



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Mr. Mark Dix
Charleston Towers, LLC
18501 Collier Avenue, Suite B-106
Lake Elsinore, California 92530

**RE: EOT-64090 - EXTENSION OF TIME - VACATION
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Dix:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for an Extension of Time of an approved Vacation (VAC-48465) TO VACATE THE PUBLIC ALLEYS generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This Vacation (VAC-48465) shall expire on May 15, 2018 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Vacation (VAC-48465) and all other site related actions as required by the Department of Planning and the Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov





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/city of las vegas

May 5, 2016

Mr. Mark Dix
Charleston Towers, LLC
18501 Collier Avenue, Suite B-106
Lake Elsinore, California 92530

**RE: EOT-64090 - EXTENSION OF TIME - VACATION
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Dix:

Please be advised the City Council at its regular meeting on *May 18, 2016* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, May 12, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

Development Notification

CC Meeting: May 18, 2016

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

EOT-64090

18b The Las Vegas Arts District
Art District Apartments
Beverly Green NA
Biltmore Bungalows
Church-Noblitt NA
Crestwood NA
Cultural Corridor Coalition NCG
Downtown Business Operators Council
Downtown Professional District
Eleventh Street Loft Owners Assn.
Francisco Park NA
Fremont Apartments
Fremont St. Lofts
Fremont Street Experience Business Association
Gateway Business Association
Hillside Heights NA
Hoover Apartments
Horizon Studio Apartments
Huntridge Park NA
John S. Park NA
Juhl Unit-Owners Association
Las Vegas Historic District
L'Octaine Apartments Resident Council
Marble Manor Annex Resident Council
Marycrest Manor HOA
Maverick - Hidden Village Apartments
Mayfair NA
Molasky Corporate Center Owners Assn.
Newport Lofts
Oak Tree Apartments
Orleans Square HOA
Rancho Manor NA
Rancho Oakey

Robert Gordon Plaza Resident Council
Sahara - Southridge Association of Business
Saratoga Meadows
SoHo Lofts HOA
Southridge NA
St. Louis/Eastwood Neighborhood
Stewart Arms Apartments
Stewart Town HOA
The Ogden Unit Owners Assn.
Towne Terrace Apartments
Villa Monterey Senior Apartments
Village Paseo HOA
West Huntridge NA
Western - Highland Business Association
WLV-NAA1
WLV-NAA6

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-64090 - EXTENSION OF TIME - VACATION - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for an Extension of Time of an approved Vacation (VAC-48465) TO VACATE THE PUBLIC ALLEYS generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 3 (Coffin).

EOT-64091 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-48462) FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A PARKING STRUCTURE TO BE LOCATED ALONG THE STREET FRONTAGE OF THE DEVELOPMENT SITE at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

EOT-64092 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-48464) FOR A PROPOSED SIX-STORY MIXED-USE DEVELOPMENT CONSISTING OF 166 RESIDENTIAL UNITS AND 47,100 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE INTERIOR PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED AND TO ALLOW A 51-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE A 279-FOOT SETBACK IS REQUIRED on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

EOT-64093 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: CHARLESTON TOWERS, LLC - For possible action on a request for an Extension of Time of an approved Variance (VAR-48460) TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **MAY 18, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 15, 2016**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Carman Burney** (cburney@lasvegasnevada.gov) and **Steve Gebeke** (sgebeke@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64090** APN: 139-34-810-101 thru 105,074,075&139-34-812-003

Name of Property Owner: Mark Dix/Charleston Towers, LLC

Name of Applicant: Mark Dix/Charleston Towers, LLC

Name of Representative: George Garcia/G.C. Garcia, Inc.

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): _____

APN: _____

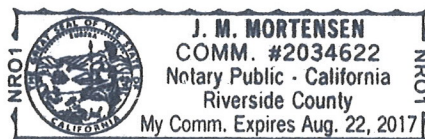
Signature of Property Owner: 

Print Name: Mark S. Dix

Subscribed and sworn before me

This 22nd day of March, 2016

J. M. Mortensen
Notary Public in and for said County and State
California Riverside



RECEIVED



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for VAC-48465

Project Address (Location) Charleston & 10th

Project Name Charleston Towers Proposed Use Mixed-Use Office, Retail & Resid.

