



# 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) Site Development Plan Review, Vacation

**Project Address** (Location) 6909 W. Charleston Boulevard

**Project Name** Charleston & Rainbow **Proposed Use** Mini-Storage

**Assessor's Parcel #(s)** 163-03-501-006 **Ward #** 1

**General Plan:** Existing TOD-1 Proposed N/A **Zoning:** Existing C-1 Proposed N/A

**Additional Information** Previously Approved Mini-Storage and Recreational Vehicle and Boat Storage (SUP-20-0384, SUP-20-0384, SDR-20-0384)

**Property Owner** International, LLC **Contact** Levi Parker  
**Address** 4470 N. Grand Canyon Dr **City** Las Vegas **State** NV **Zip** 89129  
**E-mail** N/A **Phone** N/A

**Applicant** Wyatt Laughlin - Johnson Development Associates, Inc. **Contact** Wyatt Laughlin  
**Address** 101 N Pacific Coast Hwy, Suite 308 **City** El Segundo **State** CA **Zip** 90245  
**E-mail** wlaughlin@johnsondevelopment.net **Phone** 831-236-8705

**Representative** Jay Brown/Lebene Ohene **Contact** Lebene Ohene  
**Address** 520. South Fourth Street **City** Las Vegas **State** NV **Zip** 89101  
**E-mail** lohene@brownlawlv.com **Phone** 702-598-1429

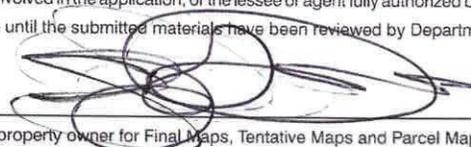
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited 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)** \_\_\_\_\_

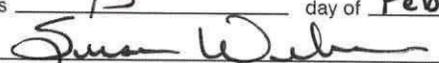
\* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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** LEVI PARKER  
State of Nevada County of Clark  
 Subscribed and sworn before me

This 13 day of February, 2023

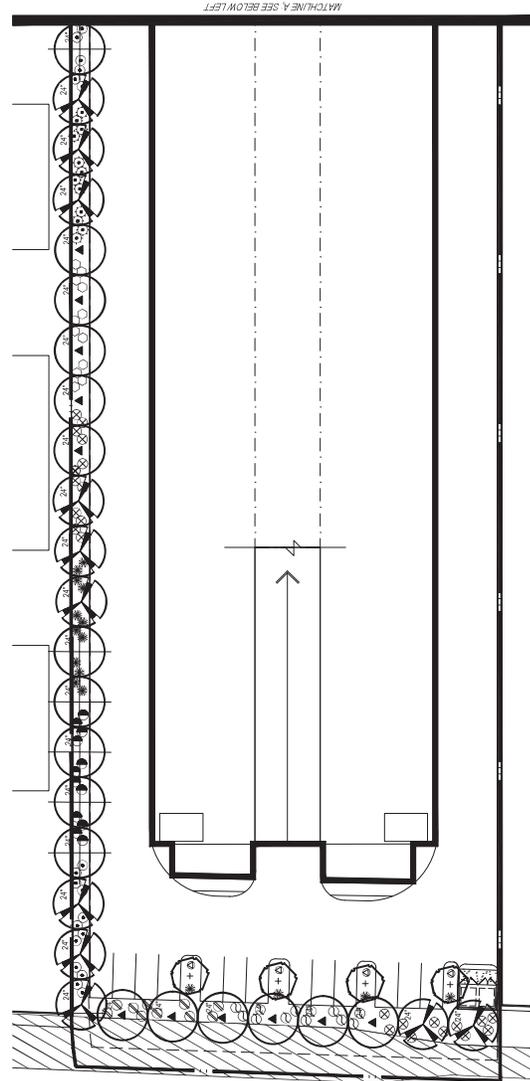
  
 Notary Public in and for said County and State





**PLANT MATERIAL SCHEDULE**

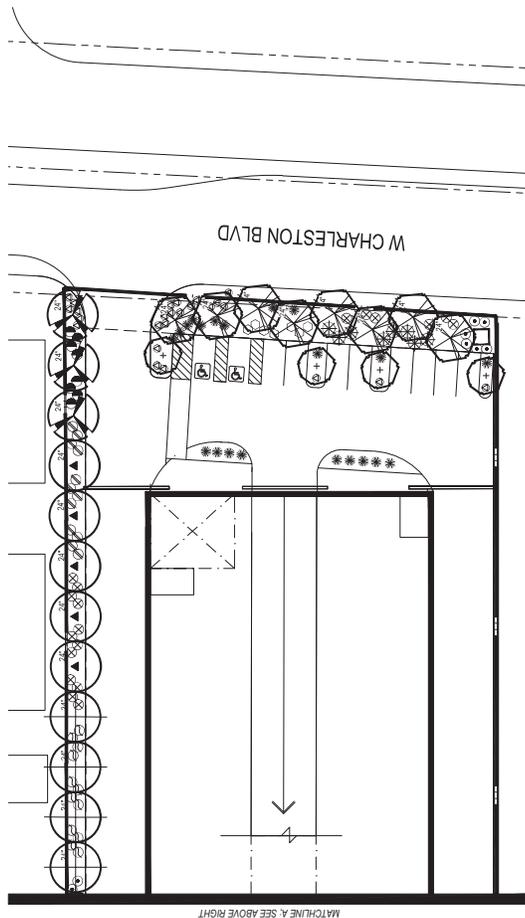
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	<i>Fraxinus velutina</i>	Arizona Ash	24" x 24"	10	STANDARD
	<i>Pinus x 3/4 Pinus</i>	Red Pinus	24" x 24"	14	STANDARD
	<i>Prosopis juliflora</i>	Arizona Mesquite	24" x 24"	6	STANDARD
	<i>Quercus agrifolia</i>	Holly Oak	24" x 24"	16	STANDARD
	<i>Vitex agnus-castus</i>	Chaste Tree	15 gallon	8	STANDARD
	<i>Abies microphylla</i>	Javanese Juniper	9 gallon	12	
	<i>Calliandra</i>	Calliandra	9 gallon	42	
	<i>Baya Ficus</i>	Baya Ficus	9 gallon	8	
	<i>Dasylirion</i>	Dasylirion	9 gallon	8	
	<i>Leucophaea</i>	Leucophaea	9 gallon	22	
	<i>Desert Spoon</i>	Desert Spoon	9 gallon	28	
	<i>Compact Teak</i>	Compact Teak	9 gallon	28	
	<i>Hesperaloe</i>	Hesperaloe	9 gallon	36	
	<i>Muhlenbergia</i>	Muhlenbergia	9 gallon	20	
	<i>Regal Mist</i>	Regal Mist	9 gallon	20	
	<i>Mycobolus</i>	Mycobolus	9 gallon	20	
	<i>Alexandria</i>	Alexandria	9 gallon	20	
	<i>Red Hot Rambler</i>	Red Hot Rambler	9 gallon	19	
	<i>Desert Pavetta</i>	Desert Pavetta	9 gallon	29	
	<i>Lantana</i>	Lantana	9 gallon	29	
	<i>Basil</i>	Basil	9 gallon	29	



