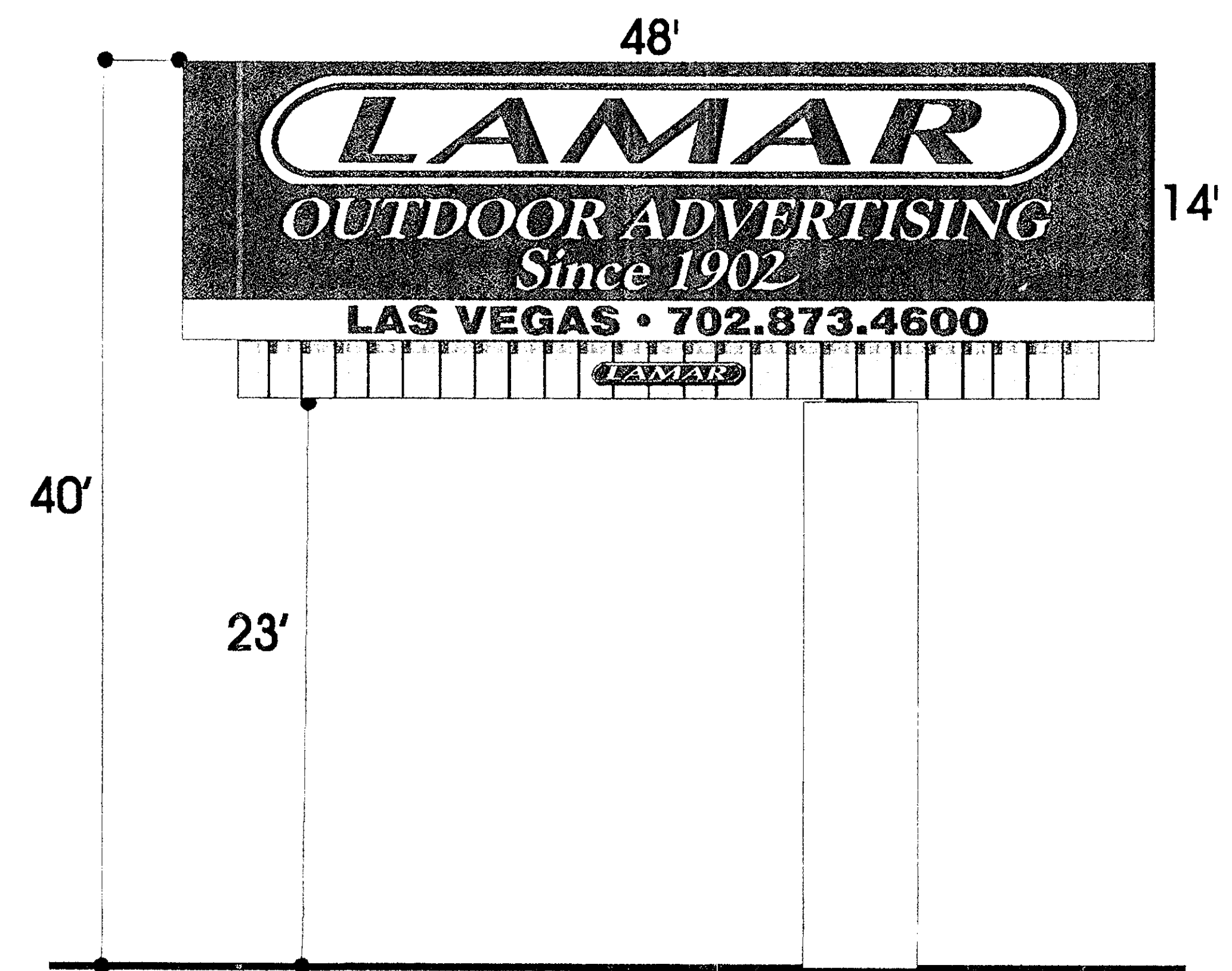
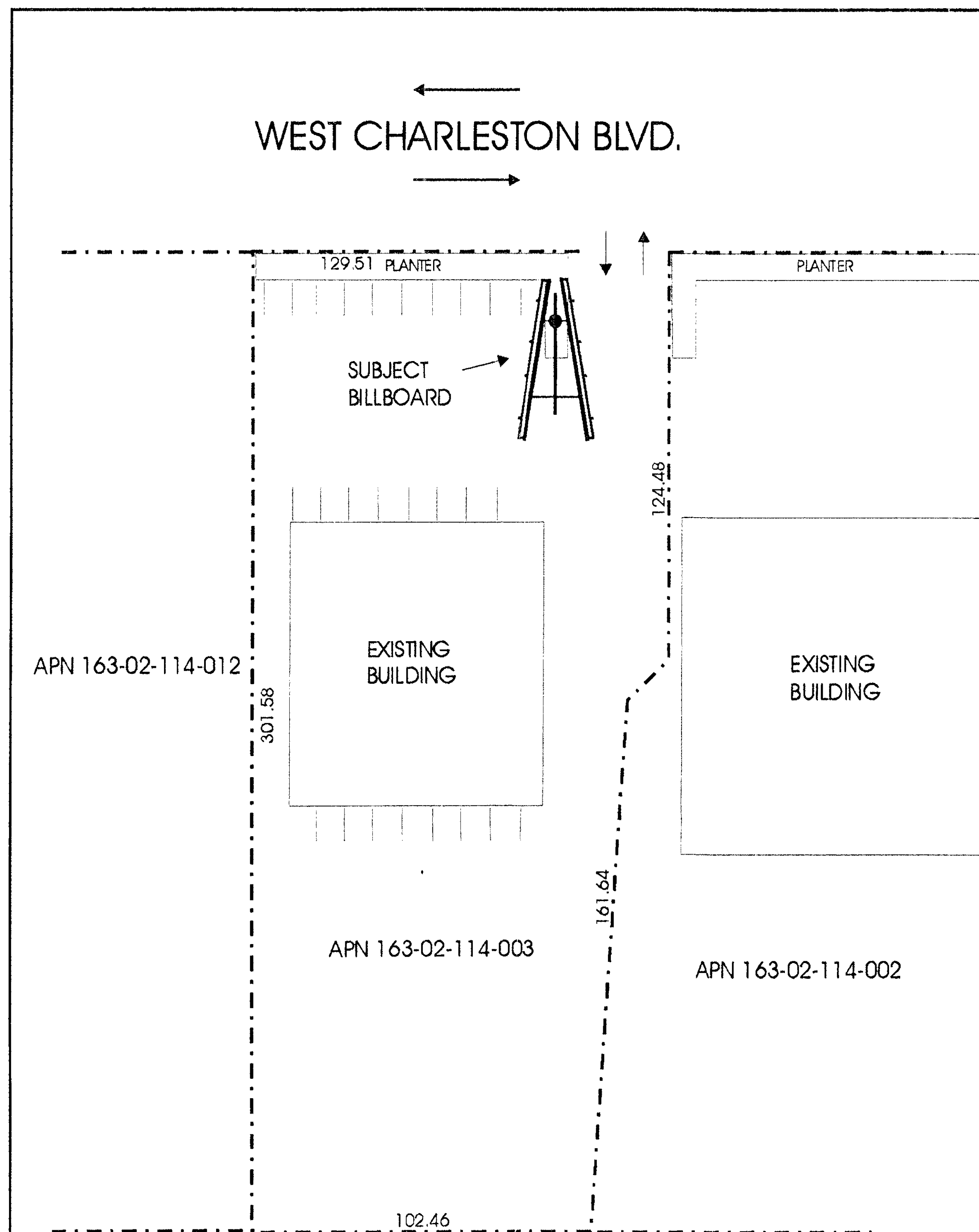
