



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)** _____

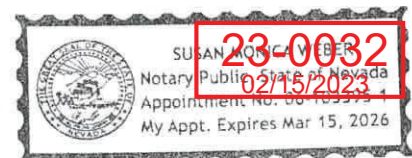
Partner(s) _____

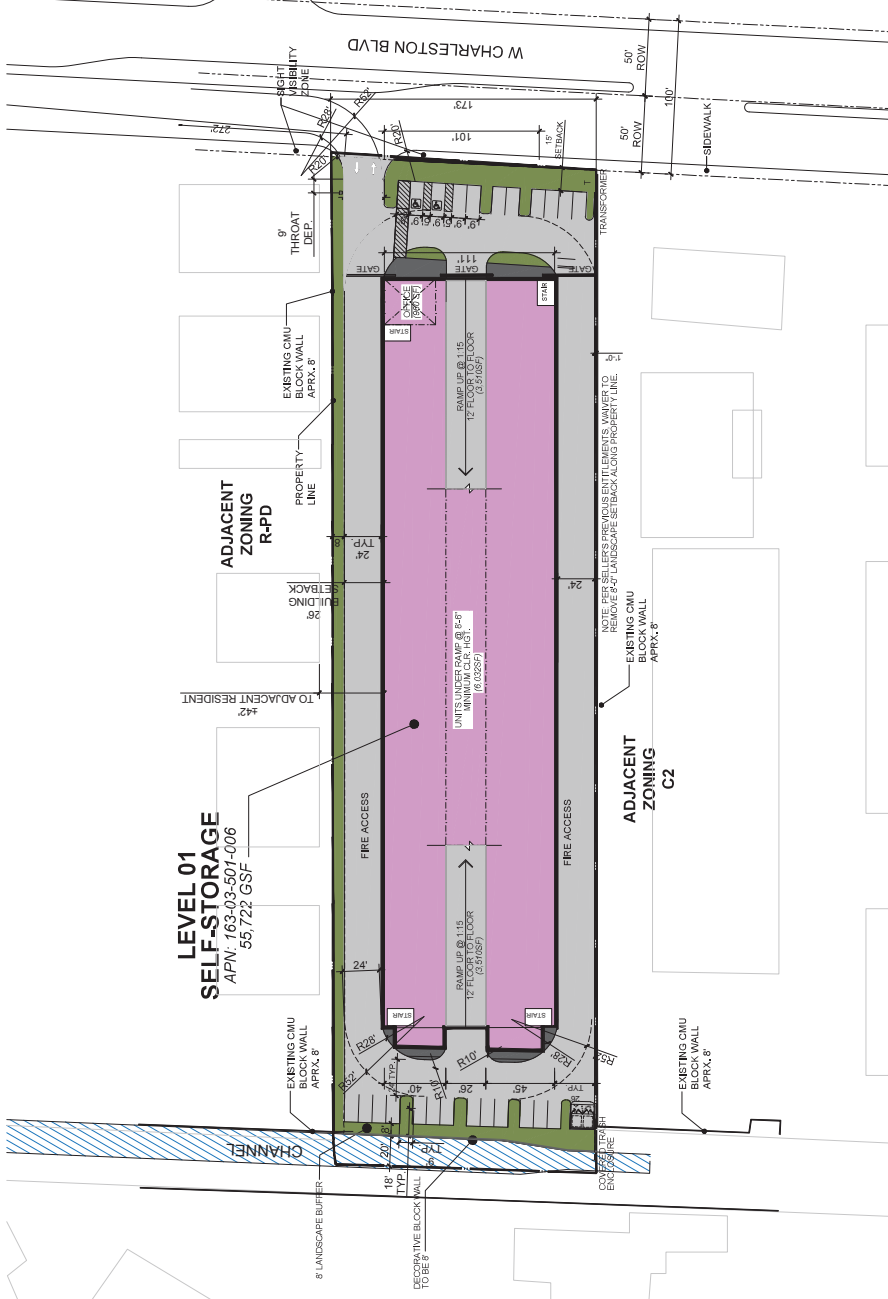
- * I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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, 20 23
Susan Wilson
Notary Public in and for said County and State





PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:		ZONING:	C1
GROSS:	2.60 AC	MAX. COVERAGE:	50%
LANDSCAPE:	0.41%	BUILDING SETBACKS:	
NET:	15,743 SF	FRONT:	15 FT
	2,240	SIDE:	15 FT
BUILDING AREA:	97,425 SF	REAR:	20 FT
LEVEL 1:	48,505 SF	LANDSCAPE SETBACKS:	
LEVEL 2:	44,415 SF	FRONT:	15 FT
TOTAL BUILDING GSF:	93,343 SF	SIDE:	8 FT
BUILDING USE:		REAR:	8 FT
STORAGE:	69,389 SF	LANDSCAPE REQ:	
OFFICE & COMMON SPACES:	24,500 SF	OFF STREET PARKING:	
FR:		STANDARD:	9X18
GROSS:	0.03	COMPACT:	9X18
COVERAGE:		COMPACT %:	20%
PROVIDED:	20%	TREE WELL:	35 FT
PROVIDED:	95%		5 FT
PARKING REQUIRED:	1 PER 50 UNITS PLUS 5 SPACES	NOTES:	
UNITS:	935	NO COMPACT SPACES PROVIDED.	
REQUIRED PARKING:	22 STALLS		
OFFICE:	0 STALLS		
PARKING PROVIDED:			
SPACES:	23 STALLS		
ACC PROVIDED:	2 STALLS		

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THE TIME AND REQUIREMENTS MAY DIFFER FROM WHAT IS SHOWN IN THE SITE PLAN.