PRELIMINARY LANDSCAPE PLAN  
**JDA Storage**  
 PREPARED FOR: WM ARCHITECTS  
 LAS VEGAS, NEVADA

DATE: REVISION:  
 PRELIMINARY  
 LANDSCAPE  
 SHEET 01 OF 01  
 L-1

**DIG ALERT:**  
 CALL 811 OR ACCESS  
 www.digalert.com AT LEAST  
 TWO BUSINESS DAYS  
 BEFORE ANY  
 EXCAVATION



10,300 SF

15' Right-of-Way

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All codes shown are for representative purposes only. Refer to material samples for actual color verification.

**Life Storage**

23-0032  
 04/06/2023

LANDSCAPE PLAN  
**JDA LAS VEGAS@ CHARLESTON BLVD**  
 LAS VEGAS, NV SEA22-0049-00

**WM ARCHITECTS**  
 LAS VEGAS, NEVADA, INC.

04.05.2023

PAGE 6

**DPA Studio**  
 Planning and Landscape Architecture  
 P.O. Box 3489 - Gilbert, AZ 85298  
 480.577.5818 | 602.858.6006  
 www.dpastudio.com



DATE:  
 04.05.2023



23-0032  
04/06/2023



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended solely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

**PERSPECTIVE VIEW**  
**JDA LAS VEGAS@ CHARLESTON BLVD**  
 LAS VEGAS, NV SEA22-0049-00

**WM ARCHITECTS**  
 NEVADA, INC.



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23-0032  
04/06/2023

**PERSPECTIVE VIEW**  
JDA LAS VEGAS@ CHARLESTON BLVD  
LAS VEGAS, NV SEA22-0049-00

**WM ARCHITECTS**  
NEVADA, INC.



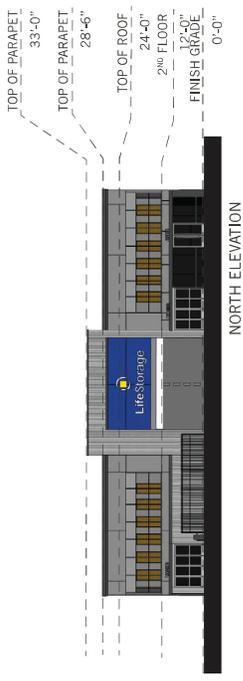
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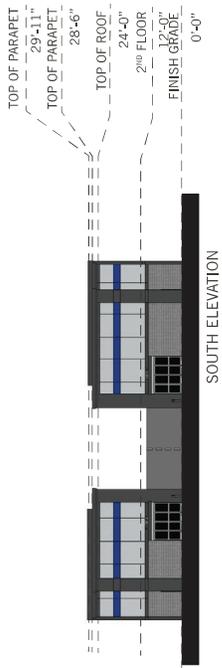
23-0032  
04/06/2023

**PERSPECTIVE VIEW**  
JDA LAS VEGAS@ CHARLESTON BLVD  
LAS VEGAS, NV SEA22-0049-00

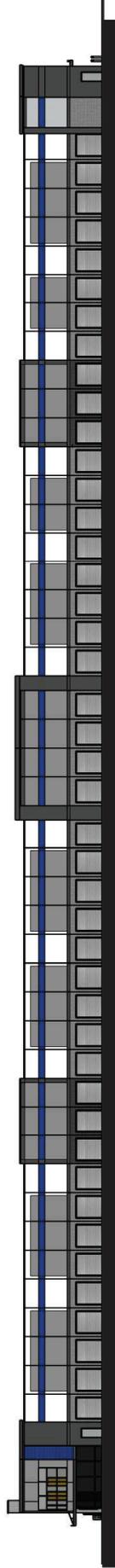
**WM ARCHITECTS**  
NEVADA, INC.



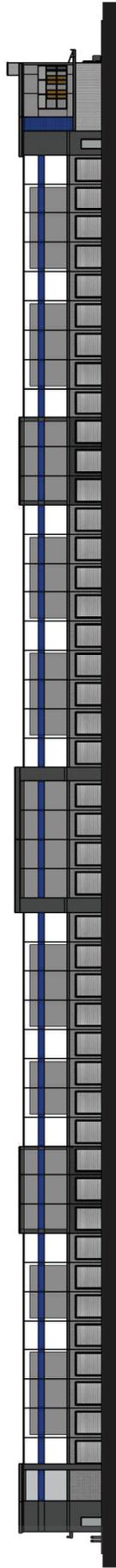
NORTH ELEVATION



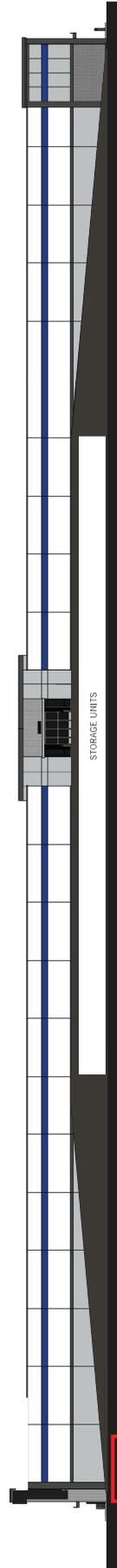
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH SOUTH SECTION / ELEVATION