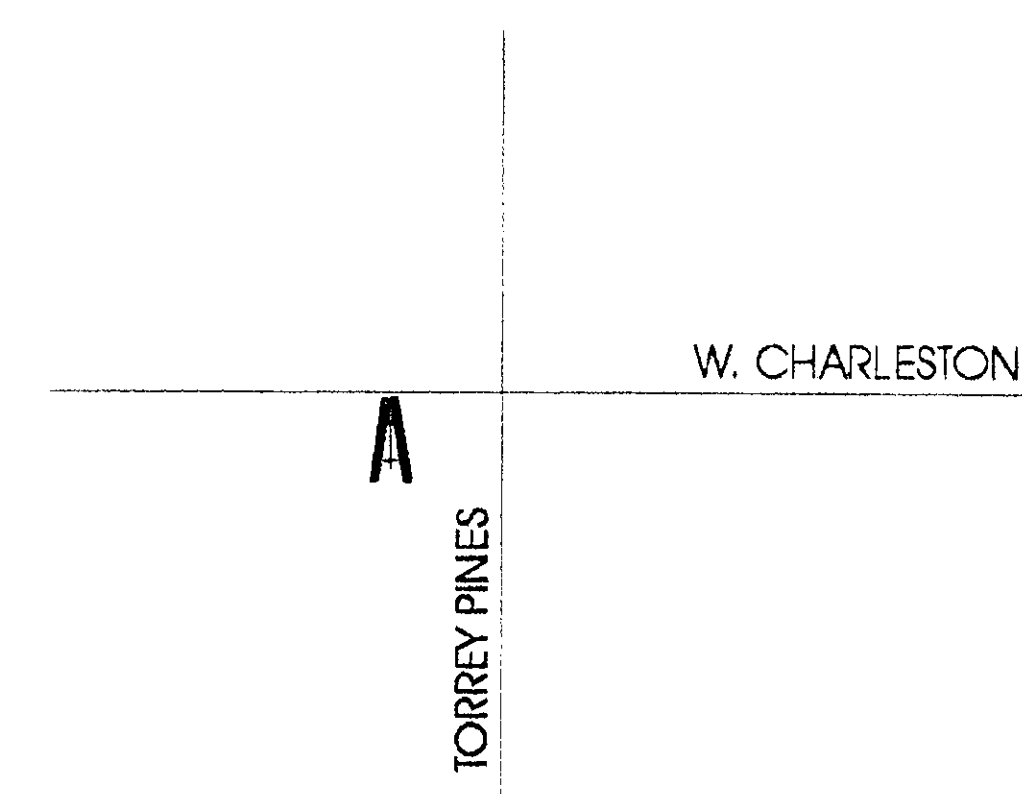




