



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| |
|------------------|
| Case # |
| Meeting Date |
| Total Fee |
| Received By/Date |

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Land Use/ Vacation

Project Address (Location) Right-Of-Way Adjacent to 1001 S. 1st Street

Project Name Mission Linen Parking Garage **Proposed Use** Vacation/ Parking Garage

Assessor's Parcel #(s) 139-34-499-030, 139-34-499-013 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing X Proposed _____

Additional Information Requesting vacation of a portion(s) of Right-Of-Way adjacent to and in conflict with the future Mission Linen Garage.

Property Owner Chicks Dig Scars, LLC **Contact** J Dapper
Address 5030 Paradise Rd., C-214 **City** Las Vegas **State** NV **Zip** 89119
E-mail j@dapper.com **Phone** 702-733-3622

Applicant Dapper Development **Contact** Starr Mermejo
Address 5030 Paradise Rd., C-214 **City** Las Vegas **State** NV **Zip** 89119
E-mail sm@dapperdevelopment.com **Phone** 702-733-3622 X1028

Representative Dapper Development **Contact** Starr Mermejo
Address 5030 Paradise Rd., C-214 **City** Las Vegas **State** NV **Zip** 89119
E-mail sm@dapperdevelopment.com **Phone** 702-733-3622 X1028

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 inaccuracies, false information or 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 _____

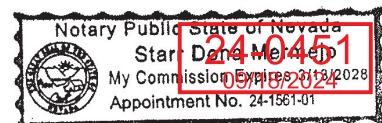
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

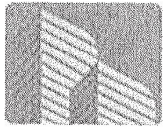
Print Name J Dapper

Subscribed and sworn before me

This 12th day of September, 2024

Starr Dora Mermejo
 Notary Public in and for said County and State County of Clark, State of Nevada





DAPPER
C O M P A N I E S

August 6, 2024

City of Las Vegas
Public Works
495 S. Main St.
Las Vegas, NV 89101

RE: APN 139-34-499-030 Vacation

To whom this may concern:

On behalf of Chicks Dig Scars, LLC we understand the alley adjacent to our property parcel 139-34-499-030 is being vacated. We have been notified and take no exception to this vacation. It is also understood this vacation of property will be distributed between Chicks Dig Scars, LLC, NV Energy, Mission Linen Building, LLC, and Las Vegas Arts District.

Sincerely,

J. Dapper
Manager, Chicks Dig Scars. LLC
5030 Paradise Rd., C-214
Las Vegas, NV 89119

24-0451
09/18/2024

| | |
|-------------------------------------|---|
| Entity Information | |
| Entity Information | |
| Entity Name: | CHICKS DIG SCARS, LLC |
| Entity Type: | Domestic Limited-Liability Company (86) |
| Formation Date: | 03/26/2021 |
| Termination Date: | |
| Compliance Hold: | |
| Entity Number: | E13360132021-1 |
| Entity Status: | Active |
| NV Business ID: | NV20212053512 |
| Annual Report Due Date: | 3/31/2025 |
| Series LLC: | <input type="checkbox"/> |
| Restricted LLC: | <input type="checkbox"/> |
| Registered AGENT INFORMATION | |
| Name of Individual or Legal Entity: | J CHRISTOPHER DAPPER |
| Status: | Active |
| <div>24-045109/18/2024</div> | |

**CRA Agent
Entity Type:**

Registered Agent Type: Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address: 985 WHITE DR STE 100,
LAS VEGAS, NV, 89119,
USA

Mailing Address:

OFFICER INFORMATION

☐ **View Historical Data**

| Title | Name | Address | Last Updated | Status |
|----------------------------------|----------------------|--|--------------|---------------------|
| Manager | J Christopher Dapper | 985 White Dr., Suite #100, Las Vegas, NV, 89119, USA | 03/26/2021 | Active |
| Page 1 of 1, records 1 to 1 of 1 | | | | |
| | | Filing History | Name History | Mergers/Conversions |

[Return to Search](#)

[Return to Results](#)

24-0451
09/18/2024



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| |
|------------------|
| Case # |
| Meeting Date |
| Total Fee |
| Received By/Date |

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Land Use/ Vacation

Project Address (Location) Adjacent to 1025 S. 1st Street

Project Name Mission Linen Parking Garage **Proposed Use** Vacation/ Parking Garage

Assessor's Parcel # (s) 139-34-499-030 & 139-33-899-003 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing X Proposed _____

Additional Information Requesting vacation of a portion(s) of Right-Of-Way adjacent to and in conflict with the future

Mission Linen Garage.

