



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0236  
04/30/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Required Review of V-43-96

Project Address (Location) 901 N. Buffalo Road

Project Name Billboard signage Proposed Use off-premise billboard

Assessor's Parcel #(s) 138-28-620-003 Ward # 2

General Plan: Existing \_\_\_\_\_ Proposed n/a Zoning: Existing C-1 Proposed n/a

Additional Information \_\_\_\_\_

Property Owner Rebel Land & Development Company Contact n/a  
Address 2424 Ridge Road City Rockwall State TX Zip 75087  
E-mail n/a Phone 000-000-0000

Applicant ~~Randy Black, Sr.~~ Robert R. Black, Sr. Contact n/a  
Address 10777 Twain Avenue, Ste 300 City Las Vegas State NV Zip 89135  
E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell Contact Bob Gronauer  
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135  
E-mail apierce@kcnvlaw.com Phone 702-792-7048

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) \_\_\_\_\_  
Partner(s) \_\_\_\_\_

\* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccurate or false information on an incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.  
\* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature \_\_\_\_\_

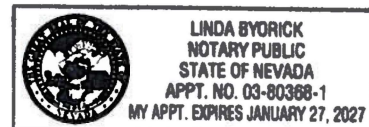
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Robert R. Black, Sr.

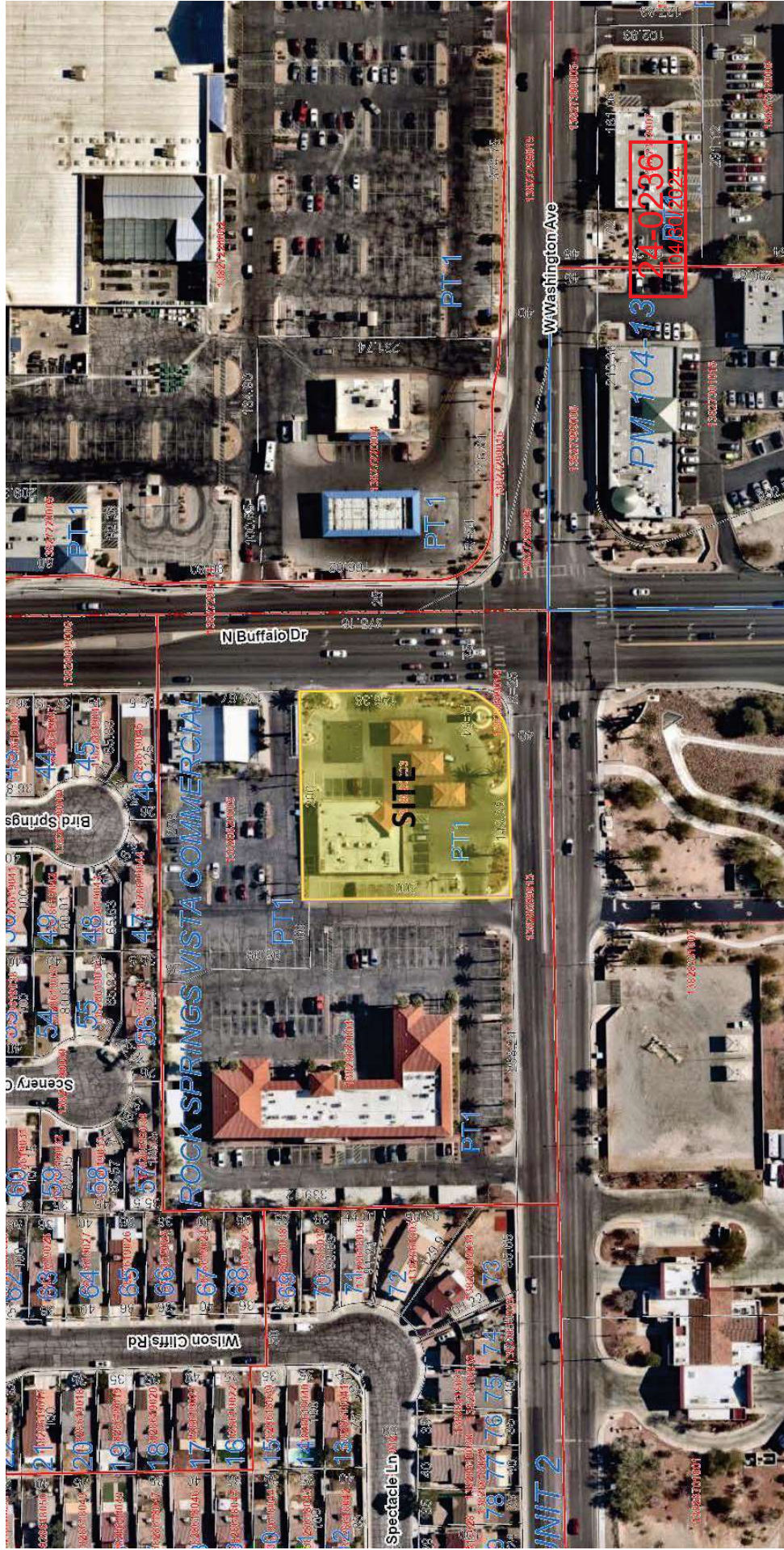
Subscribed and sworn before me

This 16<sup>th</sup> day of April, 2024

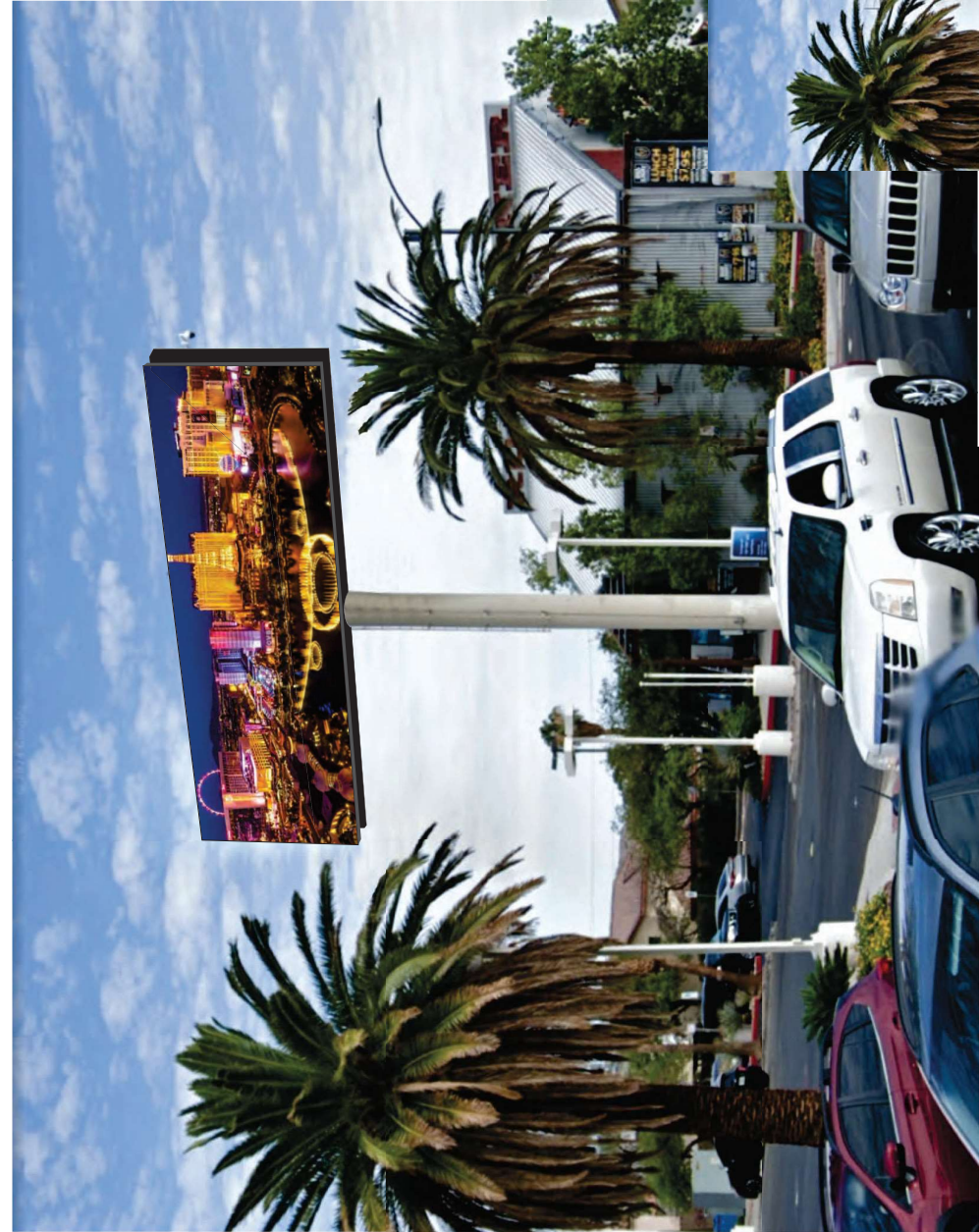
Linda Byorick  
Notary Public in and for said County and State