ELEVATION (NO SCALE)



VICINITY MAP (NO SCALE)

LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 50'	DATE: 1/28/09	DRAWN BY: 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

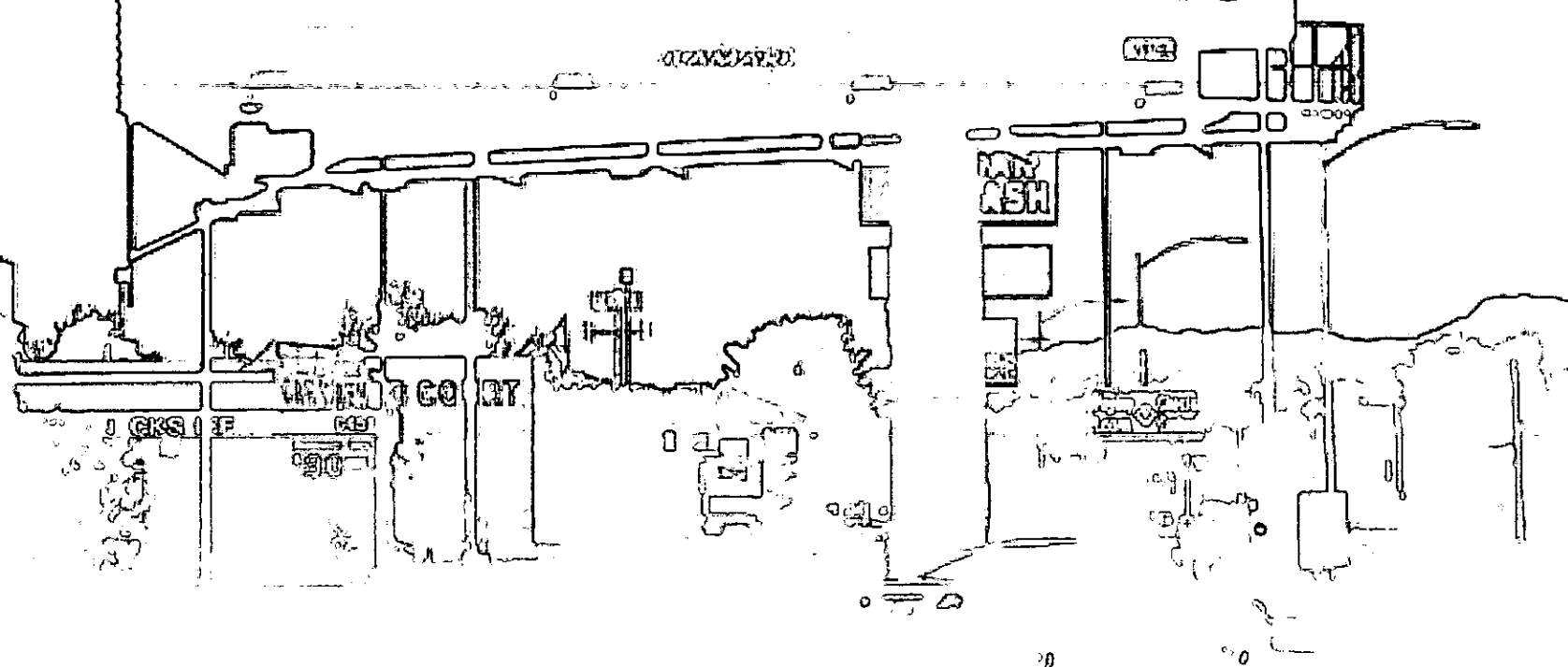


Stop here and save.

DEC 02 2010 1:11

Unlimited talk, text, and web.