Property Owner Las Vegas Arts District Development, LLC **Contact** Jonathan Kermani

Address 1620 Los Angeles St., Unit C **City** Los Angeles **State** CA **Zip** 90015

E-mail jkermani@wininv.com **Phone** 310-876-8461

Applicant Las Vegas Arts District Development. LLC **Contact** Jonathan Kermani

Address 1620 Los Angeles St., Unit C **City** Los Angeles **State** NV **Zip** 90015

E-mail jkermani@wininv.com **Phone** 310-876-8461

Representative Dapper Development **Contact** Starr Mermejo

Address 5030 Paradise Rd., C-214 **City** Las Vegas **State** NV **Zip** 89119

E-mail sm@dapperdevelopment.com **Phone** 702-733-3622 X1028

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 inaccuracies, false information or 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 _____

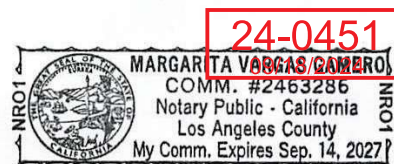
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jonathan Kermani

Subscribed and sworn before me

This 27 day of AUGUST, 2024

Margarita V. Gamero LOS ANGELES/CALIFORNIA
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| |
|------------------|
| Case # |
| Meeting Date |
| Total Fee |
| Received By/Date |

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Land Use/ Vacation

Project Address (Location) Adjacent to 1016 S Casino Center Blvd. & 1022 S. Casino Blvd.

Project Name Mission Linen Parking Garage **Proposed Use** Vacation/ Parking Garage

Assessor's Parcel #(s) 139-34-499-030 & 139-33-899-003 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing X Proposed _____

Additional Information Requesting vacation of a portion(s) of Right-Of-Way adjacent to and in conflict with the future Mission Linen Garage.

Property Owner Mission Linen Bldg. LLC **Contact** Jonathan Kermani
Address 1620 Los Angeles St., Unit C **City** Los Angeles **State** CA **Zip** 90015
E-mail jkermani@wininv.com **Phone** 310-876-8461

Applicant Mission Linen Bldg. LLC **Contact** Jonathan Kermani
Address 1620 Los Angeles St., Unit C **City** Los Angeles **State** NV **Zip** 90015
E-mail jkermani@wininv.com **Phone** 310-876-8461

Representative Dapper Development **Contact** Starr Mermejo
Address 5030 Paradise Rd., C-214 **City** Las Vegas **State** NV **Zip** 89119
E-mail sm@dapperdevelopment.com **Phone** 702-733-3622 X1028

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 inaccuracies, false information or 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 _____

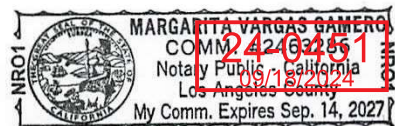
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Jonathan Kermani

Subscribed and sworn before me

This 18th day of AUGUST, 2024

Margarita J. Romero LOS ANGELES/CALIFORNIA
 Notary Public in and for said County and State



**LAS VEGAS ARTS DISTRICT DEVELOPMENT LLC
MISSION LINEN BUILDING LLC**

1620 Los Angeles St. Unit C | Los Angeles, CA 90015
Tel: 310-876-8461

August 6, 2024

City of Las Vegas
Public Works
495 S. Main St.
Las Vegas, NV 89101

RE: APN 139-34-499-030 & 139-33-899-003 Vacations

To whom this may concern:

On behalf of Mission Linen Building, LLC and Las Vegas Arts District Development, LLC, we understand the alley adjacent to our properties, parcels 139-34-499-030 & 139-33-899-003 are being vacated. We have been notified and take no exception to either the vacation(s) or the standard 10' of property we would acquire with the vacation(s). It is understood Mission Linen Building, LLC and Las Vegas Arts District development, LLC will share the land from Parcel 139-33-899-003 and Parcel 139-34-499-030 will be distributed between Mission Linen Building, LLC, Las Vegas Arts District Development, LLC, NV Energy and Chicks Dig Scars, LLC.

Sincerely,



Mr. Jonathan Kermahit
Managing Member
Mission Linen Bldg., LLC & Las Vegas Arts District Development, LLC

24-0451
09/18/2024

| | |
|--|---|
| Entity Information | |
| Entity Information | |
| Entity Name: LAS VEGAS ARTS DISTRICT DEVELOPMENT LLC | Entity Number: E0089222015-2 |
| Entity Type: Domestic Limited-Liability Company (86) | Entity Status: Active |
| Formation Date: 02/18/2015 | NV Business ID: NV20151113046 |
| Termination Date: | Annual Report Due Date: 2/28/2025 |
| Compliance Hold: | Series LLC: <input type="checkbox"/> Restricted LLC: <input type="checkbox"/> |
| Registered AGENT INFORMATION | |
| 24-0451 09/18/2024 | |

Name of Individual or Legal Entity: EDGAR RICHARD SHUMAN, III

Status: Active

CRA Agent Entity Type: Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address: 410 NEVADA WY STE 140,
LAS VEGAS, NV, 89005,
USA

Mailing Address:

OFFICER INFORMATION

☐ View Historical Data

| Title | Name | Address | Last Updated | Status |
|---------|------------------|---|--------------|--------|
| Manager | ESHAGH KERMANI | 1620 S. LOS ANGELES ST. UNIT C, LOS ANGELES, CA, 90015, USA | 02/11/2019 | Active |
| Manager | JONATHAN KERMANI | 1620 S. LOS ANGELES ST. UNIT C, LOS ANGELES, CA, 90015, USA | 02/11/2019 | Active |