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Stormwater Management Design: APPROVED
Flood Hazard: APPROVED
Boundary Source: GIS Map & AERIAL IMAGE

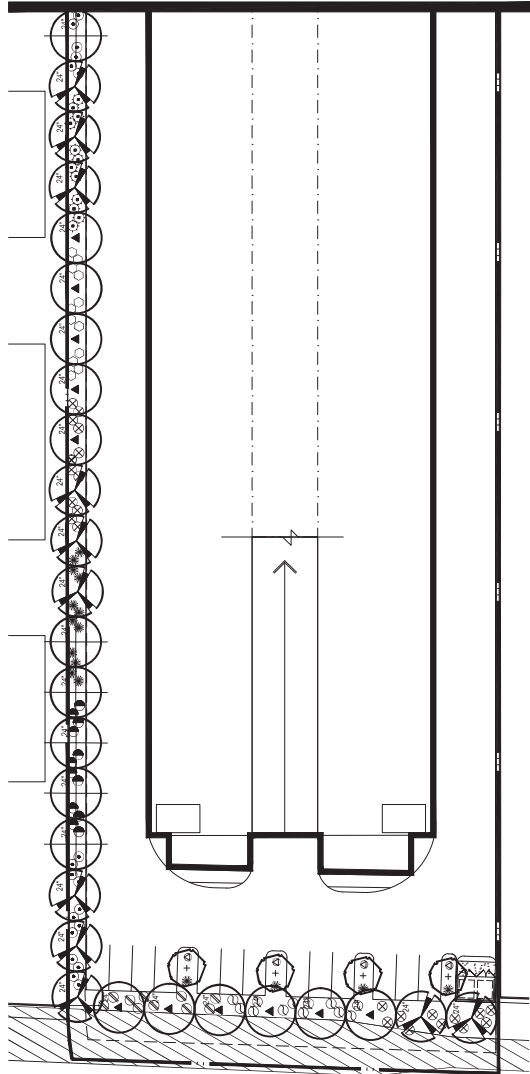


LEVEL 01

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



23-0032
04/06/2023



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
24"	Fraxinus velutina	Arizona Ash	24" tree	10	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	14	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	6	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	15	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	8	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	12	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	42	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	8	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	22	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	26	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	36	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	20	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	26	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	19	STANDARD
24"	Pinus x Blue Pine	Blue Pine	24" tree	29	STANDARD

10,300 SF

studio
DPA
Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5181 | 602.956.6060
www.studiopda.com

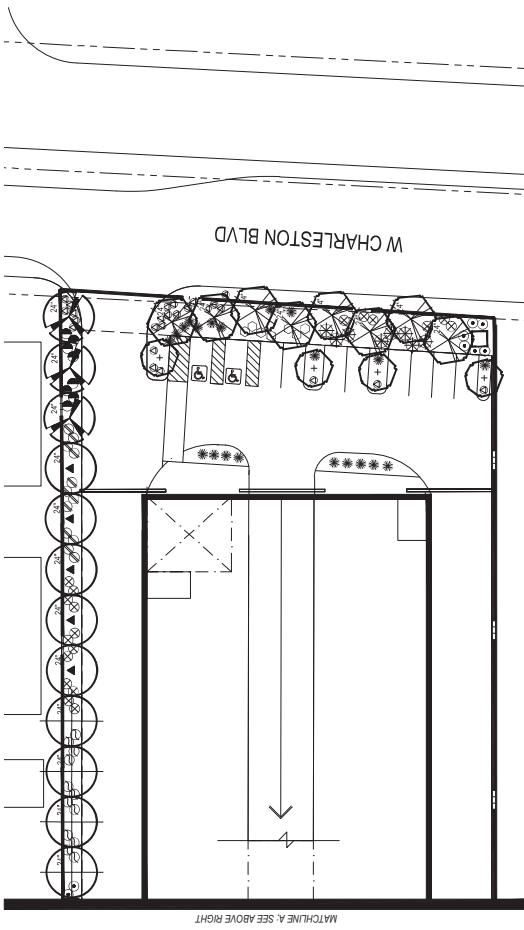
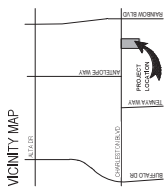


PRELIMINARY LANDSCAPE PLAN
JDA Storage
PREPARED FOR: WM ARCHITECTS
LAS VEGAS, NEVADA

DATE	REVISION
04.05.2023	

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



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 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 colors shown are for representative purposes only. Refer to material samples for actual color verification.