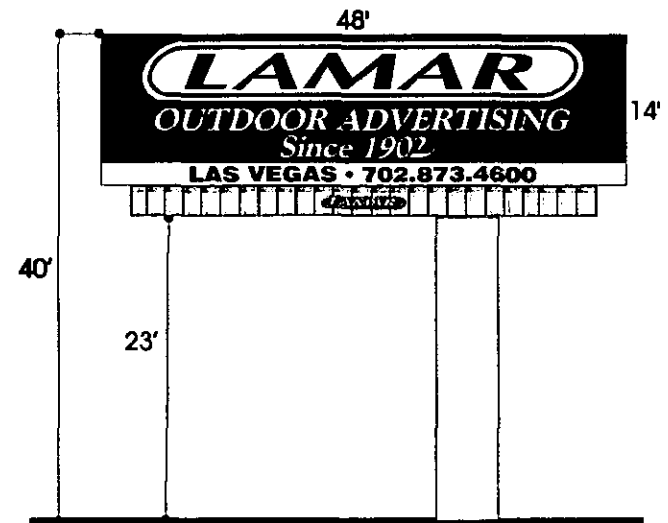
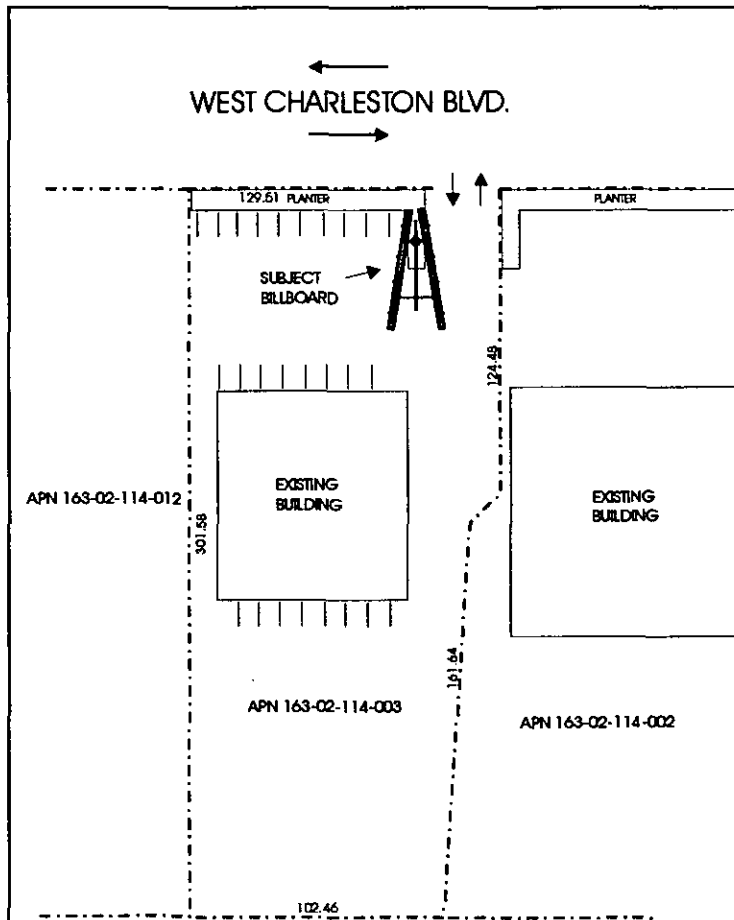
Nationwide. metroPCS



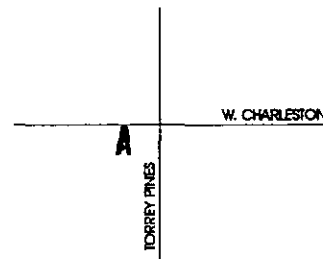