Page 1 of 1, records 1 to 2 of 2

Filing History Name History Mergers and Acquisitions

240451
09/18/2024

| | |
|------------------------------|---|
| Entity Information | |
| Entity Information | |
| Entity Name: | MISSION LINEN BUILDING LLC |
| Entity Type: | Domestic Limited-Liability Company (86) |
| Entity Number: | E0446662016-8 |
| Entity Status: | Active |
| Formation Date: | 10/11/2016 |
| NV Business ID: | NV20161602757 |
| Termination Date: | Annual Report Due Date: 10/31/2024 |
| Compliance Hold: | Series LLC: <input type="checkbox"/> Restricted LLC: <input type="checkbox"/> |
| Registered AGENT INFORMATION | |
| 24-0451 09/18/2024 | |

Name of Individual or Legal Entity: EDGAR RICHARD SHUMAN, III

Status: Active

CRA Agent Entity Type: Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address: 410 NEVADA WY STE 140,
LAS VEGAS, NV, 89005,
USA

Mailing Address:

OFFICER INFORMATION

☐ View Historical Data

| Title | Name | Address | Last Updated | Status |
|---------|------------------|---|--------------|--------|
| Manager | JONATHAN KERMANI | 1620 S LOS ANGELES ST, UNIT C, LOS ANGELES, CA, 90015 - 9547, USA | 10/19/2018 | Active |

Page 1 of 1, records 1 to 1 of 1

Filing History Name History Mergers & Acquisitions

24-0451



September 12, 2024

The City of Las Vegas
Department of Public Works/Right-of Way
495 S. Main St., 1st floor
Las Vegas, Nevada 89101

Reference: CLV VAC-0451-24
NV Energy# RV 0145-2024
APN: Portion of 139-34-499-030

Nevada Power Company d/b/a NV Energy has facilities in this area. To protect our equipment, please include the following language in the Order of Vacation:

RESERVING an easement to Nevada Power Company d/b/a NV Energy over, under, through and across the entire area of the right of ways being vacated, within the limits of this Vacation as described in CLV VAC- 0451-24.

It is the intent and understanding of Nevada Power Company d/b/a NV Energy that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Nevada Power Company d/b/a NV Energy hereby requests notification of the recording of this Vacation, either with a copy of the recorded document or the recording number sent to my attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Harvey", written over a horizontal line.

Lisa Harvey
Supervisor, Land Resources

24-0451
09/18/2024

APN: 139-34-401-011
OWNER: CHICKS DIG SCARS, LLC

EXHIBIT 'A'

LEGAL DESCRIPTION

A VACATION OF THAT RIGHT-OF-WAY AS DEDICATED TO THE PUBLIC IN BOOK 528 AS INSTRUMENT NUMBER 042875, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 32 OF BLOCK 9 OF SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE THEREOF, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF CASINO CENTER BOULEVARD (FORMALLY SECOND STREET) AS SHOWN ON SAID PLAT, SOUTH 27°45'00" WEST, 180.00 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF THAT AREA DEDICATED TO THE PUBLIC IN BOOK 528 AS INSTRUMENT NUMBER 042875, CLARK COUNTY, NEVADA OFFICIAL RECORDS, NORTH 62°15'00" WEST, 130.00 FEET; TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 10.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 15.71 FEET TO A POINT OF CUSP; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF THAT ALLEY IN BLOCK 9 AS DEDICATED TO THE PUBLIC IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SOUTH 27°45'00" WEST, 30.00 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF THAT AREA DEDICATED TO THE PUBLIC IN BOOK 528 AS INSTRUMENT NUMBER 042875, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SOUTH 62°15'00" EAST, 140.00 FEET; THENCE ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY OF CASINO CENTER BOULEVARD, NORTH 27°45'00" EAST, 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING **2,821** SQUARE FEET, MORE OR LESS.

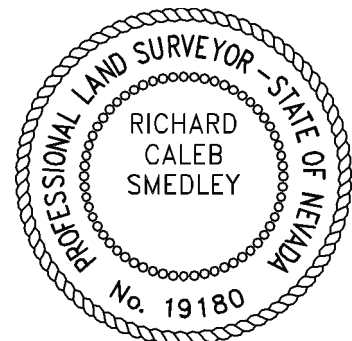
BASIS OF BEARING

NORTH 62°15'00" WEST

BEING THE BEARING OF THE CENTERLINE OF COOLIDGE AVENUE (FORMALLY KNOWN AS COOLIDGE STREET) AS SHOWN IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RICHARD CALEB SMEDLEY, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19180



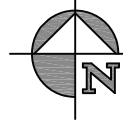
Sheet 1 of 3
CW2407-6 ROW VAC2.docx

Geo Professionals Limited
1895 Michael Way, Las Vegas, NV 89108
(702) 427-5293
rcsmedley@live.com