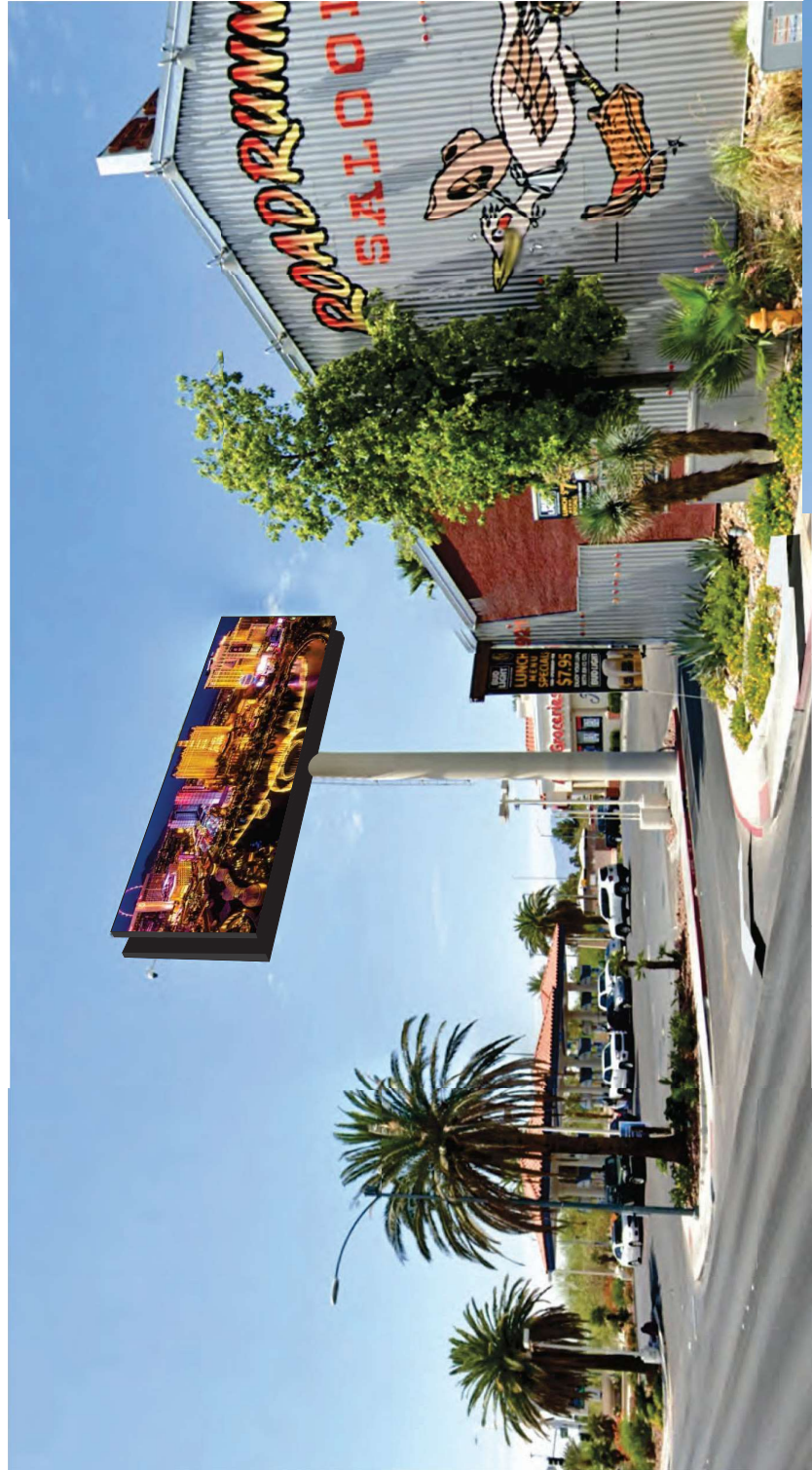
PROPOSED ELEVATION



EXISTING ELEVATION

PROJECT: <b>901 N. Buffalo</b> <b>Billboard retro fit</b>	
901 N. Buffalo Las Vegas, NV	
ART #	<b>23696</b>
DATE	4/7/24
DRAWN	WELLS
SALES	LOUWITA
FILENAME	901N BUFFALO 2401
FOLDER	N-RVPARS
<b>Vision Sign Inc.</b> 10000 S. Eastern Ave., Suite 100 Las Vegas, NV 89123 Phone: 408-986-7474 Web: www.vision-sign.com	
NV CONTRACTOR LICENSE #40776 CA CONTRACTOR LICENSE #1607244 PA CONTRACTOR LICENSE #165529 These signs are to be installed and maintained by the contractor. The contractor is responsible for work under contract. No other category is allowed under this sign. *License: Limited - Unlimited *License Classification: C4 Erecting Signs Jill Gammie, Contractor	
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ALL RIGHTS ARE RESERVED. IN WHOLE OR PART IS PROTECTED.	
The signage indicated on this design is intended to meet the requirements of the local codes and regulations.	
USE: BRANDS	
CLARK COUNTY, NV APPROVED FABRICATOR #FAB-00243	
PAGE <b>001</b>	

24-0236  
04/30/2024



PROPOSED ELEVATION

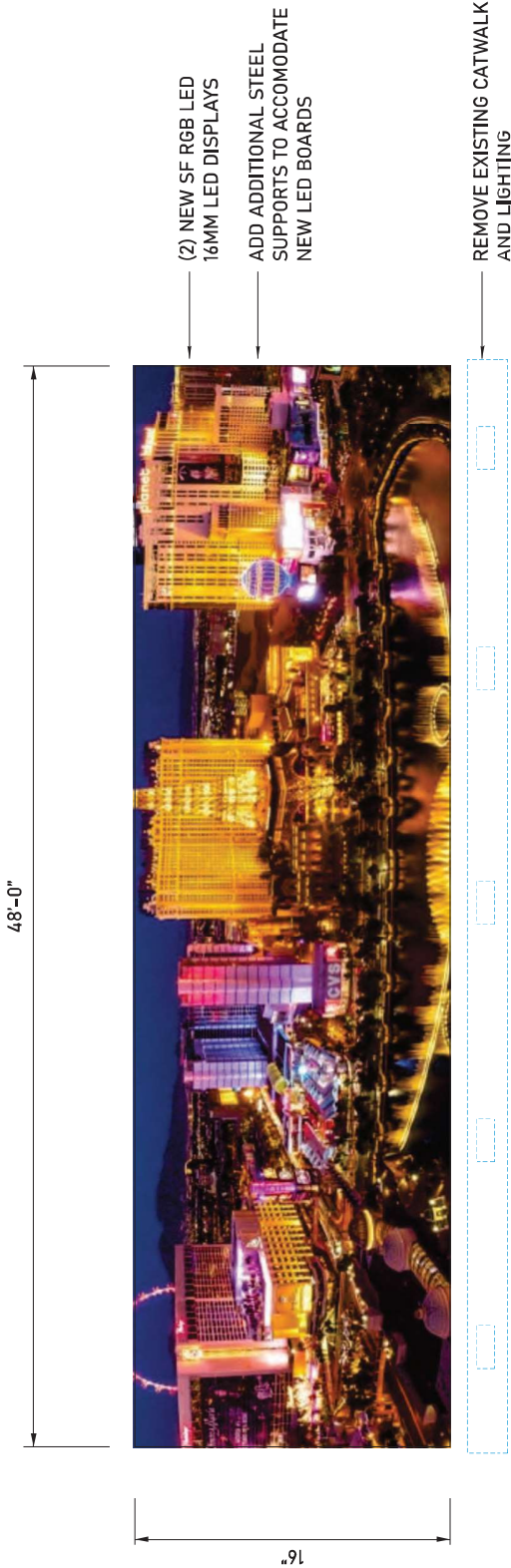


EXISTING ELEVATION