DEC 02 2010



RQR-40350



ELEVATION (NO SCALE)

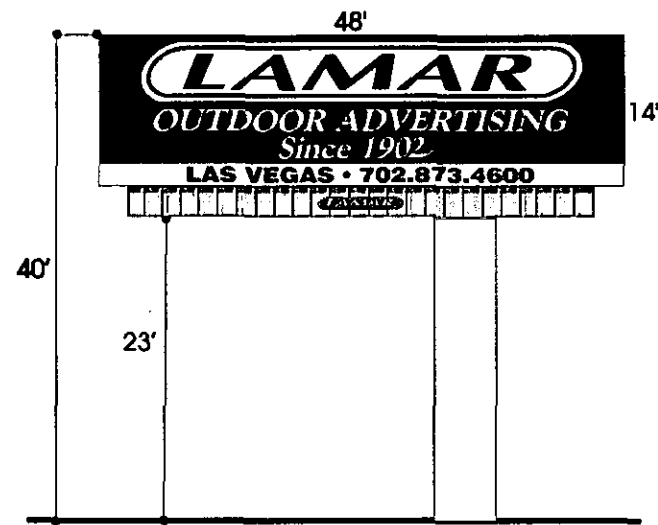
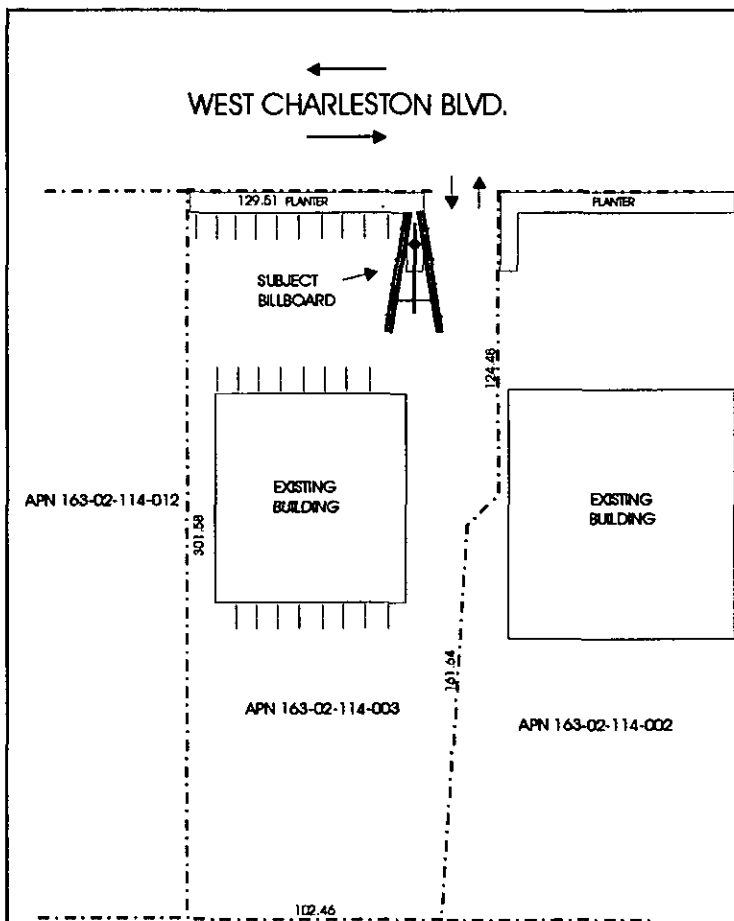