Assessor's Parcel #(s) 139-34-810-101 thru 105,074,075&139-34-812-003 Ward # 3

General Plan: existing C proposed N/A Zoning: existing C-1 proposed N/A

Commercial Square Footage 47,100 Floor Area Ratio 4.2

Gross Acres 1.91 +/- Lots/Units 166 Density 86.9

Additional Information _____

PROPERTY OWNER Charleston Towers, LLC Contact Mark Dix
Address 18501 Collier Ave #B-106 Phone: _____ Fax: _____
City Lake Elsinore State CA Zip 92530
E-mail Address mark.dix@tiltupsbysci.com

APPLICANT Charleston Towers, LLC Contact Mark Dix
Address 18501 Collier Ave #B-106 Phone: _____ Fax: _____
City Lake Elsinore State CA Zip 92530
E-mail Address mark.dix@tiltupsbysci.com

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia
Address 1055 Whitney Ranch Dr., Suite 210 Phone: (702) 435-9909 Fax: (702) 435-0457
City Henderson State NV Zip 89014
E-mail Address acole@gcgarciainc.com

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 this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name Mark S. Dix

Subscribed and sworn before me

This 22nd day of March, 20 16

[Signature]

Notary Public in and for said County and State

California Riverside

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # EOT-64090
Meeting Date: 5/15/16
Total Fee: \$ 300.00
Date Received: * 4/5/16
Received By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

Dept of Planning
City of Las Vegas

ALL CAPACITY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Riverside

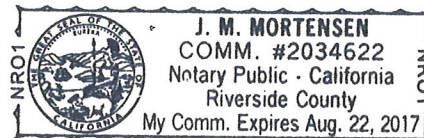
On Mar. 22, 2016 before me, JM Mortensen Notary Public
(Date) (Insert Name and Title of the Officer)

Personally appeared Mark Dix
(Name of Person Signing)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their) authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



JM Mortensen
(Signature of Officer)

Application

RECEIVED

APR 05 2016

Dept of Planning
City of Las Vegas



April 5, 2016

Tom Perrigo, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for – Mixed Use at Charleston & 10th EOTs
Request: 1st EOT of Time for SUP-48462, SDR-48464, VAR-48460 & VAC-48465
APN: 139-34-810-101 to 105, 074, 075 & 139-34-817-003

Dear Mr. Perrigo:

Please accept on behalf of our client, Charleston Towers, LLC this justification letter for an Extension of Time for a Special Use Permit, Site Development Review, Variance and Vacation. The proposed project is located on 2.09 +/- acres and is comprised of eight parcels, located at the northwest corner of Charleston and 10th Streets. The property was rezoned to C-1 by the City Council on May 15, 2013.

The request is for a two year EOT for SUP-48462, SDR-48464, VAR-48460 & VAC-48465 in order to allow for a six story mixed use development with 166 residential units, 41,700 square feet of commercial, and a parking structure visible from public ROW with waivers: a zero-foot side landscaped buffer along the interior property line where; eight-foot wide landscape buffer is required and a 51-foot residential adjacency setback where a 279-foot setback is required. The EOT request acknowledges it will be subject to any applicable original condition of approval.

The economy and economics have now improved to make such a project more feasible. The location, design and uses remain consistent with the Downtown plans and compatible with the area. The extension will allow the project time to demonstrate progress.

APPROVAL CRITERIA- SPECIAL USE PERMIT
Title 19.16.110-(L)

The following are the determinations to be made for approval of a Special Use Permit:

- a) ***The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan;***

The Southeast Sector Land Use Map shows that the entire area of the City north of this site and the Charleston Boulevard corridor, from Main Street to Bruce Street, up to Bonanza Road, is designated predominately Commercial or for Mixed Use, which clearly indicates that modern, mixed use projects are a key component to encouraging reinvestment and redevelopment in this area of the City. The proposed use is oriented toward the Charleston Boulevard. The Redevelopment Plan encourages the assemblages of parcels to promote the type and intensity of development to stimulate the economy of the downtown area.



GCGARCIA EOT-64090

APR 05 2016

Dept of Planning
City of Las Vegas

A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

The site is currently approved for a far more intense mixed use SUP and was found compatible at the time. The result will dramatically improve and reduce the visual, traffic and neighborhood impacts to create a far more compatible design than currently approved and a better fit with the City's evolving downtown district. The proposed revisions retain the use but reflect compatibility in scale, mass, and intensity more compatible and harmonious for the current times.

b) The subject site is physically suitable for the type and intensity of land use being proposed.

In terms of land use designation, the site is already designated for Commercial land uses. In terms of the actual project proposed for the property, it can accommodate the proposed mix of residential and commercial uses, while providing all parking in a six level parking garage. Adequate on-site access and circulation will be provided to ensure free-flow of pedestrian, traffic movements and accommodate all emergency services.

c) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The surrounding street network should be adequate to provide access and traffic carrying capacity. A traffic study was done for the currently approved more-intense mixed use and an updated study will be submitted if needed to determine additional improvements that will be needed to accommodate traffic and circulation needs.

d) Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Approval of this Special Use Permit will implement the core vision and objectives of the Redevelopment Plan of the City of Las Vegas. It will spur economic activity; provide places for new and current residents to live, work, shop and play. It will lead to additional investment and needed redevelopment in the immediate area and other parcels located within the Redevelopment Plan area. Therefore, it will contribute to the overall well-being of the City, and enhance the public health, safety and welfare.