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

WM ARCHITECTS
LAS VEGAS, NV



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PERSPECTIVE VIEW

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

23-0032
04/06/2023





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23-0032
04/06/2023

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



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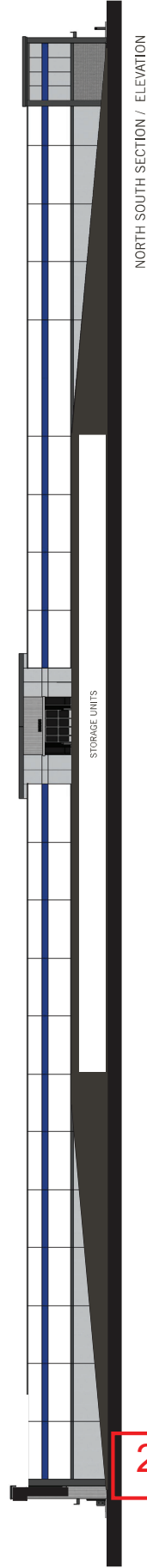
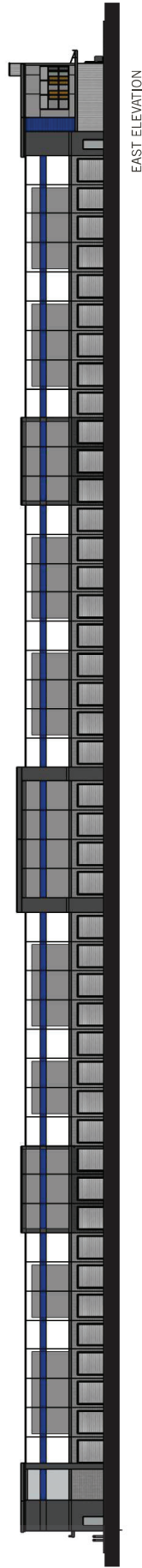
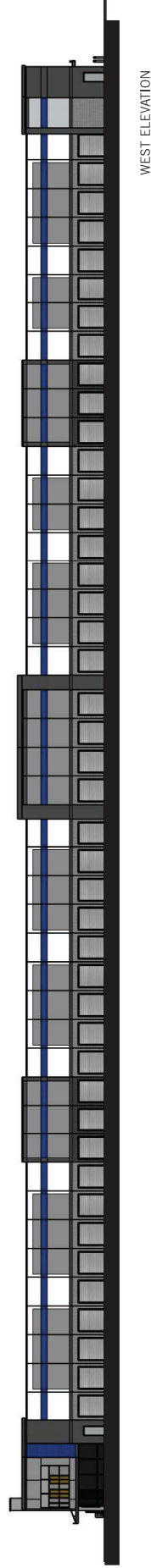
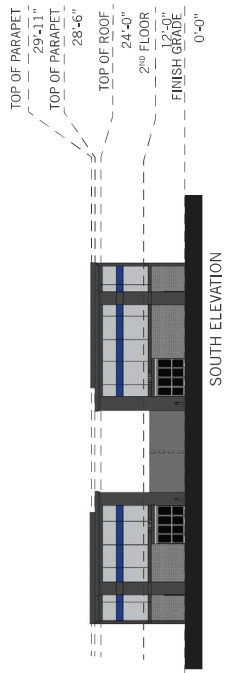
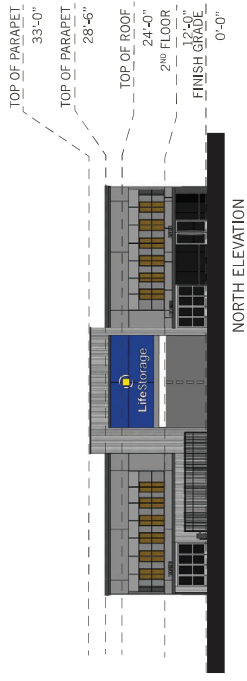
23-0032
04/06/2023

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

WM ARCHITECTS
NEVADA, INC.