24-0451
09/18/2024

APN: 139-34-401-011
OWNER: CHICKS DIG SCARS, LLC

EXHIBIT 'B'
NOT TO SCALE



APN 139-34-401-011
CHICKS DIG SCARS, LLC
O.R. 20220831:00001887
PORTION OF BLOCK 9
PER BOOK 1 OF PLATS, PAGE 51

COOLIDGE
AVENUE

DEDICATED AS A
PUBLIC STREET PER
BOOK 1 OF PLATS, PAGE 51

S62°15'00"E
(BASIS OF BEARINGS)

POINT OF
COMMENCEMENT

DEDICATED AS A
PUBLIC STREET PER
O.R. 528:0424875
AREA OF VACATION:
2,821 SQUARE FEET±

ALLEY

20'

20'

POINT OF
BEGINNING

DEDICATED AS A
PUBLIC STREET PER
BOOK 1 OF PLATS, PAGE 51

DEDICATED AS A
PUBLIC STREET PER
BOOK 1 OF PLATS, PAGE 51

CASINO CENTER BOULEVARD

GEO PROFESSIONALS LIMITED
1895 MICHAEL WAY, LAS VEGAS, NV 89108
PHONE: (702) 427-5293
WWW.RCSMELDEY@LIVE.COM

SHEET

24-0451

09/18/2023

CW2407-6 ROW VAC2.dwg


APN: 139-34-401-011
OWNER: CHICKS DIG SCARS, LLC

EXHIBIT 'B'

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S27°45'00"W | 180.00' |
| L2 | N62°15'00"W | 130.00' |
| L3 | S27°45'00"W | 30.00' |
| L4 | S62°15'00"E | 140.00' |
| L5 | N27°45'00"E | 20.00' |

| CURVE TABLE | | | | |
|-------------|--------|-----------|--------|---------|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C1 | 10.00' | 90°00'00" | 15.71' | 10.00' |

LEGEND

—— · ——— ADJACENT PROPERTY LINE
—— ——— CENTERLINE
—— ——— RIGHT-OF-WAY
 AREA OF VACATION
APN ASSESSOR PARCEL NUMBER
O.R. OFFICIAL RECORDS

CW2407-6 ROW VAC2.dwg

GEO PROFESSIONALS LIMITED
1895 MICHAEL WAY, LAS VEGAS, NV 89108
PHONE: (702) 427-5293
WWW.RCSMELDEY@LIVE.COM

SHEET

24-0451

09/18/2023

APN: 139-34-401-011
OWNER: CHICKS DIG SCARS, LLC

EXHIBIT 'A'

LEGAL DESCRIPTION

A VACATION OF A PORTION OF THAT PUBLIC ALLEY WAY IN BLOCK 9 OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS AS DEDICATED IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS, FURTHER DESCRIBED IN BOOK 51 AS INSTRUMENT NUMBER 24840 AND IN BOOK 0000 AS INSTRUMENT NUMBER 0024840, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 16 OF BLOCK 9 AS SHOWN IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY THAT PUBLIC ALLEY OF SAID BLOCK 9, NORTH 27°45'00" EAST, 250.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF THAT AREA REVERTED TO ACREAGE IN BOOK 120 OF PLATS, PAGE 9, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SOUTH 62°15'00" EAST, 20.00 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED PUBLIC ALLEY OF SAID BLOCK 9, SOUTH 27°45'00" WEST, 250.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 17 OF SAID BLOCK 9; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY BOULDER AVENUE (FORMALLY KNOWN AS BOULDER STREET) AS DEDICATED TO THE PUBLIC BY SAID BOOK 1 OF PLATS, PAGE 51, NORTH 62°15'00" WEST, 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING **5,000** SQUARE FEET, MORE OR LESS.

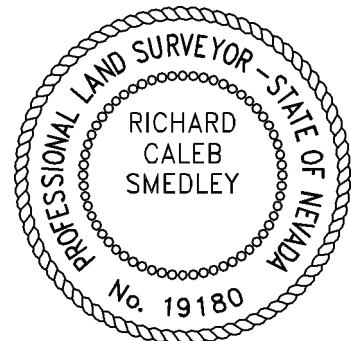
BASIS OF BEARING

NORTH 62°15'00" WEST

BEING THE BEARING OF THE CENTERLINE OF COOLIDGE AVENUE (FORMALLY KNOWN AS COOLIDGE STREET) AS SHOWN IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RICHARD CALEB SMEDLEY, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19180