APPROVAL CRITERIA- VARIANCES

Title 19.16.140 (L)

The following is the substantive criterion for determining approval of variance applications:

- 2) Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

EOT-64090

Waivers & Variance Requests & Justification:

- 1) **Residential Adjacency 19.06.040.I.2.a.** *I the residential adjacency standards, which states that no non-residential building shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of the chapter*
- 2) **Interior Landscape Buffer** to allow a zero-foot wide landscape buffer where eight foot is required.

The project meets the requirements for a Waiver as provide in subsection 2.e.I however the Variance was previously approved

2e1. *Any mixed-use development that contains a significant residential element.*

The proposed project contains commercial and residential with 166 units on 2.05 acres, which is a significant amount of residential.

- a. Strict application of the Code standard would make it difficult for any reasonable commercial property to be built on the site without some variance to the standard. This development pattern is not a result of any action taken by the applicant, or their predecessor in title. Also, this and all the other surrounding properties are designated for Commercial or for Mixed Use Development, which should be a factor in determining the appropriateness of a variance application.
- b. While on its face the variance may seem excessive, it is not in terms of factoring the overall objectives of the Redevelopment Plan. The long term vision of the plan is for re-planning and redeveloping stagnant areas of the City that no longer contribute to its tax or economic base. Therefore, the variance to allow a modern, forward-looking mixed use development should be considered.
- c. Paragraph 5.b. entitled Waiver, states any mixed-use development that contains a significant residential element is eligible for a waiver by the City Council. The gross building size of the project is 398,133 square feet; with 166 dwelling units and 47,100 sf of retail. Clearly this is a residential driven project that given its importance to continued implementation of the Redevelopment Plan should be considered for a waiver.
- d. The boundaries of the Downtown Centennial Plan extend to one-half block east of 6th Street, north of Charleston Boulevard. This is only two blocks away from the western edge of this project. If the project were in the Downtown Centennial Plan, Code standards would not be automatically applied. This is, obviously, in close proximity to the Plan area, and when reviewing the Future Land Use Maps of the Downtown Plan, Redevelopment Plan and Southeast Sector of the General Plan, all allow and encourage either commercial or mixed-use development; there is no real difference of lying within, or outside the Downtown Plan boundaries in terms of actual land use.

Title 19.08.070, Table 1, C-A Limited Commercial District allow a variance to the maximum building coverage of 50%, where 56% is requested. The variance is warranted for the following reasons and was previously approved by City Council.

EOT-64090

- a. The six percent increase in lot coverage is minor and will not result in any detriment to the overall health, safety and general welfare to this area of the City.
- b. As previously identified, the site is in close proximity to the area covered by the City of Las Vegas Downtown Centennial Plan, where the automatic application of Code standards is not applied.
- c. The waiver was previously deemed appropriate.

APPROVAL CRITERIA- SITE DEVELOPMENT PLAN REVIEW
Title 19.16.100 (E)

The following criteria are to be considered for approval of a Site Development Plan Review:

1) *The proposed development is compatible with adjacent development and development in the area;*

While the predominant existing development pattern to the north of Charleston Boulevard is a mixture of professional office and some remaining single family units, the Redevelopment Plan encourages mixed-use as a major tool for redevelopment. Also, the project is constructed so as to not encourage any cut-through traffic for the businesses north of Charleston, or any of the residential neighborhoods south of Charleston Boulevard. The parcels to the east are zoned C-2, which not only allows mixed use with a special use permit, but more intense commercial uses as well.

The prior approval was more intense, taller, and massive than the current design. As proposed the proposed development is more compatible.

2) *The proposed development is consistent with the General Plan, this title, the Design Standards manual, the Landscape Wall and Buffer Standards and other duly-adopted city plans, policies and standards:*

The project is in substantial accordance with development related ordinances of the City. All landscaping, open space and required recreational amenities for a project of this size and scale will be provided. The Waiver or Variances to the residential adjacency standards and building coverage are reasonable and not beyond the scope of the type of intensity and density that will be needed to reinvigorate this area of the City.

The architectural changes and enhancements to the building and site help make the design more compatible, more attractive, walkable, safe and inviting. The changes comply with and substantially improve upon the previous approvals. The 2020 policy does suggest incentives for relaxing standards when balanced against the quality of the improvements.

3) *Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;*

All access will be directed to Charleston Boulevard, to minimize any impacts to business owners or residents in the area. The north/south alley, if vacated, will continue to operate as it currently does, in terms of access and traffic flow. The

EOT-64090

proposed development is significantly less intense than the previously approved project.