04.05.2023

PAGE
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EXTERIOR ELEVATIONS

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

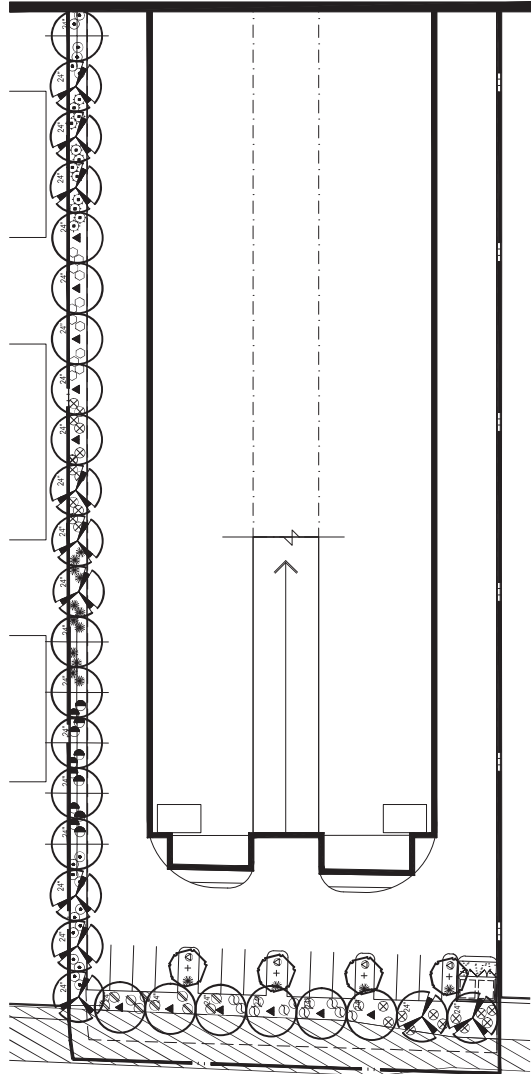


23-0032
04/06/2023

WM ARCHITECTS
NEVADA, INC.

04.05.2023

PAGE
10



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
24"	Fraxinus velutina	Fraxinus velutina	24" tree	10	STANDARD
24"	Alnus Ash	Alnus Ash	24" tree	14	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	8	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	15	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	8	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	12	STANDARD
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24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	22	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	28	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	36	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	20	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	26	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	19	STANDARD
24"	Pinus x Blue Pine	Pinus x Blue Pine	24" tree	29	STANDARD

PLANT MATERIAL SCHEDULE

DATE: 04.05.2023

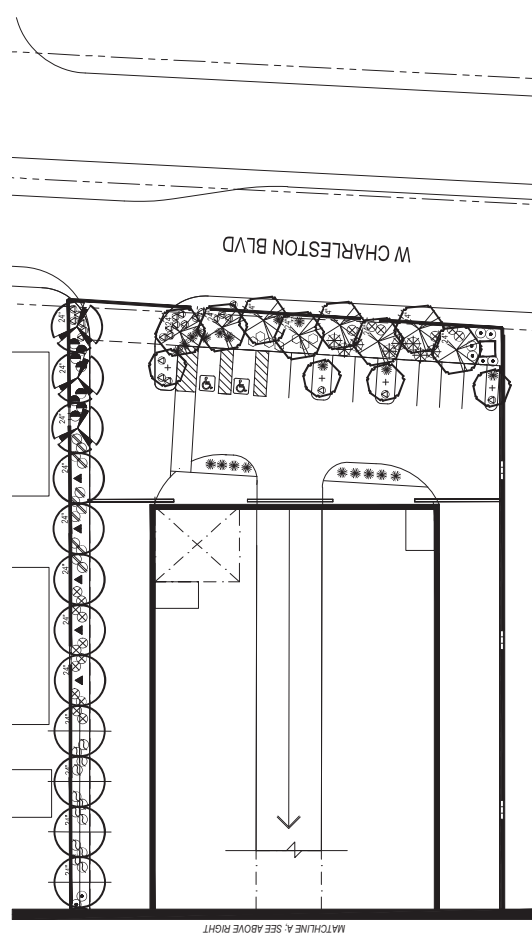
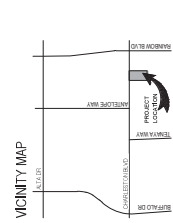
10,300 SF

JDA Storage
PREPARED FOR: WM ARCHITECTS
LAS VEGAS, NEVADA

DATE: REVISION:

PRELIMINARY LANDSCAPE
LANDSCAPE
SHEET 01 OF 01
L-1

DIG ALERT:
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TWO BUSINESS DAYS
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EXCAVATION



23-0032
04/06/2023

Life Storage

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

WM ARCHITECTS
LAS VEGAS, NV



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

23-0032
04/06/2023



ORIGINAL

20030529
.01734

APN: 163-03-501-006

DECLARATION OF UTILIZATION

BUREAU OF LAND MANAGEMENT

RIGHTS-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

04

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 20th day of May, 2003.

APPROVED AS TO FORM:

CITY OF LAS VEGAS

Thomas R. Shan 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

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.01734

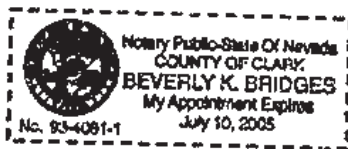
ORIGINAL

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

On May 20, 2003 personally appeared before me, a Notary Public

Oscar L. Goodman AND Barbara J. Rosemond.

personally known (or proved) to me to be the person whose name is
subscribed to the above instrument who acknowledged that they
executed the above instrument.