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EXTERIOR ELEVATIONS

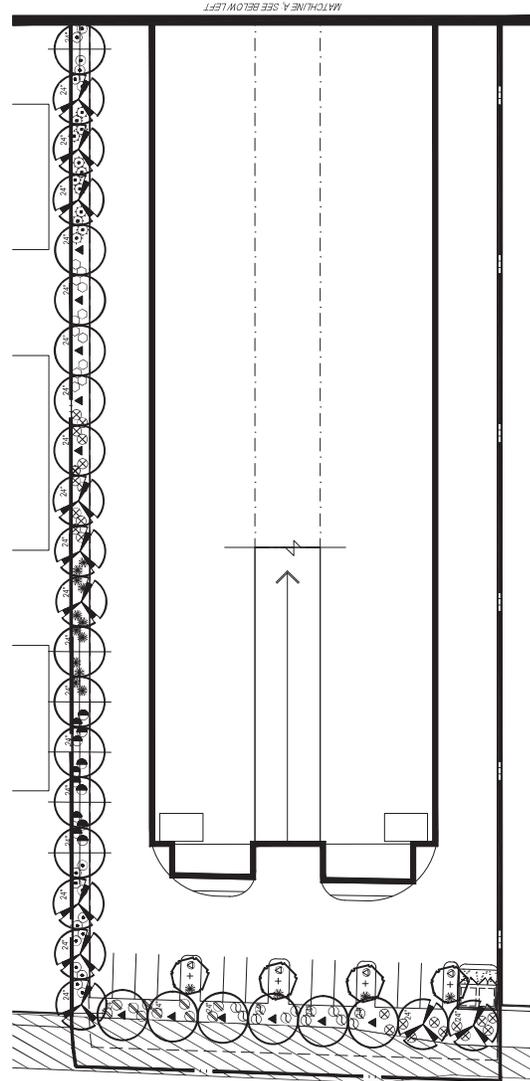
JDA LAS VEGAS@ CHARLESTON BLVD  
LAS VEGAS, NV SEA22-0049-00

23-0022  
04/06/2023



**PLANT MATERIAL SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
24"	<i>Ficus religiosa</i>	Acacia Ash	24" x 6"	10	STANDARD
24"	<i>Platanus x Spad Plant</i>	Red Palm Franchise	24" x 6"	14	STANDARD
24"	<i>Albizia julibrissin</i>	Acacia Mesquite	24" x 6"	6	STANDARD
24"	<i>Quercus alba</i>	Holly Oak	24" x 6"	16	STANDARD
15"	<i>Vitex agnus-castus</i>	China Tree	15 gallon	8	STANDARD
12"	<i>Abutilon</i>	Abutilon	9 gallon	12	
42"	<i>Calliandra</i>	Japanese Broom	9 gallon	42	
8"	<i>Daylily</i>	Daylily	9 gallon	8	
22"	<i>Leucophaea</i>	Leucophaea	9 gallon	22	
28"	<i>Hesperaloe parviflora</i>	Hesperaloe parviflora	9 gallon	28	
36"	<i>Muhlenbergia rigens</i>	Muhlenbergia rigens	9 gallon	36	
20"	<i>Myrica</i>	Myrica	9 gallon	20	
26"	<i>Alexandria</i>	Alexandria	9 gallon	26	
19"	<i>Rubus</i>	Rubus	9 gallon	19	
29"	<i>Lactuca</i>	Lactuca	9 gallon	29	



10,300 SF

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

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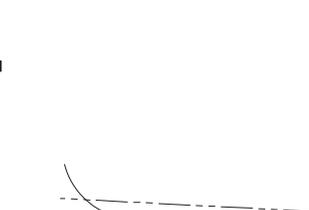
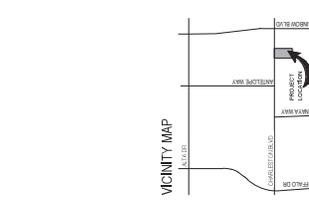
1/2" = 1'-0"

1/2" = 1'-0"

1/2" = 1'-0"

**JDA Storage**  
PRELIMINARY LANDSCAPE PLAN  
PREPARED FOR: WM ARCHITECTS  
LAS VEGAS, NEVADA

DATE: 04.05.2023  
SHEET 01 OF 01



**PRELIMINARY LANDSCAPE PLAN**  
DATE: 04.05.2023  
SHEET 01 OF 01

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PRELIMINARY LANDSCAPE PLAN  
PREPARED FOR: WM ARCHITECTS  
LAS VEGAS, NEVADA

DATE: 04.05.2023  
SHEET 01 OF 01

**WM ARCHITECTS**  
LAS VEGAS, NV

**JDA LAS VEGAS@ CHARLESTON BLVD**  
LAS VEGAS, NV SEA22-0049-00

LANDSCAPE PLAN

**23-0032**  
04/06/2023



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**JDA LAS VEGAS@ CHARLESTON BLVD**  
LAS VEGAS, NV SEA22-0049-00

**WM ARCHITECTS**  
LAS VEGAS, NV



23-0032  
04/06/2023



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**PERSPECTIVE VIEW**  
**JDA LAS VEGAS@ CHARLESTON BLVD**  
 LAS VEGAS, NV SEA22-0049-00

**WM ARCHITECTS**  
 NEVADA, INC.

20030529  
.01734

APN: 163-03-501-006  
DECLARATION OF UTILIZATION  
BUREAU OF LAND MANAGEMENT  
RIGHTS-OF-WAY  
KNOW ALL MEN BY THESE PRESENTS:

04

ORIGINAL

That the CITY OF LAS VEGAS, without limiting or waiving in any manner of degree whatever its right to utilize part or all of the remaining portions of the rights-of-way reserved by the United States Department of the Interior, Bureau of Land Management, in the applicable small tract patents issued pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites", if and when it shall be necessary or desirable so to do, HEREBY DECLARES, for the purpose of recordation, that it will construct, storm drainage facilities, and related appurtenances on, over, across and under, and is now utilizing right-of-way over, the properties particularly described in EXHIBIT "A" hereto attached, hereby referred to and by such reference made a part hereof.

IN WITNESS WHEREOF, CITY OF LAS VEGAS has caused this Declaration of Utilization of Bureau of Land Management rights-of-way to be executed by its Mayor thereunto authorized this 20<sup>th</sup> day of May, 2003.

