

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: dbrown@brownlawlv.com

May 10, 2023

Department of Community Development

Attn: Seth Floyd, Director

495 S. Main Street

Las Vegas, Nevada 89101

sfloyd@LasVegasNevada.GOV

Re: International, LLC - 23-0032-VAC1, 23-0032-SUP1 and 23-0032-SDR1

Dear Mr. Floyd,

Please be advised that our office represents Levi Parker (International LLC,) owner of Assessor's parcel number 163-03-501-006 located on the south side of Charleston Boulevard and 782 feet west of Rainbow Boulevard. Our client is requesting to terminate the recorded Declaration of Restrictive Covenant (deed restriction) between the owner and the City of Las Vegas as stated under Section 2.1 of the Declaration. The request to terminate is appropriate because the restricted uses under Section 1.1 are not permitted in conjunction with the land use entitlements that were previously approved (20-0384-SUP1, 20-0384-SUP2 and 20-0384-SDR1). The language in the covenant could be interpreted to mean that the only allowed use is Auto Paint & Body Repair Shop and it is appropriate to terminate the restriction to remove that confusion/cloud on title. The proposed amendment land use entitlement application (23-0032-VAC1, 23-0032-SUP1 and 23-0032-SDR1) is currently set to be heard on May 17, 2023.

Please let us know if you need additional information to process this request.

Sincerely,

Brown, Brown & Premsrirut


Jay H. Brown

23-0260
05/24/2023