VICINITY MAP (NO SCALE)

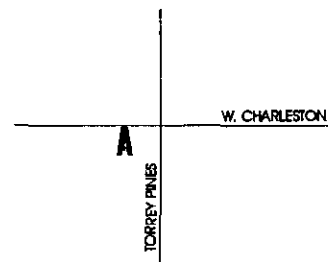
RECORDED
DEC 02 2010

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

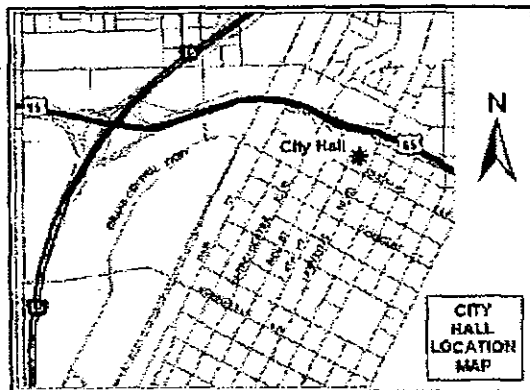
LAMAR OUTDOOR ADVERTISING		
SCALE: 1" = 50'	DATE: 1/28/09	DRAWN BY: S. NAFTZGER
JOJO INVESTMENTS		DRAWING NUMBER:
APN 163-02-114-003		

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

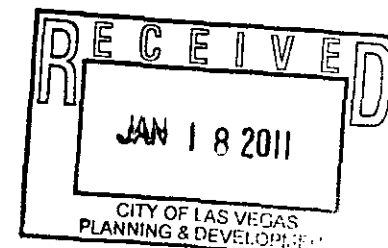


I OPPOSE
 this Request

Please use available blank space on card for your comments.

RQR-40350

Planning Commission Meeting of 1/25/2011

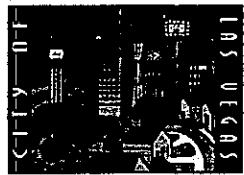


16302114010
 FELDMAN ROBERT L
 %SAMSON EQUITIES CORP
 800 N RAINBOW BLVD #208
 LAS VEGAS NV 89107-1193

Case: RQR-40350

12/2

PLANNING & DEVELOPMENT

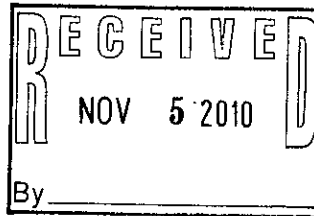


DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov



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.