APPROVED AS TO FORM: CITY OF LAS VEGAS

Thomas R. Swan 5-13-03  
DEPUTY CITY ATTY DATE

BY: Oscar B. Goodman  
OSCAR B. GOODMAN MAYOR

WHEN RECORDED MAIL TO:  
CITY CLERK - CITY HALL  
400 EAST STEWART AVENUE  
LAS VEGAS, NEVADA 89101

ATTEST: Barbara Jo Ronemus  
BARBARA JO RONEMUS  
CITY CLERK

23-0032  
02/15/2023

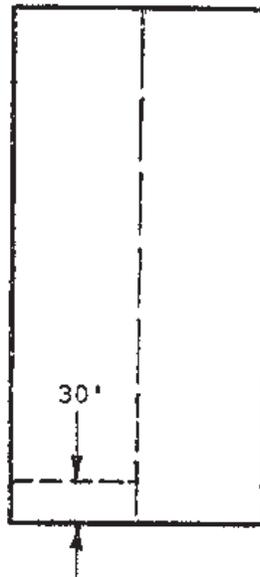


20030529  
01134

ORIGINAL

A.P.N. 163-03-501-006  
(310-280-017)

PATENT NO. 1155450  
GOVERNMENT LOT 7  
SECTION 3  
T.21S., R.60E., M.D.M.



The south 30.00 feet of the West Half (W 1/2) of Government Lot 7  
in Section 3, Township 21 South, Range 60 East, M.D.M., for storm  
drainage purposes.

EXHIBIT "A"  
DECLARATION OF UTILIZATION  
OF  
BUREAU OF LAND MANAGEMENT RIGHTS OF WAY  
BY  
THE CITY OF LAS VEGAS

23-0032  
02/15/2023

ORIGINAL

20030529  
.01734

WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:  
CITY OF LAS VEGAS  
CITY CLERK  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

\*\*\*\*\*

CLARK COUNTY, NEVADA  
FRANCES DERNE, RECORDER  
RECORDED AT REQUEST OF: LAS VEGAS CITY

\*\*\*\*\*  
23-0032  
02/15/2023

05-29-2003 11:21 AER PAGE COUNT: 4

OFFICIAL RECORDS

BOOK/INSTR:20030529-01734

FEE: .00  
POTT: .00

73836 (2-1)

4-1122  
(Rev. 11-21)

Nevada 04319

BOOK 89

# The United States of America,

In all which these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant **LeLand E. Taylor, Junior**,

pursuant to the provisions of the Act of Congress approved June 1, 1897 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Partition, Nevada,

T. 21 S., R. 60 E.,

Sec. 3, Lot 7.

The area described contains 5.48 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, therewith belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1898. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located, along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 478), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **ELEVENTH** day of **NOVEMBER** in the year of our Lord one thousand nine hundred and **FIFTY-FIVE** and of the Independence of the United States the one hundred and **EIGHTY-THIRD**.

(SEAL)

(SEAL)

For the Director, Bureau of Land Management,

By Rose M. Beall

Acting Chief, Patents Section

Patent Number **1155450**

23-0032  
02/15/2023

73836 (2-2)

BOOK 89

73836

RECORDED AT THE REQUEST OF

*Leland E. Taylor, Jr*

MAR 27 4 44 PM '56

OFFICIAL RECORDS SECTION  
CLARK COUNTY, MISSISSIPPI  
PAUL E. BROWN, CLERK  
128 S. 2ND ST. MOBILE, ALA. 36682

*Box 1706*

*At*

23-0032  
02/15/2023

Nevada 04319

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**  
is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made  
by the claimant **Leland E. Taylor, Junior,**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An  
Act to provide for the purchase of public lands for home and other sites," and the acts supplemental there-  
to, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 21 S., R. 60 E.,**

**Sec. 3, Lot 7.**

The area described contains **5.48** acres, according to the Official Plat of the Survey of the said Land,  
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and  
in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs  
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the  
said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way  
thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving,  
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together  
with the right to prospect for, mine, and remove the same according to the provisions of said Act of June  
1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public  
utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of  
the Bureau of Land Management, in accordance with the  
provisions of the Act of June 17, 1948 (62 Stat., 476), has,  
in the name of the United States, caused these letters to be  
made Patent, and the Seal of the Bureau to be hereunto  
affixed.

[SEAL]

GIVEN under my hand, in the District of Columbia, the  
**EIGHTH** day of **NOVEMBER** in the year of  
our Lord one thousand nine hundred and **FIFTY-FIVE**  
and of the Independence of the United States the one hundred  
and **EIGHTY-SETH.**

For the Director, Bureau of Land Management

**23-0032**  
**02/15/2023**

By ..... **Acting** Chief, Patents Unit

Patent Number 1155450

APN 163-03-501-006  
JOB#: 221253  
February 6, 2023  
PAGE 1 OF 2

## EXHIBIT "A"

**Explanation:** A description of the Vacation of Patent Easements.

A portion of the Thirty-Three (33) foot Patent Easements reserved in Patent No. 1155450, and recorded in Book 89, Instrument No. 73836, March 27, 1956. Situated in the West Half (W 1/2) of Government Lot 7, Section 3, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and conveyed to International LLC, a Nevada limited liability company per Grant, Bargain and Sale Deed, recorded as Instrument No. 20210802-0001802, Official Records, Clark County, Nevada, more particularly described as follows:

**Commencing** at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 3, being the centerline intersection of S. Rainbow Blvd. and W. Charleston Blvd.; Thence North 89°56'33" West along the north line of said Northeast Quarter (NE 1/4) of Section 3, being the centerline of W. Charleston Blvd., 1,028.65 feet the northwest corner of the West Half (W 1/2) of Government Lot 7; Thence along the westerly boundary of the West Half (1/2) Government Lot 7, South 02°36'43" East, 50.05 feet to the **Point of Beginning**, said point being on the southerly right-of-way of W. Charleston Blvd.; Thence along the said southerly right-of-way, South 89°56'33" East, 33.04 feet; Thence departing said southerly right-of-way, South 02°36'43" West, 618.07 feet; Thence North 89°42'35" East, 137.78 feet to the easterly boundary of the West Half (W 1/2) of Government Lot 7; Thence along said easterly boundary, South 02°33'42" East, 33.03 feet to the southeast corner of the West Half (W 1/2) said Government Lot 7; Thence along the southerly boundary of the West Half (W 1/2) said Government Lot 7, South 89°42'35" West, 170.78 feet to the southwest corner of the West Half (W 1/2) said Government Lot 7; Thence along the easterly boundary of the West Half (W 1/2) said Government Lot 7, North 02°36'43" West, 651.30 feet to the **Point of Beginning**.