4) *Building and landscape materials are appropriate for the area and for the City*

The buildings will be constructed of Low E clear glass, vision and spandrel glazing in aluminum framed curtain walls, with storefront retail glazing. This will be an exciting, vibrant addition to this area of the City, spurring additional redevelopment and reinvestment in the area. Therefore, the building and landscape material effectively implement the long-term vision of the Redevelopment Plan.

5) *Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment, and are harmonious and compatible with the area*

The existing development on the property is unsightly, undesirable and obnoxious in appearance, which has led to an overall decay along the Charleston Boulevard corridor. This project will bring an attractive, exciting environment to Charleston Boulevard and will be an important first step in changing the face of this area of the City.

6) *Appropriate measures are taken to secure and protect the public health, safety and general welfare.*

The redevelopment of this area is in the highest interest of all resident of the City of Las Vegas. Making the Redevelopment Plan objectives a reality will bring new development, new investment and a new, much needed vibrant atmosphere to this area.

APPROVAL CRITERIA- VACATIONS Title 19.16.080.E.3

If, following the public hearing, the City Council is satisfied what the public will not be materially injured by the proposed vacation, it may order the right-of-way vacated. The City Council may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed.

The proposed vacation is to modify the current alley way to reflect the project design and lot assemblage. The vacation is entirely fronted by the applicant's properties. The resultant alley way and private drive will provide for service deliveries and emergency services

SUMMARY

We believe this project remains as a potential impetus for the revitalization along the north side of the Charleston Boulevard corridor. It assembles parcels that are stagnant, underutilized and in need of redevelopment into an exciting mixed-use project that will spur future redevelopment activity. The intent is to enhance the environment of the business owners to the north, while having minimal impacts, in terms of views, traffic and shading to the John S. Park neighborhood to the South.

The new plans a first step in implementing the overall objectives of the Redevelopment Plan along the north side of Charleston Boulevard. The new plans are a recognition of the need to lessen the visual impacts and create a more compatible and harmonious relationship to surrounding properties.

In summary, we respectfully request a two year first EOT for the SUP, SDR, VAR & VAC until May 15, 2018. The project advances the overall objectives of the City's General Plan and Development Codes and will be an attractive and compatible addition to this neighborhood.

Please contact me if you have any questions or need additional information.

Sincerely,


George Garcia,
President

EOT-64090



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 4, 2013

Mr. Mark Dix
Charleston Towers, LLC
18501 Collier Avenue, Suite B-106
Lake Elsinore, California 92530

RE: VAC-48465 – VACATION
RELATED TO VAR-48460, SUP-48462 AND SDR-48464
CITY COUNCIL MEETING OF MAY 15, 2013

Dear Mr. Dix:

The City Council at a regular meeting held May 15, 2013, APPROVED the request for a Petition to Vacate the public alleys generally located south of Garces Avenue, between 9th Street and 10th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2013. This approval is subject to:

1. The limits of this Vacation shall be the portions of the public alleys south of Assessor's Parcel #139-34-810-076, north of Charleston Boulevard, between 9th Street and 10th Street.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an unmaintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
3. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-48464 may be used to satisfy this

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-64090

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APR 05 2013

**Dept of Planning
City of Las Vegas**



Mr. Mark Dix
VAC-48465 – Page Two
June 4, 2013

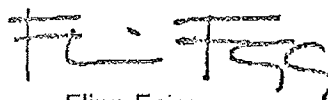
requirement provided that it addresses the area to be vacated. Alternatively, a public drainage easement, acceptable to the Flood Control Section shall be reserved in the Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
9. If the Order of Vacation is not recorded within **three (3)** years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Director
Planning

cc: Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

EOT-64090

**Legal Descriptions for
APN #139-34-810-102**

LOT TWENTY-NINE (29) AND THIRTY (30) IN BLOCK TWENTY-ONE (21) OF
WARDIE ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF
PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
COUNTY, NEVADA.

ASSESSOR'S COPY

RECEIVED

APR 05 2016

EOT-64090

Dept of Planning
City of Las Vegas

CHARLESTON TOWERS MANAGEMENT, LLC

Business Entity Information			
Status:	Active	File Date:	5/17/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0241212010-2
Qualifying State:	NV	List of Officers Due:	5/31/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101371234	Business License Exp:	5/31/2016

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	NEVADA REGISTERED AGENTS	Address 1:	4600 KEITZKE LN N254
Address 2:		City:	RENO
State:	NV	Zip Code:	89502
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

— Officers ☐ Include Inactive Officers			
Manager - MARK S DIX			
Address 1:	4600 KEITZKE LN BLDG N254 OFF 10	Address 2:	
City:	RENO	State:	NV
Zip Code:	89502	Country:	USA
Status:	Active	Email:	

— Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20100342598-84	# of Pages:	1
File Date:	5/17/2010	Effective Date:	
(No notes for this action)			

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Dept of Planning
City of Las Vegas

Action Type:	Initial List		
Document Number:	20100343282-95	# of Pages:	1
File Date:	5/18/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110359480-43	# of Pages:	1
File Date:	5/13/2011	Effective Date:	
11-12			
Action Type:	Annual List		
Document Number:	20120382281-49	# of Pages:	1
File Date:	5/30/2012	Effective Date:	
12-13			
Action Type:	Annual List		
Document Number:	20130375293-55	# of Pages:	1
File Date:	5/31/2013	Effective Date:	
13-14			
Action Type:	Annual List		
Document Number:	20140407517-71	# of Pages:	1
File Date:	5/30/2014	Effective Date:	
14-15			
Action Type:	Annual List		
Document Number:	20160118939-80	# of Pages:	1
File Date:	3/16/2016	Effective Date:	
(No notes for this action)			

CHARLESTON TOWERS, LLC

Business Entity Information

Status:	Active	File Date:	5/17/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0241282010-9
Qualifying State:	NV	List of Officers Due:	5/31/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101371321	Business License Exp:	5/31/2016

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	NEVADA REGISTERED AGENTS	Address 1:	4600 KEITZKE LN N254
Address 2:		City:	RENO
State:	NV	Zip Code:	89502
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Manager - CHARLESTON TOWERS MANAGEMENT, LLC			
Address 1:	4600 KIETZKE LN BLDG N254 OFFICE 10	Address 2:	
City:	RENO	State:	NV
Zip Code:	89502	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20100342622-92	# of Pages:	1
File Date:	5/17/2010	Effective Date:	

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Dept of Planning
City of Las Vegas

(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100343263-64	# of Pages:	1
File Date:	5/18/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110359477-99	# of Pages:	1
File Date:	5/13/2011	Effective Date:	
11-12			
Action Type:	Annual List		
Document Number:	20120382350-86	# of Pages:	1
File Date:	5/30/2012	Effective Date:	
12-13			
Action Type:	Annual List		
Document Number:	20130367277-88	# of Pages:	1
File Date:	5/31/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140407531-57	# of Pages:	1
File Date:	5/30/2014	Effective Date:	
2014/2015			
Action Type:	Annual List		
Document Number:	20160118952-55	# of Pages:	1
File Date:	3/16/2016	Effective Date:	
(No notes for this action)			

Legal Descriptions for
APN #139-34-810-074, 139-34-810-075, 139-34-810-101, 139-34-810-103,
139-37-810-104, 139-34-810-105 & 139-34-812-003

PARCEL I

LOTS SEVEN (7) THROUGH TEN (10), INCLUSIVE AND LOTS TWENTY-THREE (23) THROUGH TWENTY-SIX (26), INCLUSIVE, IN BLOCK TWENTY-ONE (21) OF WARDIE ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II

LOTS ELEVEN (11) THROUGH TWENTY (20), INCLUSIVE, IN BLOCK TWENTY-ONE (21) OF RESUBDIVISION OF BLOCK THIRTEEN (13) AND PORTIONS OF BLOCKS TWENTY-ONE (21) AND TWENTY-TWO (22) OF WARDIE ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 116, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 20, 1972 IN BOOK 240 AS DOCUMENT NO. 199572 FOR ROADS, UTILITIES AND OTHER PUBLIC PURPOSES AS FOLLOWS

COMMENCING AT THE MOST EASTERLY CORNER OF LOT TWENTY (20) OF SAID BLOCK TWENTY-ONE (21); THENCE SOUTH 27°45' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT TWENTY (20) A DISTANCE OF 56.8 FEET TO A POINT WHICH BEARS NORTH 27°45' EAST A DISTANCE OF 9.2 FEET FROM THE SOUTHEAST CORNER OF SAID LOT TWENTY (20), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°45' WEST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 9.2 FEET TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SECTION 34, SAID NORTH LINE BEING THE SOUTH LINE OF LOTS SEVENTEEN (17) THROUGH TWENTY (20), INCLUSIVE, OF SAID BLOCK TWENTY-ONE (21); THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 40.00 FEET A DISTANCE OF 144 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID BLOCK TWENTY-ONE (21), SAID POINT BEING AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF LOT SEVENTEEN (17), BLOCK TWENTY-ONE (21); THENCE NORTH 62°15' WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT SEVENTEEN (17), BLOCK TWENTY-ONE (21) A DISTANCE OF 11.0 FEET; THENCE EASTERLY IN A DIRECT LINE TO THE TRUE POINT OF BEGINNING.