PROJECT: <b>901 N. Buffalo</b> <b>Billboard retro fit</b> 901 N. Buffalo Las Vegas, NV	
ART #	23696
DATE	4/7/24
DRAWN	MELLIS
SALES	LOUWATA
FILE NAME	901N BUFFALO 2401
FOLDER	N-RVP-PAIS
<b>Vision Sign Inc.</b> 1000 S. Las Vegas Blvd., Suite 600 6800 Regency Way, Las Vegas, NV 89120 Phone: 482-988-7474 Web: www.vision-sign.com	
NV CONTRACTOR LICENSE #40776 CA CONTRACTOR LICENSE #107244 AZ CONTRACTOR LICENSE #16553 These signs are to be installed on the existing structure. The contractor is responsible for obtaining all necessary permits and for work under contract. All signs are to be installed in accordance with the City of Las Vegas Sign Code.	
*License: Limited, Unlimited *License Classification: C4 Erecting Signs *Contractor: Contractor	
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS WORK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM VISION SIGN INC.	
The signage indicated on this design is intended to represent the existing and proposed signage. All signage is to be installed in accordance with the City of Las Vegas Sign Code.	
USE: BILLBOARDS	
CLARK COUNTY, NV APPROVED FABRICATOR #FAB-00243	
PAGE <b>002</b>	