(SEAL)

Beverly K. Bridges
(Notary Public Signature)

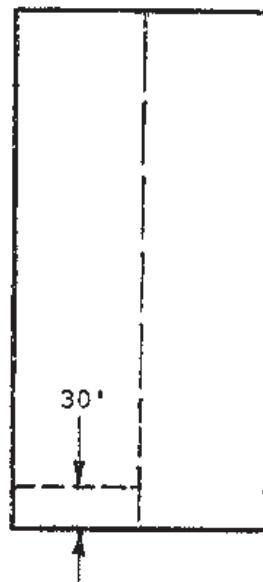
23-0032
02/15/2023

ORIGINAL

20030529
01734

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 DIERNE, 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
RPTT: .00

73836

4-1122
(Sept. 1934)

Novada 04319

BOOK 89

The United States of America,

In 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 **Leiland E. Taylor, Junior,**

pursuant to the provisions of the Act of Congress approved June 1, 1934 (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: 5.43 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, 1934. 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 (52 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 **EIGHTEEN** 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 **EIGHTEEN**.

(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
TOL 12-83

23-0032

02/15/2023

Box 1706

At

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**

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 $89^{\circ}56'33''$ 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 $02^{\circ}36'43''$ 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 $89^{\circ}56'33''$ East, 33.04 feet; Thence departing said southerly right-of-way, South $02^{\circ}36'43''$ West, 618.07 feet; Thence North $89^{\circ}42'35''$ 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 $02^{\circ}33'42''$ 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 $89^{\circ}42'35''$ 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 $02^{\circ}36'43''$ West, 651.30 feet to the **Point of Beginning**.

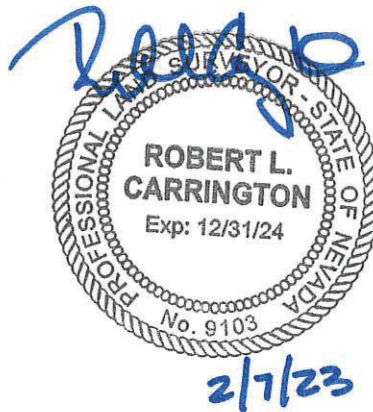


APN 163-03-501-006
JOB#: 221253
February 6, 2023
PAGE 2 OF 2

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 $114^{\circ}58'$ 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 $89^{\circ}56'33''$ West also being South $89^{\circ}53'08''$ West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

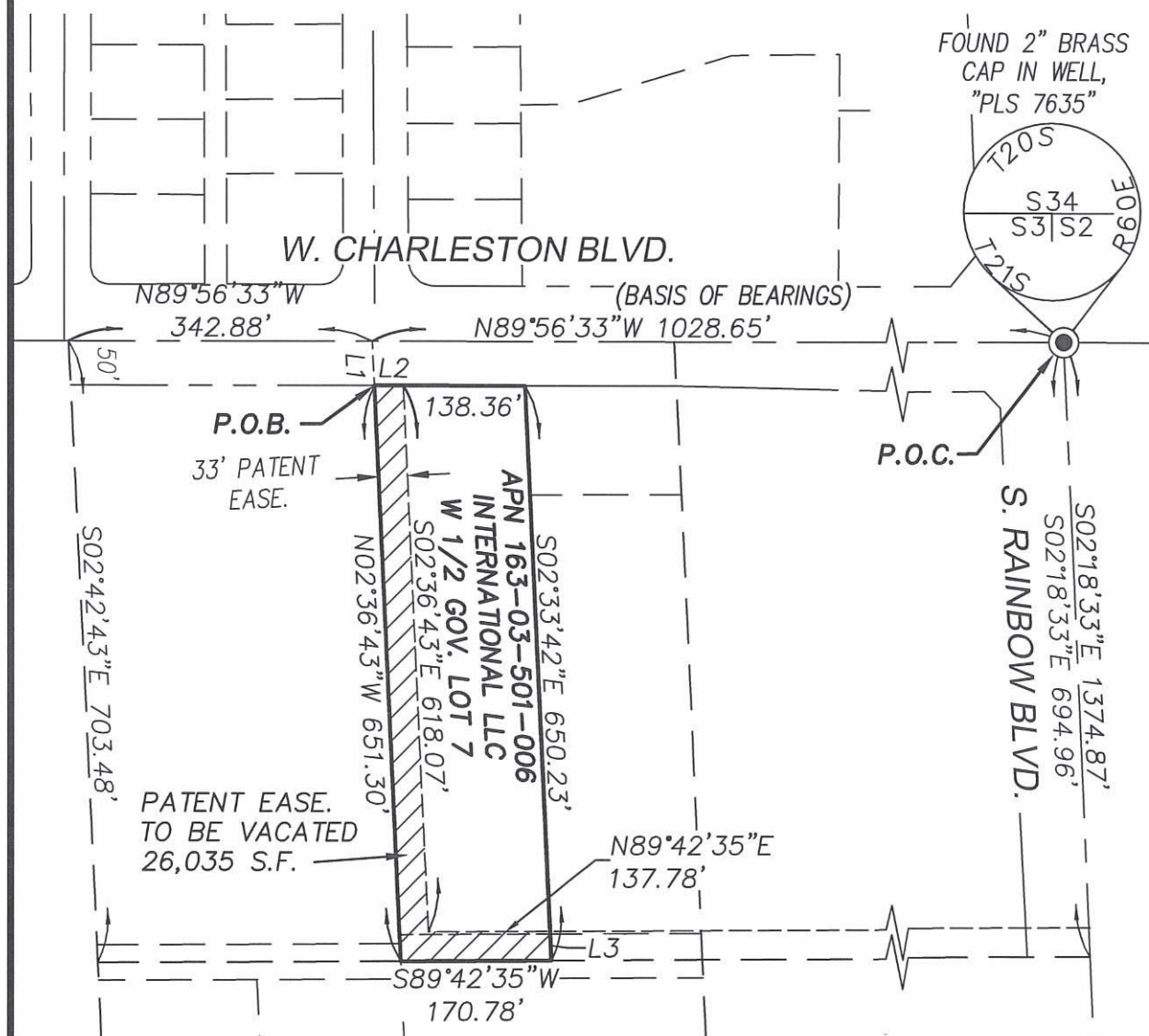
Prepared by:
Robert L. Carrington, PLS
Nevada Certificate No. 9103