EOT-64090

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Dept of Planning
City of Las Vegas

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 3, 1991 IN BOOK 910503 OF OFFICIAL RECORDS AS DOCUMENT NO. 00842, AND RE-RECORDED MAY 29, 1991 IN BOOK 910529 OF OFFICIAL RECORDS AS DOCUMENT NO. 00777, OF OFFICIAL RECORDS.

PARCEL III

LOTS THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK TWENTY ONE (21) OF WARDIE ADD, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF SAID LAND AS VACATED BY THAT ORDER OF VACATION RECORDED MAY 9, 2002 IN BOOK 20020509 AS DOCUMENT NO. 01844, OF OFFICIAL RECORDS, WHICH WOULD PASS THROUGH BY OPERATION OF LAW.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 3, 2003 IN BOOK 20030603 AS DOCUMENT NO. 00545, OF OFFICIAL RECORDS.

PARCEL IV

LOT TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK TWENTY ONE (21) OF WARDIE ADD, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

A.P. N.: 139-34-810-074, 139-34-810-075, 139-34-810-101, 139-34-810-103, 139-34-810-104, 139-34-810-105, 139-34-812-003
R.P.T.T.: \$9,307.50

Escrow #10-03-1442-SDV

Mail tax bill to and when recorded mail to:
Charleston Towers, LLC, a Nevada limited liability company
18501 Collier Ave. Suite B-106
Lake Elsinore, CA 92530

Inst #: 201005280000231
Fees: \$18.00 N/C Fee: \$0.00
RPTT: \$9307.50 Ex: #
05/28/2010 08:03:11 AM
Receipt #: 368950
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: ADF Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Clark County Credit Union,,** for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Charleston Towers, LLC, a Nevada limited liability company**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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**Dept of Planning
City of Las Vegas**

IN WITNESS WHEREOF, this instrument has been executed this 26 day of
May 26, 2010.

Clark County Credit Union

Wayne Tew
By: Wayne Tew, CEO Wayne Tew CEO

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on 26 May 2010
Wayne Tew, CEO on behalf of
by Clark County Credit Union

Jayne Wadsworth

NOTARY PUBLIC

My Commission

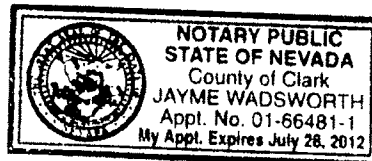
Expires:

7.28.12

Jayne Wadsworth

#01-6648-1

exp 7-28-2012



Clarification
— page

By: Wayne Tew, CEO

This instrument was acknowledged before me on _____
Wayne Tew, CEO on behalf of
by Clark County Credit Union _____

NOTARY PUBLIC
My Commission
Expires:

EXHIBIT "A"

PARCEL I

LOTS SEVEN (7) THROUGH TEN (10), INCLUSIVE AND LOTS TWENTY-THREE (23) THROUGH TWENTY-SIX (26), INCLUSIVE, IN BLOCK TWENTY-ONE (21) OF WARDIE ADDITION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED MAY 3, 1991 IN BOOK 910503 OF OFFICIAL RECORDS AS DOCUMENT NO. 00842, AND RE-RECORDED MAY 29, 1991 IN BOOK 910529 OF OFFICIAL RECORDS AS DOCUMENT NO. 00777, OF OFFICIAL RECORDS.

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LOTS THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK TWENTY ONE (21) OF WARDIE ADD, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF SAID LAND AS VACATED BY THAT ORDER OF VACATION RECORDED MAY 9, 2002 IN BOOK 20020509 AS DOCUMENT NO. 01844, OF OFFICIAL RECORDS, WHICH WOULD PASS THROUGH BY OPERATION OF LAW.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 3, 2003 IN BOOK 20030603 AS DOCUMENT NO. 00545, OF OFFICIAL RECORDS.

PARCEL IV

LOT TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK TWENTY ONE (21) OF WARDIE ADD, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
a) 139-34-810-074, 139-34-810-075, 139-34-810-101, 139-34-810-103, 139-34-810-104, 139-34-810-105, 139-34-812-003
b) _____
c) _____
d) _____

2. Type of Property:
a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3 a. Total Value/Sales Price of Property \$1,825,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$1,825,000.00
d. Real Property Transfer Tax Due \$9,307.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: [Signature] Capacity: Escrow Officer

Signature: Valerie Bussey, Escrow Officer / Nevada Title Co. on behalf of Grantor and Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Clark County Credit Union
Address: 2625 North Tenaya Way
City: Las Vegas
State: NV Zip: 89128

Print Name: Charleston Towers, LLC, a Nevada limited liability company
Address: 18501 Collier Ave. Suite B-106
City: Lake Elsinore
State: CA Zip: 92530

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 10-03-1442-SDV
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