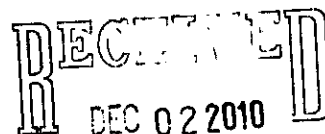
We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. The submitted plans must show the off-premise advertising (billboard) sign as currently configured, including any embellishments, with full dimensional information. In addition to 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

FM-0044-08-09

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
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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

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

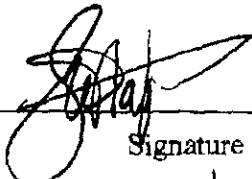
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	333 North Rancho Drive, 3rd Floor
	Las Vegas, Nevada 89107
(702) 229-6301 Phone (702) 385-7268 Fax	

**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**.

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

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

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

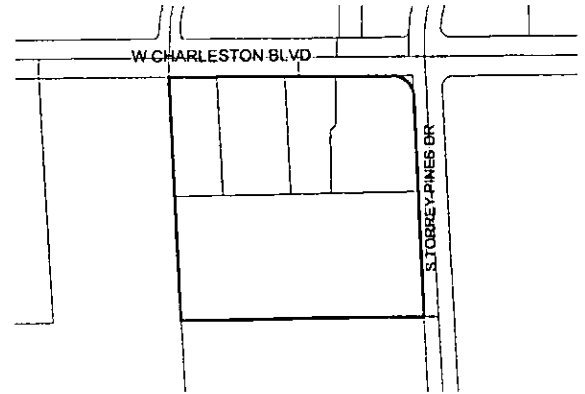
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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

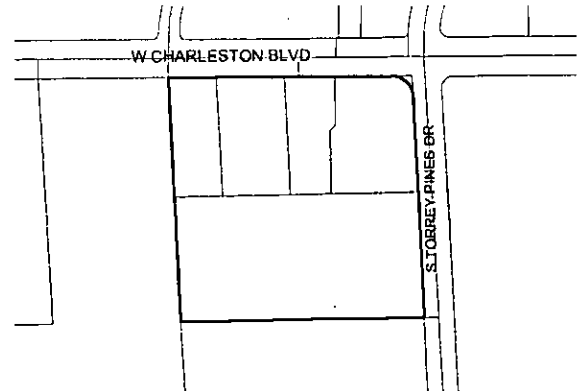
Meeting: Planning Commission
Date: *January 25, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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.

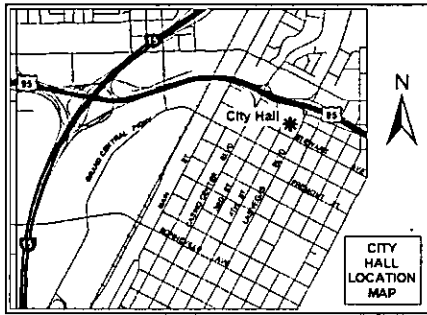
Public Hearing Information

Meeting: Planning Commission
Date: *January 25, 2011*
Time: 6:00 P.M.
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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

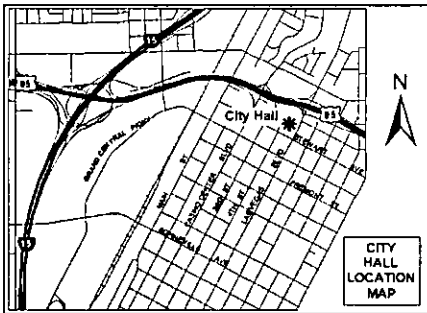
Please use available blank space on card for your comments.

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 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd 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	☒ 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	☐ 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 Meeting Date Comments Added By	Meeting Type	Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Add Date	Modified By	Modified Date				

Template Type	AP #	AP Type	Status	Stage
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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	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.