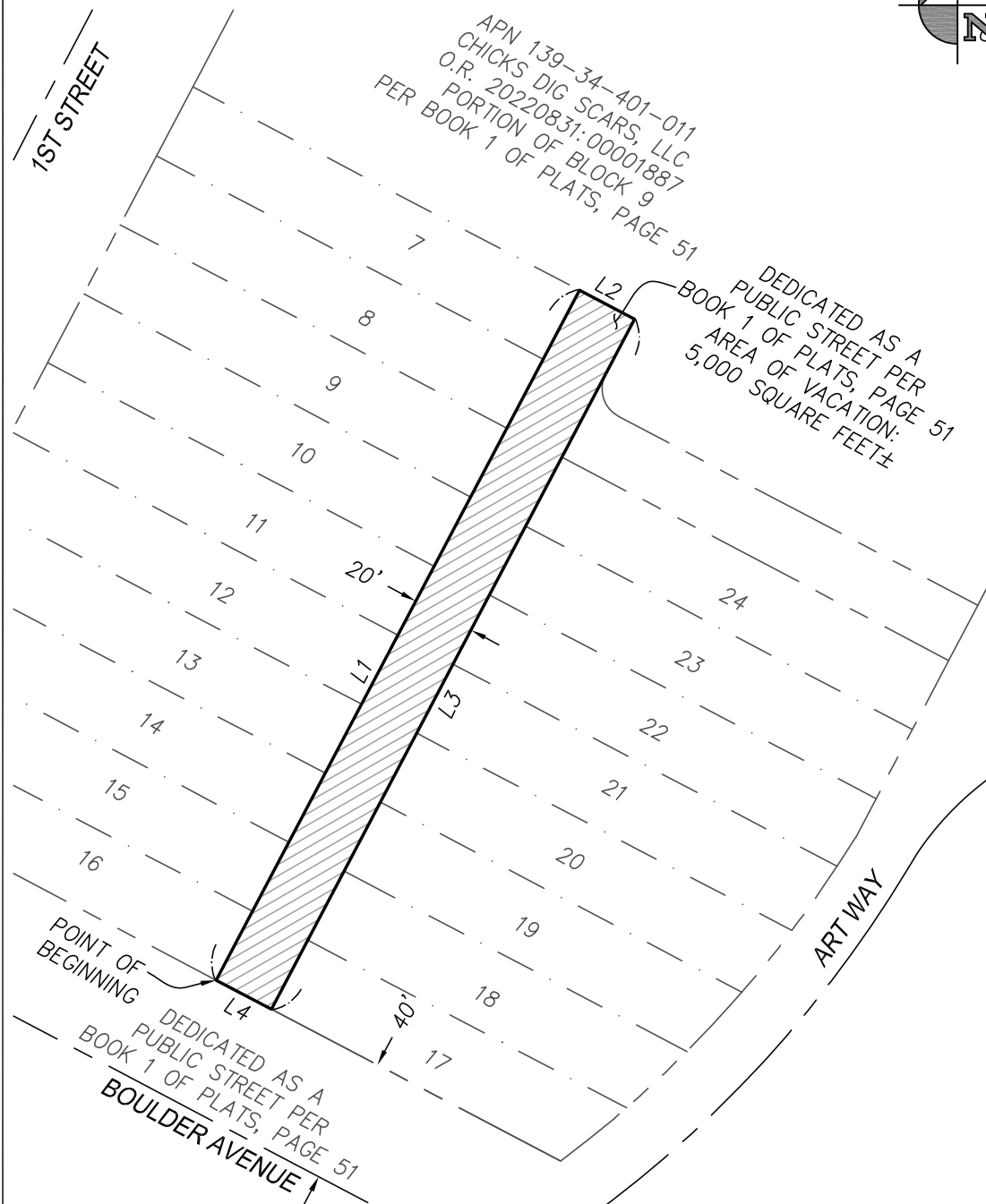


Sheet 1 of 3
CW2407-6 ROW VAC3.docx

Geo Professionals Limited
1895 Michael Way, Las Vegas, NV 89108
(702) 427-5293
rcsmedley@live.com

24-0451
09/18/2024

DEDICATED AS A
PUBLIC STREET PER
BOOK 1 OF PLATS, PAGE 51
AREA OF VACATION:
5,000 SQUARE FEET±



SHEET

24-0451

09/18/2024


CW2407-6 ROW VAC3.dwg

APN: 139-34-401-011
OWNER: CHICKS DIG SCARS, LLC

EXHIBIT 'B'

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N27°45'00"E | 250.00' |
| L2 | S62°15'00"E | 20.00' |
| L3 | S27°45'00"W | 250.00' |
| L4 | N62°15'00"W | 20.00' |

LEGEND

—— . . . —— ADJACENT PROPERTY LINE
—— ——— CENTERLINE
—— — — — RIGHT-OF-WAY
 AREA OF VACATION
APN ASSESSOR PARCEL NUMBER
O.R. OFFICIAL RECORDS

CW2407-6 ROW VAC3.dwg

GEO PROFESSIONALS LIMITED
1895 MICHAEL WAY, LAS VEGAS, NV 89108
PHONE: (702) 427-5293
WWW.RCSMELDEY@LIVE.COM

SHEET

24-0451

09/18/2023

APN: 139-34-401-011
OWNER: CHICKS DIG SCARS, LLC

EXHIBIT 'A'

LEGAL DESCRIPTION

A VACATION OF A PORTION THAT RIGHT-OF-WAY AS DEDICATED TO THE PUBLIC IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 32 OF BLOCK 9 OF SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE THEREOF, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF CASINO CENTER BOULEVARD (FORMALLY SECOND STREET) AS SHOWN ON SAID PLAT, SOUTH 27°45'00" WEST, 263.46 FEET; TO THE POINT OF CUSP OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 119.50 FEET, FROM WHICH BEGINNING THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°01'54" EAST; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF CASINO CENTER BOULEVARD, NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°29'01" AND AN ARC LENGTH OF 63.58 FEET; TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 93.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°32'53" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 54°38'23" AND AN ARC LENGTH OF 88.69 FEET; TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 445.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT OF SAID CURVE BEARS SOUTH 83°11'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 15°46'51" AND AN ARC LENGTH OF 122.57 FEET; THENCE NORTH 62°15'00" WEST, 1.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING **4,616** SQUARE FEET, MORE OR LESS.