A.P. N.: 139-34-810-102
R.P.T.T.: \$1,402.50

Escrow #11-01-0038-JKH

Mail tax bill to and when recorded mail to:
Marvin L. Schmidt
Judean A. Schmidt
18501 Collier Ave., Suite B-106
Lake Elsinore, CA 92830

Inst #: 201105200000032
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$1402.50 Ex: #
05/20/2011 08:00:55 AM
Receipt #: 783226
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: MSH Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Schmidt Family Trust** under agreement dated **August 29, 1982**, **Marvin L. Schmidt and Judean A. Schmidt**, Trustees, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Charleston Towers, LLC**, a Nevada Limited Liability Company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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APR 05 2016

**Dept of Planning
City of Las Vegas**

9th day of

By: Judean A. Schmidt, Trustee

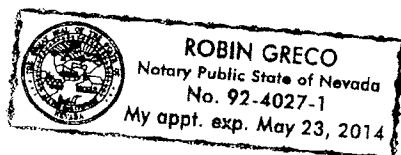
By: Judean A-Schmitt, Trustee

MAY 9, 2011

by

Let Jesus

5-23-14



Robin Greco
92-4027-1
5/23/2014

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 139-34-810-102
b) _____
c) _____
d) _____

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$275,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$275,000.00
d. Real Property Transfer Tax Due \$1,402.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: _____ Capacity: Escrow Agent

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Schmidt Family Trust
Marvin L. Schmidt and Judean A.
Schmidt, Trustees
Address: 736 Emden Street
City: Henderson
State: NV Zip: 89015

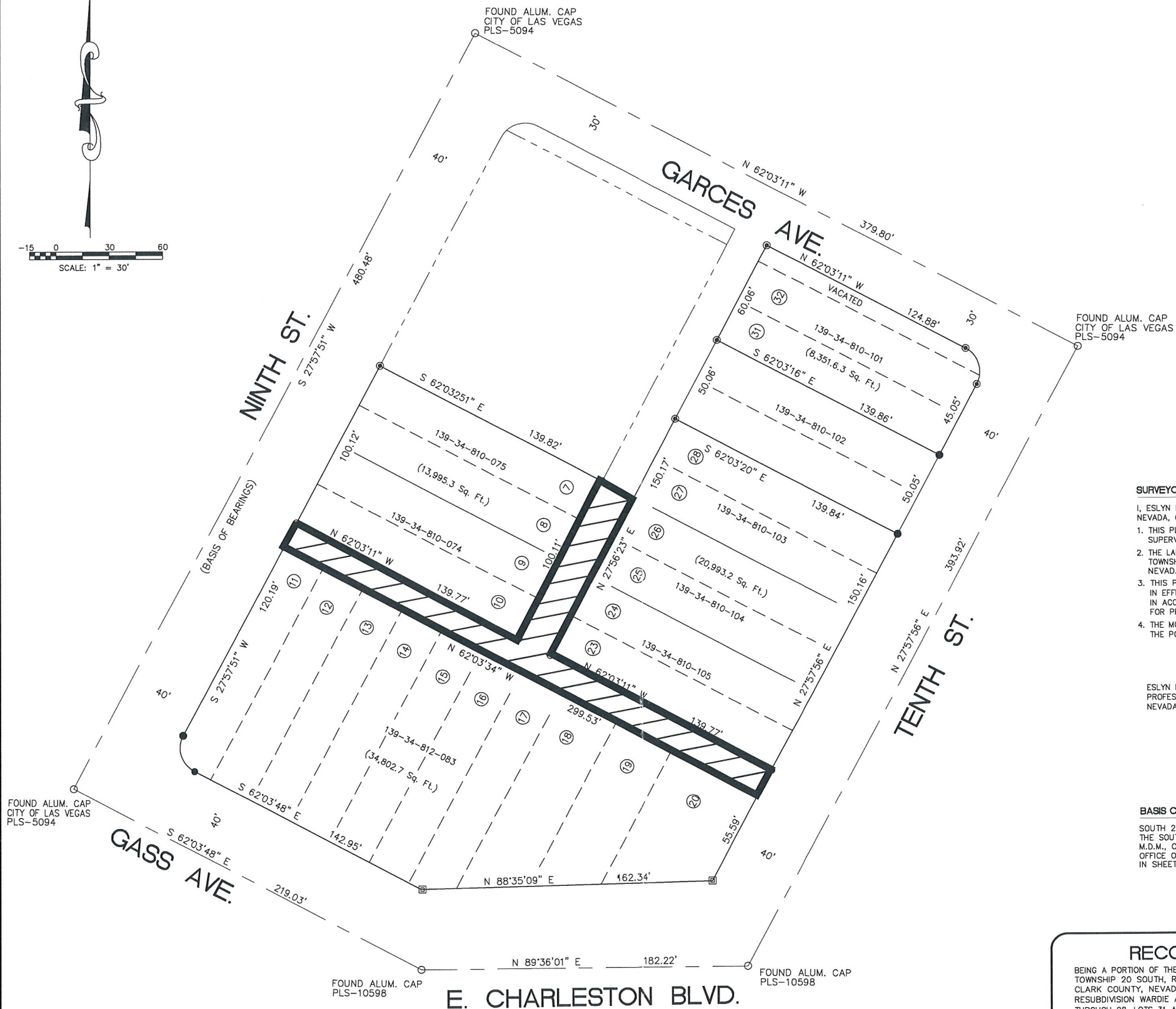
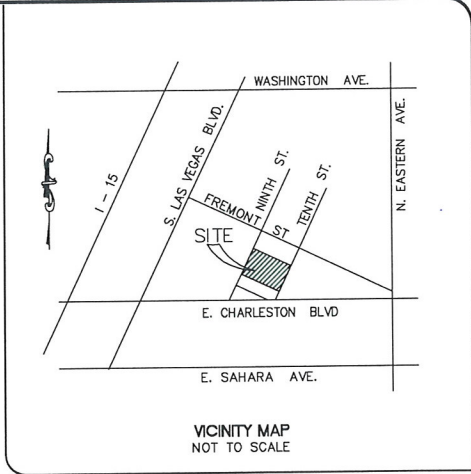
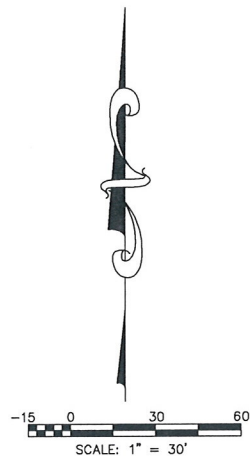
BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Charleston Towers, LLC
Mark S. Dix, Manager
Address: 18501 Collier Ave., Suite B-106
City: Lake Elsinore
State: CA Zip: 92530