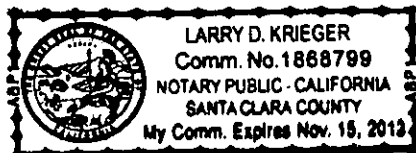
Print Name ANDREA J. RUSSO Susan R. Russo

Subscribed and sworn before me

This 8th day of November, 20 10.

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

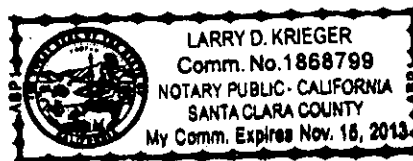
Susan R Russo 11/08/10

Print Name: ANDREA J RUSSO Susan R. Russo

Subscribed and sworn before me

This 8th day of November, 20 10

Notary Public in and for said County and State

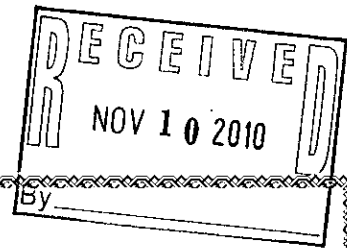


Revised 11-14-06

REC
DEC 02 2010

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

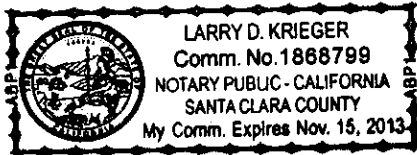
Here Insert Name and Title of the Officer

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.

Signature:

[Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

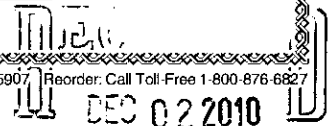
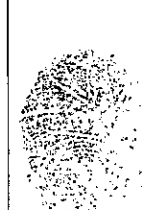


Signer's Name: Susan R. Russo

- ☐ Corporate Officer — Title(s): _____
- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

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

RICKY 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.

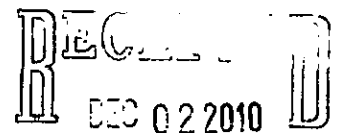
Sincerely,

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



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

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.

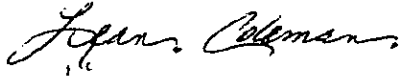
RQR-40350



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

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)

AFTER THE PERMIT IS ISSUED, THE PERMITTEE SHALL MAINTAIN THE PERMIT ON THE JOB SITE FOR THE DURATION OF THE PERMIT. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PERMIT AND THE INFORMATION CONTAINED THEREIN.

PARTIAL

PARTIAL

PARTIAL

APPROVAL (P)

NOT APPROVAL (N)

DESCR

APPROVAL (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:

Jan 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

DEC 11
DEC 02 2010

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
☐ 101	FOOTING, LAYOUT, REBAR, ZONING		
☐ 201	UNDERGROUND ELECTRIC		
☐ 203	UNDER GROUND		
☐ 407	UNDER SLAB PLUMBING		
☐ 103	STEM WALL-FORMS & REBAR		
☐ 105	PRE SLAB		
☐ 131	WALL GROUT & STEEL		

Pour No Concrete Until Above is Signed

☐ 107	ROOF SHEATHING		
☐ 109	SHEAR		
☐ 220	ROUGH ELECTRICAL		
☐ 223	LOW VOLTAGE ELECTRIC		
☐ 320	ROUGH MECHANICAL		
☐ 420	ROUGH PLUMBING-TOP OUT		
☐ 120	FRAMING		
☐ 123	INSULATION		
☐ 128	HOOD SHAFT		

Do Not Sheetrock Until Above is Approved

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

ELECT. INSP. 78 CLV 3/20/07

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

Occupancy Approval

Planning Dept.
(229-6301)

Const. Serv.
(229-6337)

Fire Serv.
(229-2071)

Bldg. Dept.
(229-2071)

DEC 02 2010

POST THIS CARD ON FRONT OF BUILDING

FOR SCHEDULING ASSISTANCE CALL: 229-6914

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

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

REC 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