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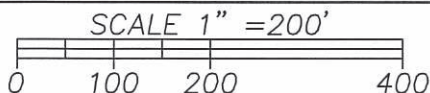
23-0032
02/15/2023

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S2°36'43"E	50.05'
L2	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

PAGE 1 OF 1

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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

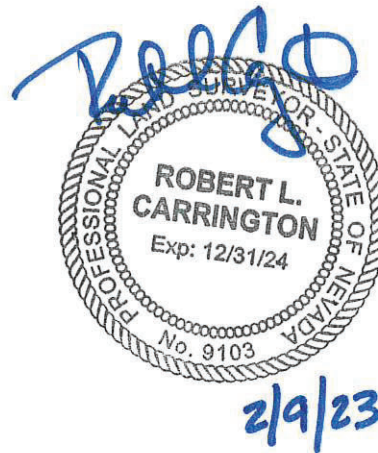
PAGE 2 OF 2

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 $114^{\circ}58'$ 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 $89^{\circ}56'33''$ West also being South $89^{\circ}53'08''$ West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

Prepared by:

Robert L. Carrington, PLS

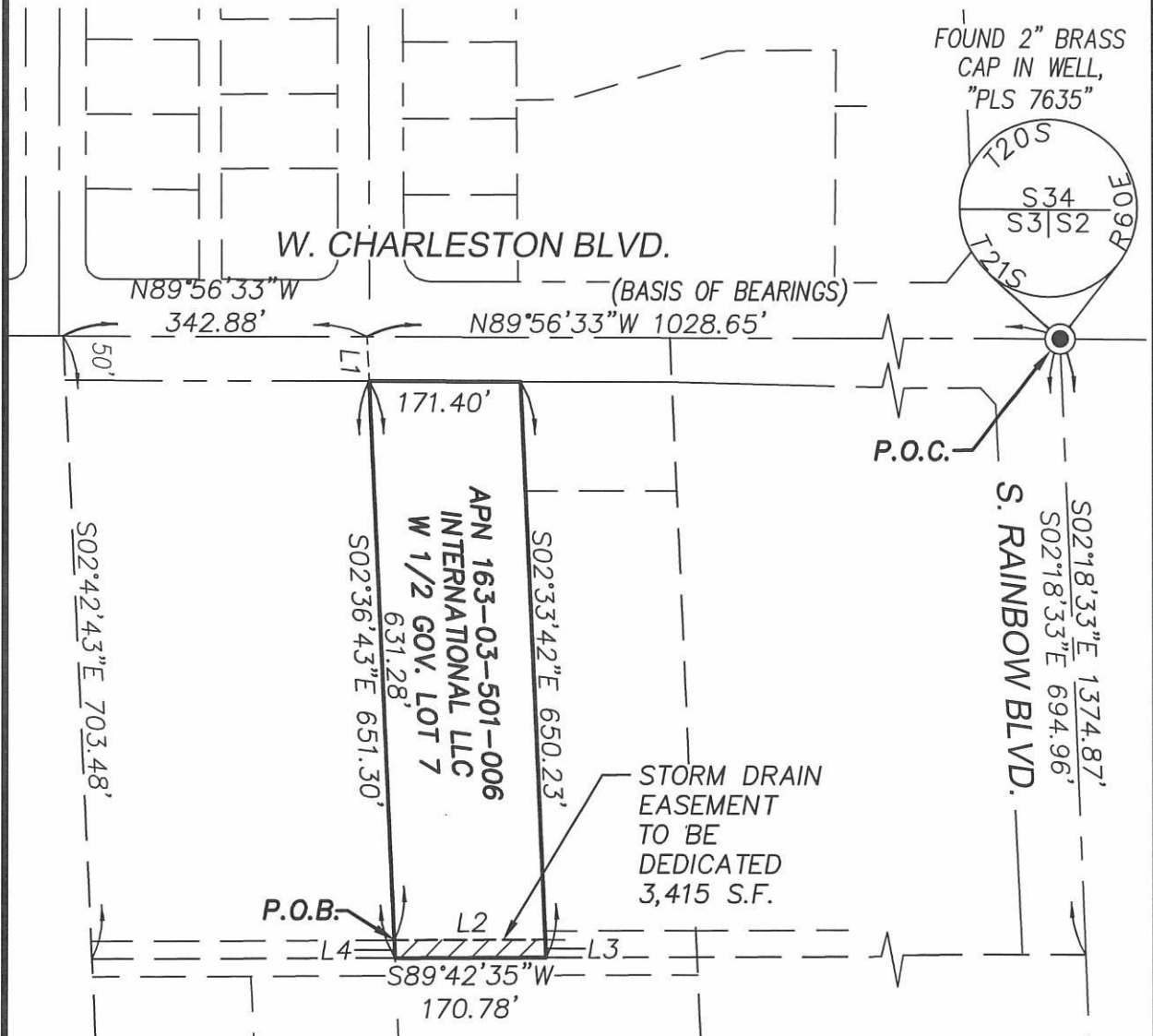
Nevada Certificate No. 9103