◇ 6140 Brent Thurman Way, Suite 200 ◇  
◇ Las Vegas, Nevada ◇ 89148 ◇  
◇ Office: (702) 823-3257 ◇ Fax: (702) 933-9039 ◇  
◇ [www.diamondbacklandsurveying.com](http://www.diamondbacklandsurveying.com) ◇

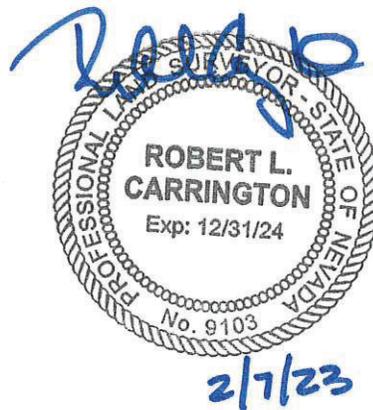
23-0032  
02/15/2023

APN 163-03-501-006  
JOB#: 221253  
February 6, 2023  
PAGE 2 OF 2

Containing 26,035 square feet, more or less.

Basis of Bearings: Grid north as defined by the central meridian of the Nevada coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American datum of 1983; said meridian being coincident with 114°58' west of the Greenwich meridian. The bearing equation for this project would be the centerline of W. Charleston Blvd. and being the north line of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.M, City of Las Vegas, Clark County, Nevada, having a bearing of North 89°56'33" West also being South 89°53'08" West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

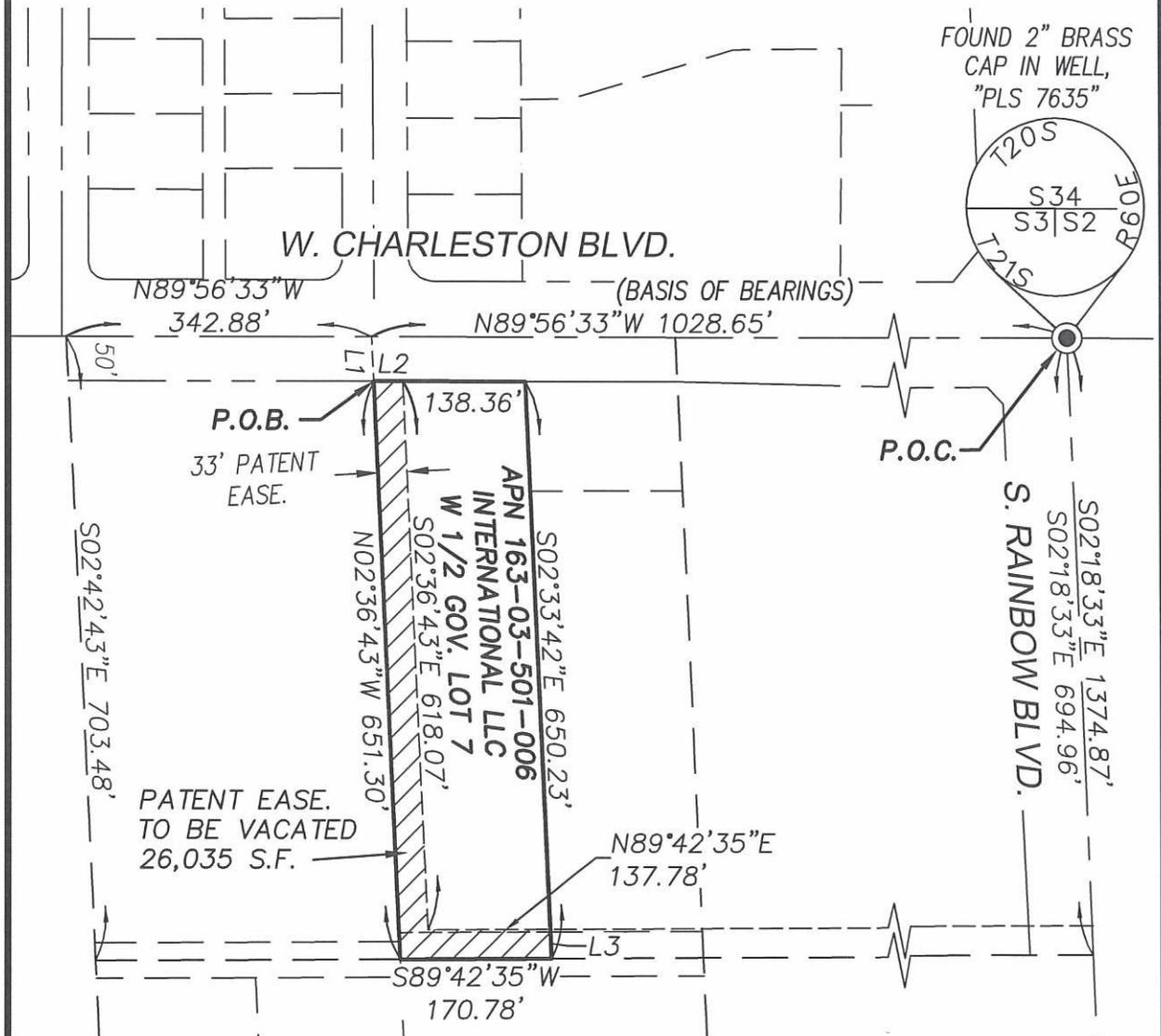
Prepared by:  
Robert L. Carrington, PLS  
Nevada Certificate No. 9103



◇ 6140 Brent Thurman Way, Suite 200 ◇  
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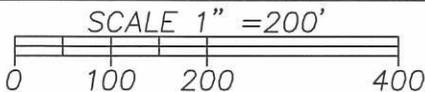
23-0032  
02/15/2023

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S2°36'43"E	50.05'
L2	S89°56'33"E	33.04'

Line Table		
Line #	Direction	Length
L3	S2°33'42"E	33.03'