BASIS OF BEARING

NORTH 62°15'00" WEST

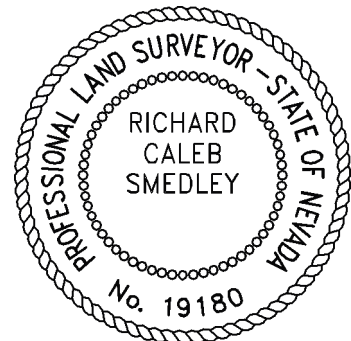
BEING THE BEARING OF THE CENTERLINE OF COOLIDGE AVENUE (FORMALLY KNOWN AS COOLIDGE STREET) AS SHOWN IN BOOK 1 OF PLATS, PAGE 51, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RICHARD CALEB SMEDLEY, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19180

Sheet 1 of 3
CW2407-6 ROW VAC.docx

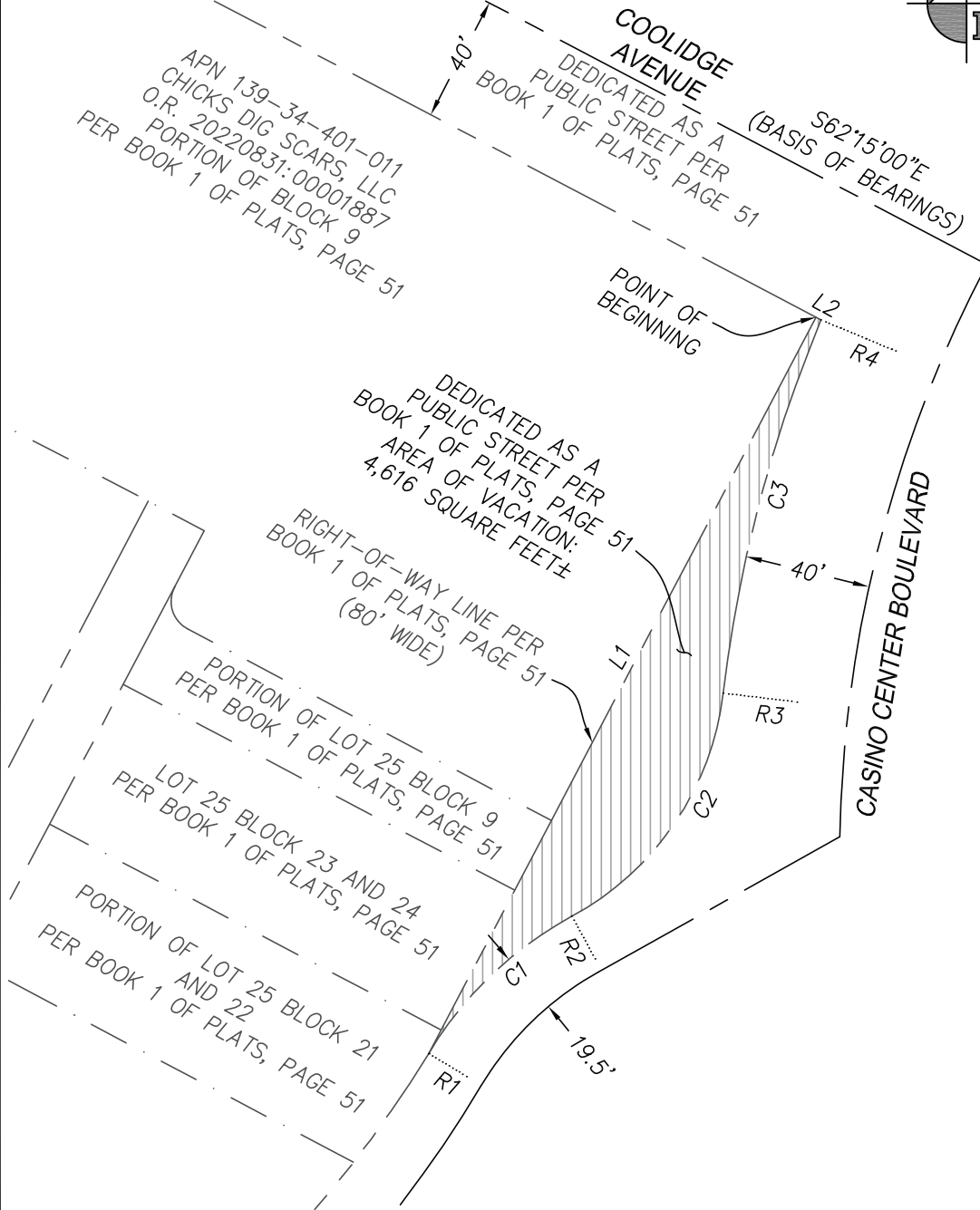
Geo Professionals Limited
1895 Michael Way, Las Vegas, NV 89108
(702) 427-5293
rcsmedley@live.com