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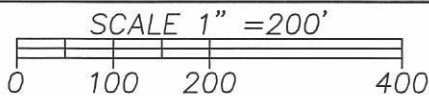
23-0032
02/15/2023

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.



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23-0032
02/15/2023

APN 163-03-501-006

JOB#: 221253

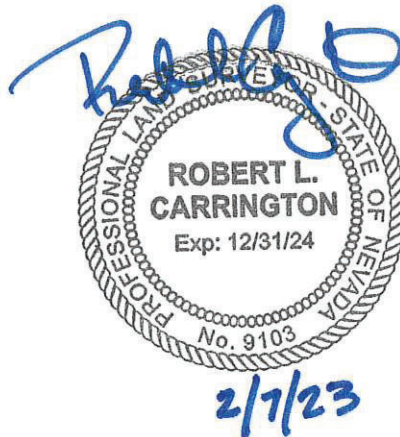
February 6, 2023

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 $114^{\circ}58'$ 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 $89^{\circ}56'33''$ West also being South $89^{\circ}53'08''$ West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

Prepared by:

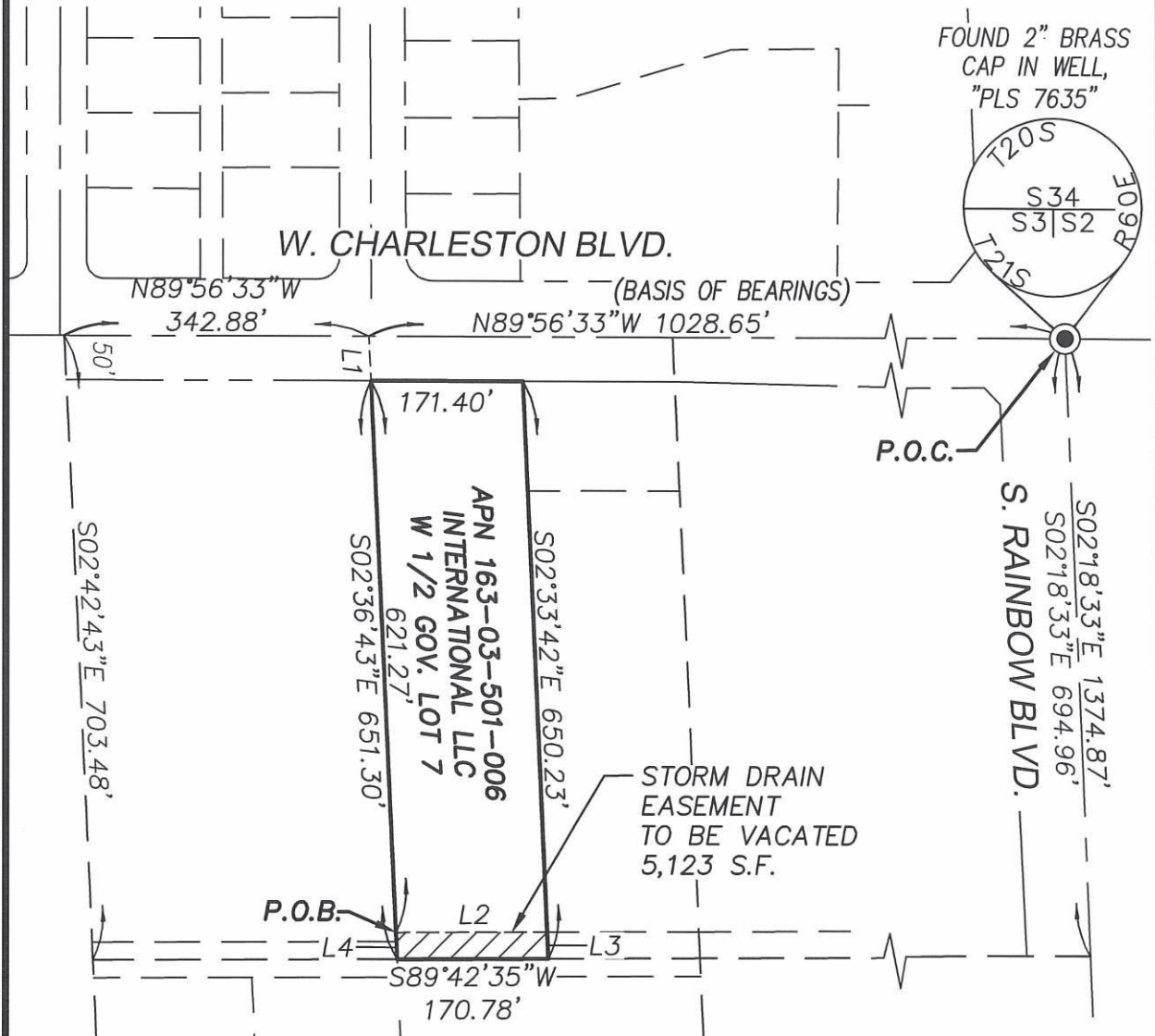
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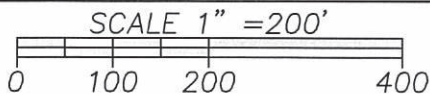
23-0032
02/15/2023