JOB NUMBER: 221253

DRAWN BY: RLC DATE: 2/6/23

CHECKED BY: TJK DATE: 2/6/23



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ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

23-0032  
02/15/2023

**Patent Easement Vacation**

**APN 163-03-501-006**

Point of Beginning : North: 623146.6412' East: 245262.9872'

Segment #1 : Line

Course: S89°56'33"E Length: 33.04'  
North: 623146.6081' East: 245296.0230'

Segment #2 : Line

Course: S02°36'43"E Length: 618.07'  
North: 622529.1829' East: 245324.1883'

Segment #3 : Line

Course: N89°42'35"E Length: 137.78'  
North: 622529.8812' East: 245461.9707'

Segment #4 : Line

Course: S02°33'42"E Length: 33.03'  
North: 622496.8883' East: 245463.4468'

Segment #5 : Line

Course: S89°42'35"W Length: 170.78'  
North: 622496.0227' East: 245292.6667'

Segment #6 : Line

Course: N02°36'43"W Length: 651.30'  
North: 623146.6412' East: 245262.9872'

Perimeter: 1643.99' Area: 26035.83 Sq. Ft.

Error Closure: 0.0030 Course: S51°28'49"E

Error North: -0.00186 East: 0.00234

Precision 1: 548000.00

**23-0032**  
02/15/2023

**EXHIBIT "A"**

**Explanation:** A description of a Storm Drain Easement to be Dedicated.

A portion of the West Half (W 1/2) of Government Lot 7, Section 3, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and conveyed to International LLC, a Nevada limited liability company per Grant, Bargain and Sale Deed, recorded as Instrument No. 20210802-0001802, more particularly described as follows:

**Commencing** at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 3, being the centerline intersection of S. Rainbow Blvd. and W. Charleston Blvd.; Thence North 89°56'33" West along the north line of said Northeast Quarter (NE 1/4) of Section 3, being the centerline of W. Charleston Blvd., 1,028.65 feet the northwest corner of the West Half (1/2) Government Lot 7; Thence along the westerly boundary of the West Half (1/2) Government Lot 7, South 02°36'43" East, 50.05 feet to a point on the southerly right-of-way of W. Charleston Blvd.; Thence continuing along said westerly boundary, South 02°36'43" East, 631.28 feet to the **Point of Beginning**; Thence departing the westerly boundary, North 89°42'35" East, 170.80 feet to a point on the easterly boundary of the West Half (W 1/2) Government Lot 7; Thence along said easterly boundary, South 02°33'42" East, 20.02 feet to the southeast corner of the West Half (1/2) Government Lot 7; Thence along the southerly boundary, South 89°42'35" West, 170.78 feet to the southwest corner of the West Half (1/2) Government Lot 7; Thence along the westerly boundary of the West Half (1/2) Government Lot 7, North 02°36'43" West, 20.02 feet to the **Point of Beginning**.

Containing 3,415 square feet, more or less.



APN 163-03-501-006

JOB#: 221253

February 9, 2023

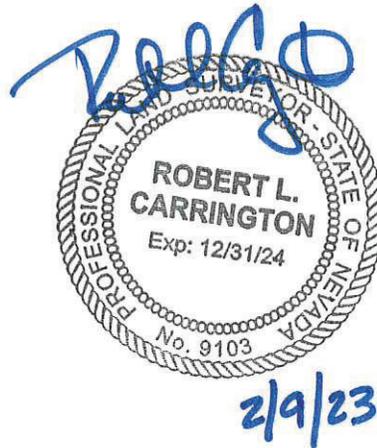
PAGE 2 OF 2

Basis of Bearings: Grid north as defined by the central meridian of the Nevada coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American datum of 1983; said meridian being coincident with 114°58' west of the Greenwich meridian. The bearing equation for this project would be the centerline of W. Charleston Blvd. and being the north line of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.M, City of Las Vegas, Clark County, Nevada, having a bearing of North 89°56'33" West also being South 89°53'08" West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

Prepared by:

Robert L. Carrington, PLS

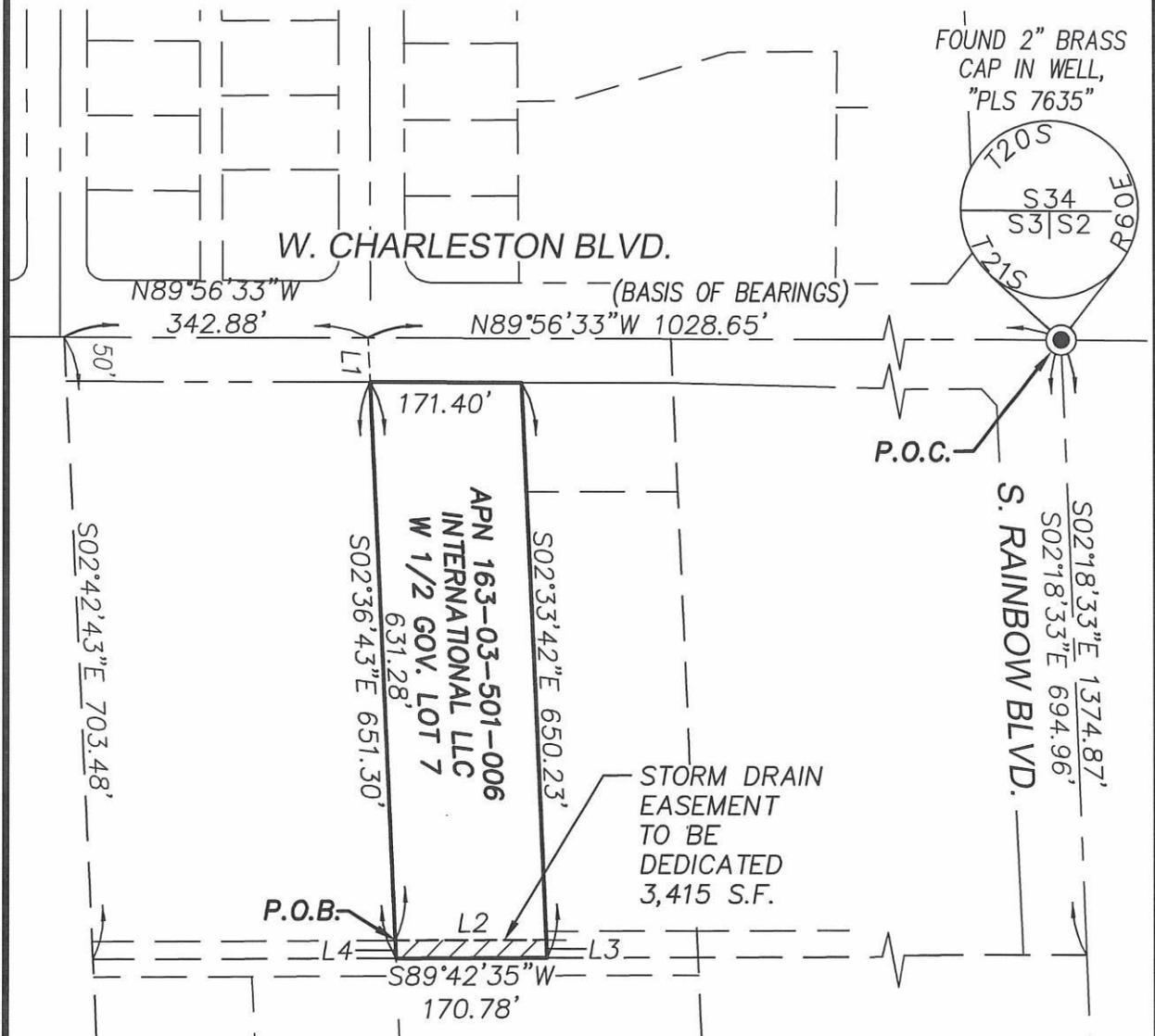
Nevada Certificate No. 9103



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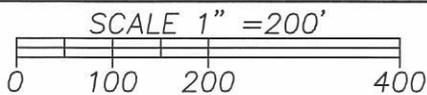
23-0032  
02/15/2023

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S2°36'43"E	50.05'
L2	N89°42'35"E	170.80'

Line Table		
Line #	Direction	Length
L3	S2°33'42"E	20.02'
L4	N2°36'43"W	20.02'



JOB NUMBER: 221253

DRAWN BY: RLC      DATE: 2/9/23

CHECKED BY: TJK      DATE: 2/9/23

PAGE 1 OF 1



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 ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

23-0032  
 02/15/2023

**Storm Drain Easement Dedication**  
**APN 163-03-501-006**

Point of Beginning : North: 622516.0183' East: 245291.7545'

Segment #1 : Line

Course: N89°42'35"E Length: 170.80'

North: 622516.8840' East: 245462.5522'

Segment #2 : Line

Course: S02°33'42"E Length: 20.02'

North: 622496.8883' East: 245463.4468'

Segment #3 : Line

Course: S89°42'35"W Length: 170.78'

North: 622496.0227' East: 245292.6667'

Segment #4 : Line

Course: N02°36'43"W Length: 20.02'

North: 622516.0183' East: 245291.7545'

Perimeter: 381.61' Area: 3415.82 Sq. Ft.

Error Closure: 0.0025 Course: S74°14'10"E

Error North: -0.00069 East: 0.00245

Precision 1: 152648.00

**23-0032**  
02/15/2023

APN 163-03-501-006  
JOB#: 221253  
February 6, 2023  
PAGE 1 OF 2

## EXHIBIT "A"

**Explanation:** A description of a Storm Drain Easement to be Vacated.

A portion of the West Half (W 1/2) of Government Lot 7, Section 3, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and conveyed to International LLC, a Nevada limited liability company per Grant, Bargain and Sale Deed, recorded as Instrument No. 20210802-0001802, more particularly described as follows:

**Commencing** at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 3, being the centerline intersection of S. Rainbow Blvd. and W. Charleston Blvd.; Thence North 89°56'33" West along the north line of said Northeast Quarter (NE 1/4) of Section 3, being the centerline of W. Charleston Blvd., 1,028.65 feet the northwest corner of the West Half (1/2) of Government Lot 7; Thence along the westerly boundary of the West Half (1/2) said Government Lot 7, South 02°36'43" East, 50.05 feet to a point on the southerly right-of-way of W. Charleston Blvd.; Thence continuing along westerly boundary of the West Half (W 1/2) of Government Lot 7, South 02°36'43" East, 651.27 feet to the **Point of Beginning**; The departing the westerly boundary, North 89°42'35" East, 170.80 feet to a point on the easterly boundary of the West Half (1/2) Government Lot 7; Thence along said easterly boundary, South 02°33'42" East, 20.02 feet to the southeast corner of the West Half (1/2) Government Lot 7; Thence along the southerly boundary, South 89°42'35" West, 170.78 feet to the southwest corner of the West Half (1/2) Government Lot 7; Thence along said westerly boundary of the West Half (1/2) Government Lot 7, North 02°36'43" West, 20.02 feet to the **Point of Beginning**.

Containing 3,415 square feet, more or less.



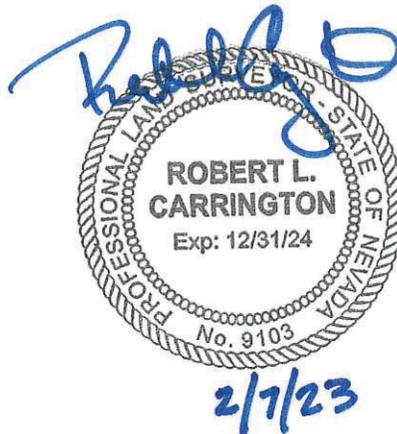
◇ 6140 Brent Thurman Way, Suite 250 ◇  
◇ Las Vegas, Nevada 89148 ◇  
◇ Office: (702) 823-3257 ◇ Fax: (702) 933-9038 ◇  
◇ [www.diamondbacklandsurveying.com](http://www.diamondbacklandsurveying.com) ◇

23-0032  
02/15/2023

APN 163-03-501-006  
JOB#: 221253  
February 6, 2023  
PAGE 2 OF 2

Basis of Bearings: Grid north as defined by the central meridian of the Nevada coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American datum of 1983; said meridian being coincident with 114°58' west of the Greenwich meridian. The bearing equation for this project would be the centerline of W. Charleston Blvd. and being the north line of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.M, City of Las Vegas, Clark County, Nevada, having a bearing of North 89°56'33" West also being South 89°53'08" West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

