



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

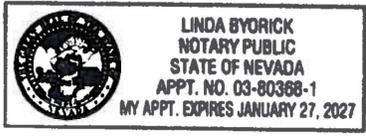
Print Name Robert R. Black, Sr.

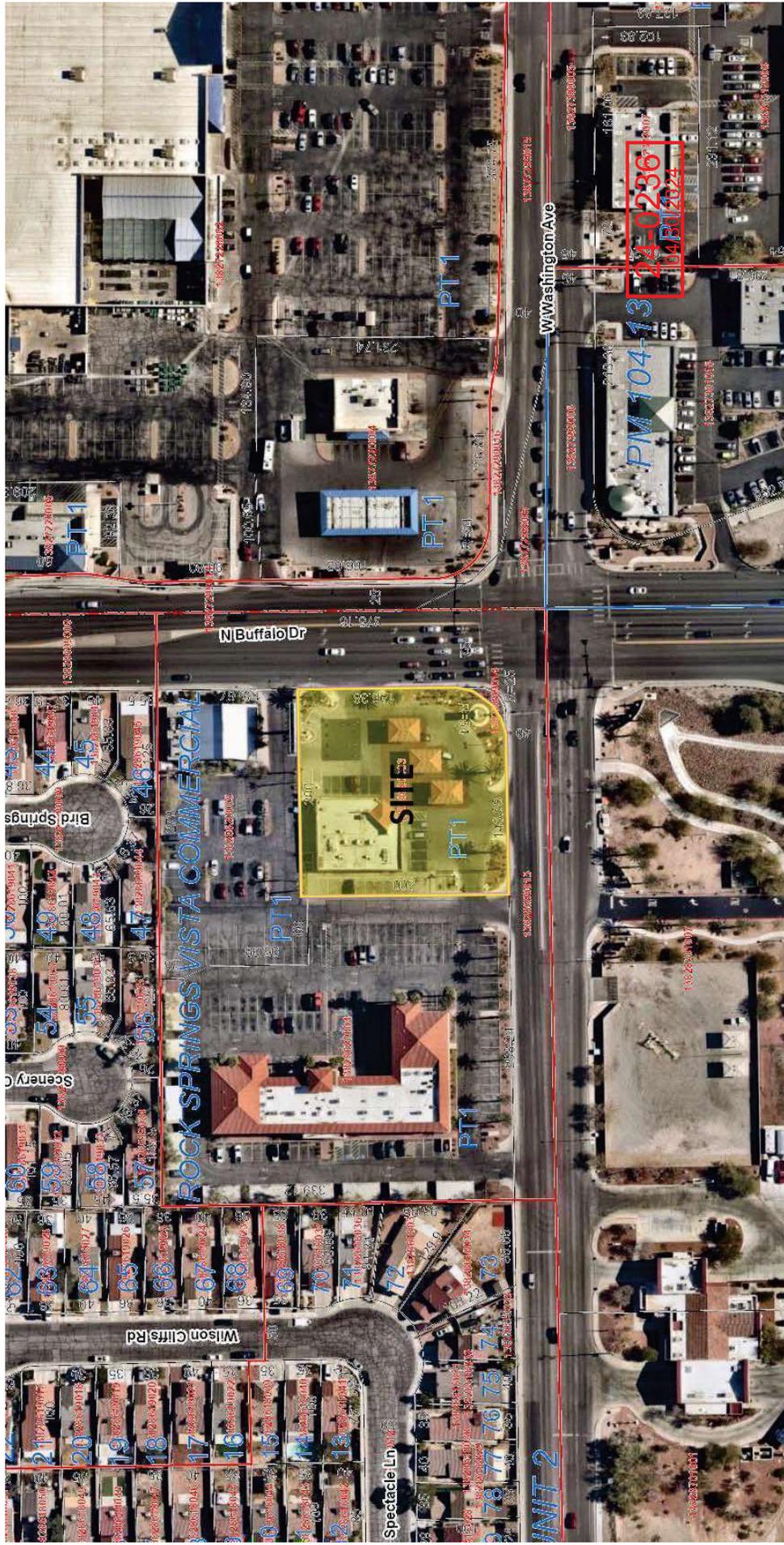
Subscribed and sworn before me

This 16th day of April, 2024

Linda Byorick

Notary Public in and for said County and State





PROJECT		901 N. Buffalo Billboard retro fit	
901 N. Buffalo Las Vegas, NV		ART#	23696
DATE	4/7/24	DRAWN	M.ELLIS
SALES	J.BUNATA	FILE NAME	901N.BUFFALO_24751
FOLDER	MARKPANS		
 Vision Sign Inc. <small>6530 Arroyo Street, Suite 600 Las Vegas, NV 89121 Phone: 702-885-2124 Web: www.visioninc.com</small>			
<small>NV CONTRACTOR LICENSE #07676 CA/CO CONTRACTOR LICENSE #10724 AZ CONTRACTOR LICENSE #14829</small> <small>These files are prepared and submitted by the contractor as an exemption to the S&S203 requirements and are not subject to the S&S203 category submittal under the S&S203.</small>			
<small>*License Limited Unlimited *License Classification: CA Erecting Signs Jeff Gammie, Contractor</small>			
<small>THIS NETWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN INC. ANY UNAUTHORIZED USE OR SALE IN WHOLE OR PART IS PROHIBITED.</small>			
<small>The signage indicated on this design is intended to meet UL requirements and will be located in UL jackets.</small>			
REMARKS			
CLARK COUNTY, NV		APPROVED FABRICATOR	
#FAB-00243			
PAGE	003		

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.



WE'RE BACK

Katherine's
Steaks • Seafood • Italian

Casa Blanca
Mesquite, NV

FRESH FLORIDA STONE CRAB

24-0236
03/07/2024



24-0236
04/30/2024

DO YOU MISS BUFFETS?
Open Daily Breakfast, Lunch & Dinner
STARTING AT \$9.99
VIRGINIA RIVER
Monticello, Virginia

ROAD RUNNER

24-0236
04/30/2024



24-0236
6/18/2024



24-0236
04/30/2024

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

APN: 138-28-620-003

When recorded, return to:

Black & LoBello

10777 W. Twain Ave., Suite 300

Las Vegas, NV 89135

(2)

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made on this 1st 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.

Jack Cason
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.

P. Gregory Shupe
NOTARY PUBLIC