24-0451
09/18/2024

APN: 139-34-401-011
OWNER: CHICKS DIG SCARS, LLC

EXHIBIT 'B'
NOT TO SCALE



GEO PROFESSIONALS LIMITED
1895 MICHAEL WAY, LAS VEGAS, NV 89108
PHONE: (702) 427-5293
WWW.RCSMELDEY@LIVE.COM

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24-0451
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OWNER: CHICKS DIG SCARS, LLC


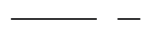

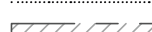
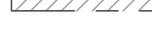
EXHIBIT 'B'

| RADIAL TABLE | |
|--------------|-------------|
| LINE | BEARING |
| R1 | S59°01'54"E |
| R2 | N28°32'53"W |
| R3 | S83°11'17"E |
| R4 | N67°24'26"W |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S27°45'00"W | 263.46' |
| L2 | N62°15'00"W | 1.80' |

| CURVE TABLE | | | | |
|-------------|---------|-----------|---------|---------|
| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
| C1 | 119.50' | 30°29'01" | 63.58' | 32.56' |
| C2 | 93.00' | 54°38'23" | 88.69' | 48.04' |
| C3 | 445.00' | 15°46'51" | 122.57' | 61.67' |

LEGEND

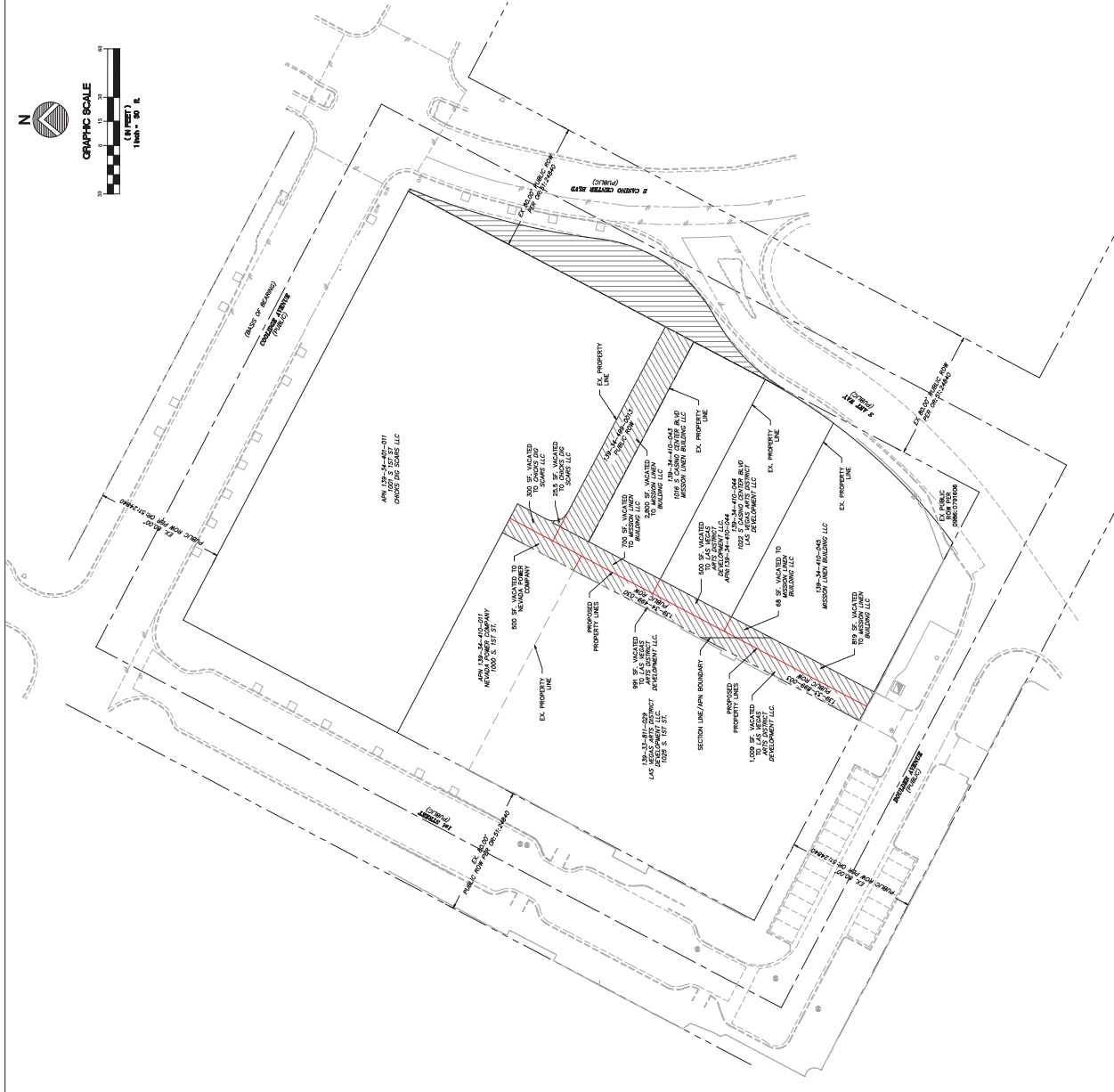
 ADJACENT PROPERTY LINE
 CENTERLINE
 RIGHT-OF-WAY
 RADIAL LINES
 AREA OF VACATION
 APN ASSESSOR PARCEL NUMBER
 (R) DENOTES A RADIAL LINE
 O.R. OFFICIAL RECORDS