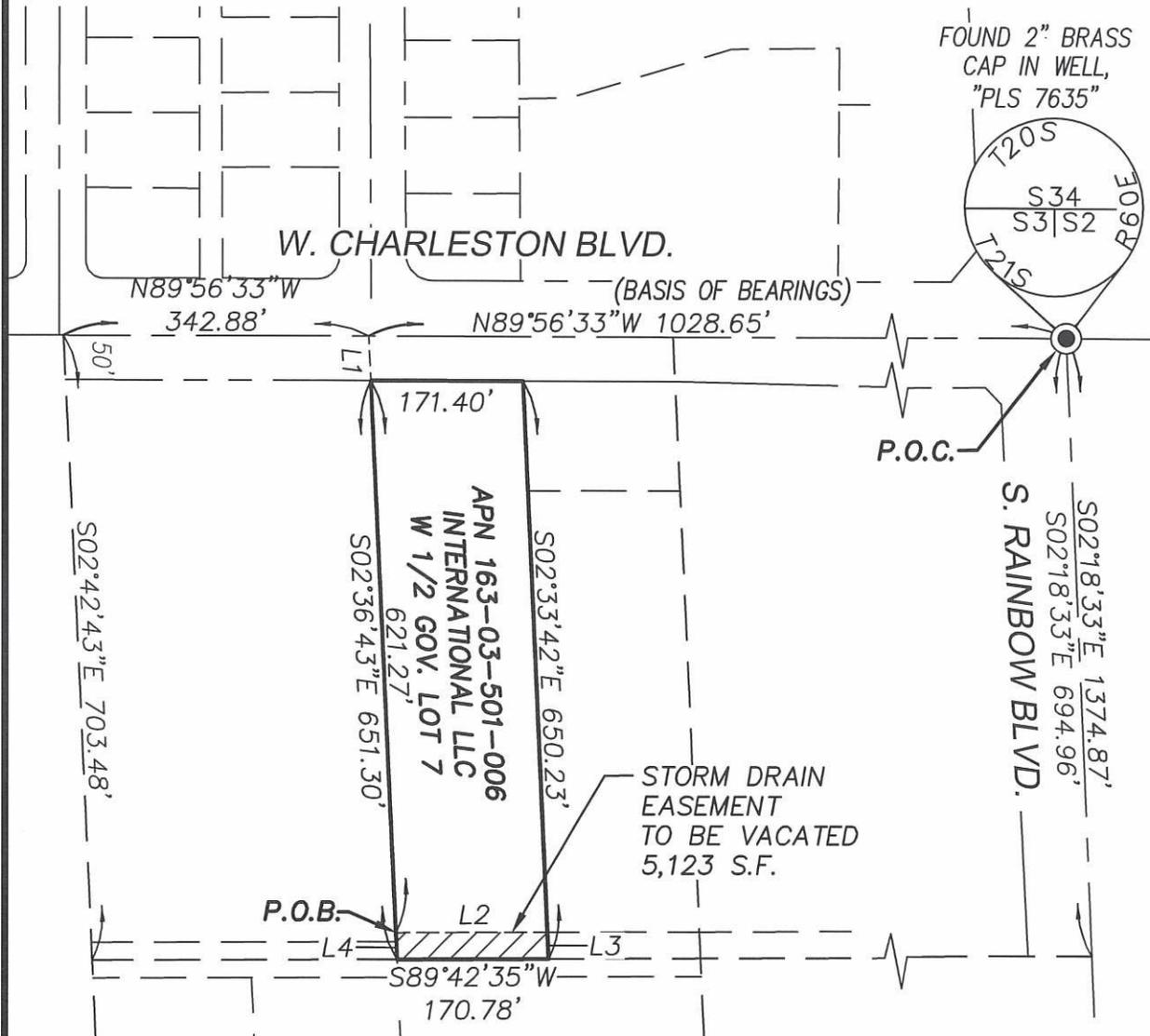
Prepared by:  
Robert L. Carrington, PLS  
Nevada Certificate No. 9103



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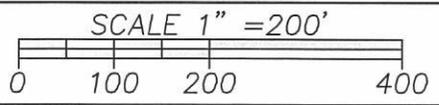
23-0032  
02/15/2023

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S2°36'43"E	50.05'
L2	N89°42'35"E	170.81'

Line Table		
Line #	Direction	Length
L3	S2°33'42"E	30.02'
L4	N2°36'43"W	30.02'



JOB NUMBER: 221253

DRAWN BY: RLC      DATE: 2/6/23

CHECKED BY: TJK      DATE: 2/6/23

PAGE 1 OF 1



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 ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

23-0032  
02/15/2023

**Storm Drain Vacation**  
**APN 163-03-501-006**

Point of Beginning : North: 622526.0162' East: 245291.2984'

Segment #1 : Line

Course: N89°42'35"E Length: 170.81'  
North: 622526.8819' East: 245462.1049'

Segment #2 : Line

Course: S02°33'42"E Length: 30.02'  
North: 622496.8883' East: 245463.4468'

Segment #3 : Line

Course: S89°42'35"W Length: 170.78'  
North: 622496.0227' East: 245292.6667'

Segment #4 : Line

Course: N02°36'43"W Length: 30.02'  
North: 622526.0162' East: 245291.2984'

Perimeter: 401.64' Area: 5123.86 Sq. Ft.

Error Closure: 0.0038 Course: S74°16'39"E

Error North: -0.00104 East: 0.00368

Precision 1: 105692.11

**23-0032**  
02/15/2023



**KEYNOTES**

- 1 SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP.
- 2 SMOOTH FINISH STUCCO W/ ACCENT COLOR
- 3 CORRUGATED METAL PANEL
- 4 METAL CORNICE & FLASHING
- 5 VISION GLASS W/ ANODIZED ALUMINIUM MULLION SYSTEM
- 6 SPANDREL GLASS
- 7 WROUGHT IRON GATE
- 8 BRANDING SIGNAGE, LIGHTED
- 9 METAL CANOPY
- 10 SPLIT FACED CMU

13-002  
 04/06/2023



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended solely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

MATERIAL REFERENCE  
**JDA LAS VEGAS@ CHARLESTON BLVD**  
 LAS VEGAS, NV SEA22-0049-00