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company Esc. #: 11-01-0038-JKH
Address: 2500 N. Buffalo Drive, Suite 150
City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



- LEGEND**
- = SET REBAR & CAP, P.L.S. 5088
 - ⊙ = SET NAIL & TAG, P.L.S. 5088
 - = FOUND AS SHOWN
 - = FOUND SCRIBE IN CONCRETE

SURVEYORS CERTIFICATE

I, ESYN BRENNER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARK DIX.
- THE LANDS SURVEYED BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON MAY 14, 2010.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND WAS PERFORMED IN ACCORDANCE WITH THE NEVADA ADMINISTRATIVE CODE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT DURABILITY.

ESLYN BRENNER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE No. 5088



BASIS OF BEARINGS

SOUTH 27°54'51" WEST, BEING THE CENTERLINE OF NINTH STREET LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. AS SHOWN ON FILE AT THE OFFICE OF CLARK COUNTY RECORDERS OFFICE AS FILE 67 PAGE 79 OF SURVEYS IN SHEET 7 OF 10.

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX N.R.S. 278.5695.

JOB No:	10-0014
DRAWN BY:	EB & SB
CHECKED BY:	E. BRENNER

RECORD OF SURVEY	
BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6 TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS CLARK COUNTY, NEVADA. LOTS 11 THROUGH 20 IN BLOCK 21 OF RESUBDIVISION WARDIE ADDITION AND LOTS 7 THROUGH 10, LOTS 23 THROUGH 28, LOTS 31 AND 32 ALL IN BLOCK 21 OF WARDIE ADDITION.	
BRENNER & ASSOCIATES, INC. LAND SURVEYORS 3014 WEST CHARLESTON BLVD. SUITE 100 LAS VEGAS, NEVADA 89102 PHONE (702) 877-0317 FAX (702) 877-0358 EMAIL: SURVEYS@BALLYCOXMAIL.COM	
DATE: 05/28/10	SCALE: 1" = 30'

NO. _____	FILED AT THE REQUEST OF _____
DATE _____	AT _____
FILE _____	PAGE _____
OF SURVEYS	
OFFICIAL RECORDS BOOK _____	
CLARK COUNTY NEVADA RECORDS	
DEBBIE CONWAY	
RECORDED	
FEE _____	DEPUTY _____

EOT-64090

Dept of Planning
City of Las Vegas

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

T20S R61E

125 124 123

138 139 140

163 162 161

176 177 178

SEC. 34

6 5 4 3 2 1

7 8 9 10 11 12

18 17 16 15 14 13

19 20 21 22 23 24

30 29 28 27 26 25

31 32 33 34 35 36

MAP S 2 SE 4

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

139-34-8



USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

Scale: 1" = 200'

Rev: 1/11/2016

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