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 1895 MICHAEL WAY, LAS VEGAS, NV 89108
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 WWW.RCSMELDEY@LIVE.COM

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| ABBREVIATIONS | | LEGEND | |
|---------------|----------------------------|--------|----------------------------|
| USE CATEGORY | DESCRIPTION | SYMBOL | DESCRIPTION |
| 1 | RESIDENTIAL SINGLE-FAMILY | 1 | RESIDENTIAL SINGLE-FAMILY |
| 2 | RESIDENTIAL MEDIUM-DENSITY | 2 | RESIDENTIAL MEDIUM-DENSITY |
| 3 | RESIDENTIAL HIGH-DENSITY | 3 | RESIDENTIAL HIGH-DENSITY |
| 4 | COMMERCIAL GENERAL | 4 | COMMERCIAL GENERAL |
| 5 | COMMERCIAL OFFICE | 5 | COMMERCIAL OFFICE |
| 6 | COMMERCIAL RETAIL | 6 | COMMERCIAL RETAIL |
| 7 | COMMERCIAL INDUSTRIAL | 7 | COMMERCIAL INDUSTRIAL |
| 8 | COMMERCIAL MIXED-USE | 8 | COMMERCIAL MIXED-USE |
| 9 | COMMERCIAL HOTEL | 9 | COMMERCIAL HOTEL |
| 10 | COMMERCIAL RECREATION | 10 | COMMERCIAL RECREATION |
| 11 | COMMERCIAL CULTURAL | 11 | COMMERCIAL CULTURAL |
| 12 | COMMERCIAL EDUCATIONAL | 12 | COMMERCIAL EDUCATIONAL |
| 13 | COMMERCIAL HEALTHCARE | 13 | COMMERCIAL HEALTHCARE |
| 14 | COMMERCIAL GOVERNMENT | 14 | COMMERCIAL GOVERNMENT |
| 15 | COMMERCIAL TRANSPORTATION | 15 | COMMERCIAL TRANSPORTATION |
| 16 | COMMERCIAL UTILITIES | 16 | COMMERCIAL UTILITIES |
| 17 | COMMERCIAL AERIAL | 17 | COMMERCIAL AERIAL |
| 18 | COMMERCIAL MARINE | 18 | COMMERCIAL MARINE |
| 19 | COMMERCIAL AGRICULTURE | 19 | COMMERCIAL AGRICULTURE |
| 20 | COMMERCIAL FORESTRY | 20 | COMMERCIAL FORESTRY |
| 21 | COMMERCIAL MINING | 21 | COMMERCIAL MINING |
| 22 | COMMERCIAL ENERGY | 22 | COMMERCIAL ENERGY |
| 23 | COMMERCIAL WASTE | 23 | COMMERCIAL WASTE |
| 24 | COMMERCIAL OTHER | 24 | COMMERCIAL OTHER |
| 25 | COMMERCIAL UNCLASSIFIED | 25 | COMMERCIAL UNCLASSIFIED |
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Civil Works Inc.
INCORPORATED IN NEW YORK
400-646-9441
702-272-2829

4055 WY 50000 LANE, LAS VEGAS, NV 89118
CONTACT: (702) 534-5555 FAX: (702) 534-1818

INCORPORATION WITH "LIMITED LIABILITY" PROTECTION PROVIDED BY NEW YORK STATE LAW

EVEL KRIEVEL GARAGE
VACATED ROW / PROPERTY EXHIBIT

1001 S 1ST ST
LAS VEGAS, NV 89101
139-934-410-010, 045, 046, 139-934-499-015, & 139-934-401-011

DEVELOPER/GENERAL DEVELOPMENT
LAS VEGAS, NV 89119
5020 S. PARKVIEW ROAD, SUITE C-214
CONTACT: J. DAPPER, MANAGING MEMBER
PHONE: 702 733-3622 EMAIL: ~

STATE OF NEW YORK
OFFICE OF THE
COMPTROLLER
JULIA M. LEE
COMPTROLLER

CO

SHEET #