24-0236  
04/30/2024





**A** **RETRO FIT BILLBOARD W/ LED BOARDS**  
Scale: 3/16"=1'-0"

SCOPE:  
REMOVE EXISTING FACES, RETRO FIT NEW STEEL TO ACCEPT  
(2) RGB DAKTRONICS 16MM 14' X 48' DISPLAYS. INCLUDES REMOVAL  
OF EXISTING CATWALKS AND LIGHTS.

24-0236  
04/30/2024









24-0236  
04/30/2024







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Mountain  
Vista

**ROASTMASTER**

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04/30/2024





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04/30/2024





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04/30/2024

APN: 138-28-620-003

When recorded, return to:  
Black & LoBello  
10777 W. Twain Ave., Suite 300  
Las Vegas, NV 89135

(2)

Inst #: 20150209-0001326

Fees: \$18.00

N/C Fee: \$0.00

02/09/2015 11:21:02 AM

Receipt #: 2308550

Requestor:

BLACK & LOBELLO

Recorded By: ARO

DEBBIE CONWAY

CLARK COUNTY RECORDER

24-0236  
04/30/2024  
Pgs: 2

### EASEMENT AGREEMENT

**THIS EASEMENT AGREEMENT** ("Agreement") is made on this 1<sup>st</sup> day of February, 2015, by and between Rebel Oil Company, Incorporated, a Nevada corporation, as Grantor and Robert R. Black, Sr. and Katherine Black, husband and wife, as joint tenants, Grantees.

#### **WITNESSETH:**

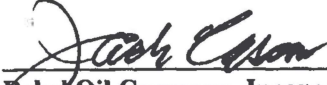
- A. Grantor is the fee owner of that certain parcel of land described in (Exhibit A") attached hereto.
- B. Grantor had previous knowledge of the billboard easement, as erroneously stated in a certain Declaration of Easements, recorded July 1, 1996 in Book 960701 as Document No. 00118, and for purposes of correction does hereby grant to the Grantees, and for the sole benefit of grantees, their successors and or assigns, an exclusive easement for a sign post and or billboard, with overhang and easement access, that portion of the subject property described in (Exhibit A"), and as specifically delineated on that certain Amended Map of Record of Survey recorded in File 83 of Surveys, Page 19 as filed in the Office of the Recorder, Clark County, Nevada, as that portion reserved as the "Relocated Sign Post With Overhang and Easement for Access" portion.
- C. The Grantor and Grantees agree that this easement shall not burden any other portion of the Grantor's property, other than that portion as delineated on the Amended Map of Record of Survey recorded in File 83 of Surveys, Page 19 as filed in the Office of the Recorder, Clark County, as "Relocated Sign Post with Overhang and Easement for Access".
- D. The Grantor and Grantees further agree, that subsequent to the date of the execution of this Easement Agreement, the Grantees shall provide a legal description, for the purpose for clarification of the exact location of said Easement, and that this Agreement may be amended for the purpose of said clarification.



NOW THEREFORE, for good and valuable consideration, the receipt of which is mutually acknowledged, Rebel Oil Company, Incorporated does hereby grant to Robert R. Black Sr., and Katherine Black, his wife, a perpetual easement for access, and to use, operate, maintain, repair and replace the sign post or billboard over and across that portion of the property as delineated on the Record of Survey as show in File 83 of Surveys, Page 19 as filed in the Office of the Recorder, Clark County, Nevada.


24-0236  
04/30/2024

IN WITNESS WHEREOF, the parties hereto have duly executed this Easement Agreement the day and year first above written.

  
Rebel Oil Company, Incorporated  
by Jack Cason (President)

State of Nevada                    }  
  } ss  
County of Clark                    }

This instrument was acknowledged before me on February 9, 2015 by Jack Cason  
as President of Rebel Oil Co.

  
NOTARY PUBLIC