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'

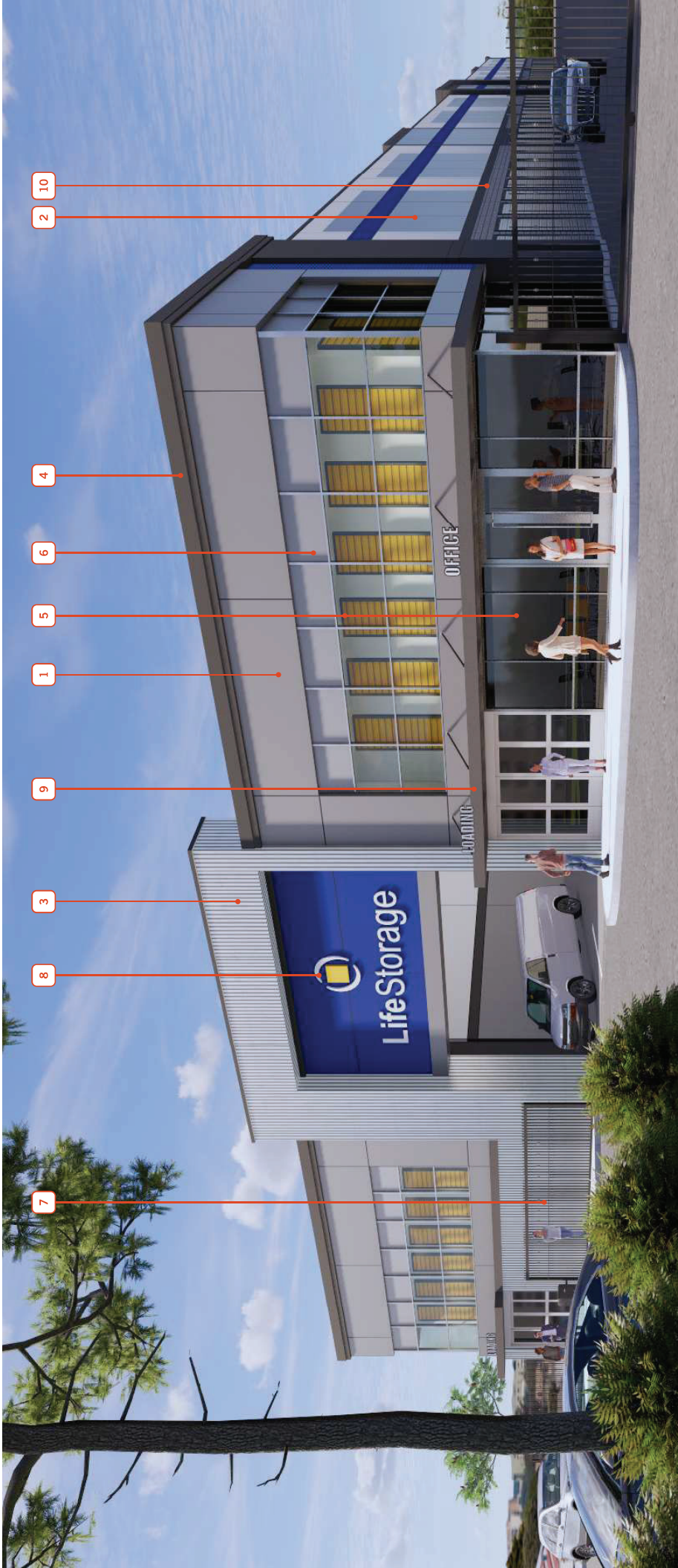
Perimeter: 401.64' Area: 5123.86 Sq. Ft.

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

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 colors shown are for representative purposes only. Refer to material samples for actual color verification.

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

PAGE
11

04.05.2023

WM ARCHITECTS
NEVADA, INC.

