



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-64093 - EXTENSION OF TIME RELATED TO EOT-64090, EOT-64091 AND EOT-64092 - VARIANCE
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 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).

This approval is subject to the following conditions:

Planning

1. This Variance (VAR-48460) 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 Variance (VAR-48460) 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-64093 - EXTENSION OF TIME - VARIANCE
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 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-64093

18b The Las Vegas Arts District

Art District Apartments

Beverly Green NA

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

L'Octaine Apartments Resident Council

Marycrest Manor HOA

Maverick - Hidden Village Apartments

Mayfair NA

Newport Lofts

Oak Tree Apartments

Orleans Square HOA

Robert Gordon Plaza Resident Council

Sahara - Southridge Association of Business

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

West Huntridge NA

Western - Highland Business Association

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

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for VAR-48460
 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 sq ft 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 #	<u>EOT-64093</u>
Meeting Date:	<u>3/18/16</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>4/5/14</u>
Received By:	<u>[Signature]</u>

*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

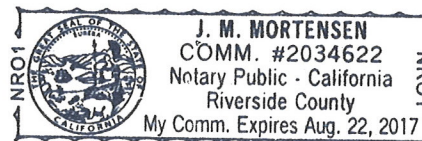
On March 22, 16 before me, JM Mortensen NOTARY PUBLIC
(Date) (Insert Name and Title of the Officer)

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64093** 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: 

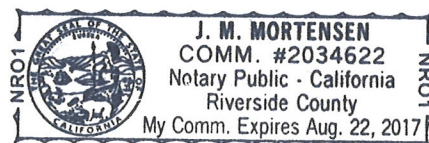
Print Name: Mark S. Dix

Subscribed and sworn before me

This 22nd day of March, 2016

JM Mortensen
Notary Public in and for said County and State

California Riverside





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-64093

RECEIVED

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-64093

Waivers & Variance Requests & Justification:

- 1) **Residential Adjacency 19.06.040.1.2.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.1 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-64093

- 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

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.

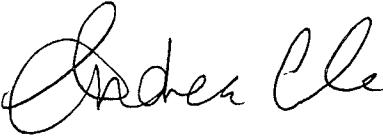
EOT-64093

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-64093



June 4, 2013

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

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

RE: VAR-48460 – VARIANCE
RELATED TO SUP-48462, VAC-48465 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 Variance 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. The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2013. This approval is subject to:

Planning

1. Variance (VAR-14345) shall be expunged upon final approval of this request.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48462), Vacation (VAC-48465), and Site Development Plan Review (SDR-48464) shall be required, if approved.
3. This approval shall be void **three** years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED

APR 05 2016

Dept of Planning
City of Las Vegas

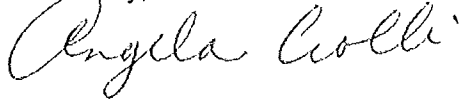
EOT-64093



Mr. Mark Dix
VAR-48460 – Page Two
June 4, 2013

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



Flinn Fagg
Director
Planning and Development

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

EOT-64093

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)			

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:	

(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 #139-34-810-102**

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

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Dept of Planning
City of Las Vegas

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.

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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.

RECEIVED

APR 05 2016

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

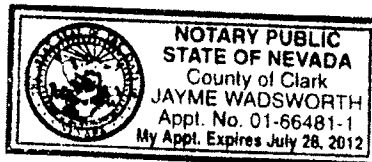


EXHIBIT "A"

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.

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.

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COMMENCING AT THE MOST EASTERLY CORNER OF LOT TWENTY (20) OF SAID BLOCK TWENTY-ONE (21); THENCE SOUTH $27^{\circ}45'$ WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT TWENTY (20) A DISTANCE OF 56.8 FEET TO A POINT WHICH BEARS NORTH $27^{\circ}45'$ 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 $27^{\circ}45'$ 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 $62^{\circ}15'$ 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.

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.

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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.

RECEIVED
APR 05 2016
Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this

9th day of

May, 2011

Schmidt Family Trust

By: Marvin L. Schmidt, Trustee

By: Judean A. Schmidt, Trustee

Schmidt Family Trust

By: Marvin L. Schmidt, Trustee

By: Judean A. Schmidt, Trustee

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me
on

MAY 9, 2011

Marvin L. Schmidt and Judean A. Schmidt, Trustees

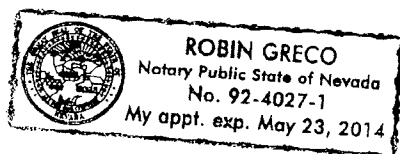
by

Robin Greco
NOTARY PUBLIC

My Commission

Expires:

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)

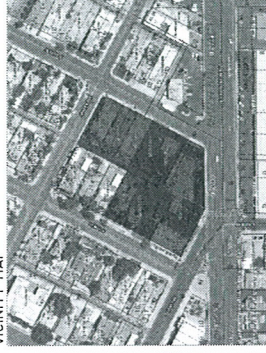
Print Name: Charleston Towers, LLC
Mark S. Dix, Manager
Address: 18501 Collier Ave., Suite B-106
City: Lake Elsinore
State: CA Zip: 92530

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)

VICINITY MAP



PROJECT DATA

OVERALL SITE AREA 194,800 SF
EXISTING ZONING C-1
APN 15934812003
RETAIL 147,100 SF
APARTMENT 1204,501 SF
(69 ONE-BEDROOM UNITS, 97 TWO-BEDROOM UNITS)
PARKING GARAGE 3165,532 SF
TOTAL BUILDING AREA 4398,152 SF
FLOOR TO AREA RATIO 4.2
COVERAGE 56%

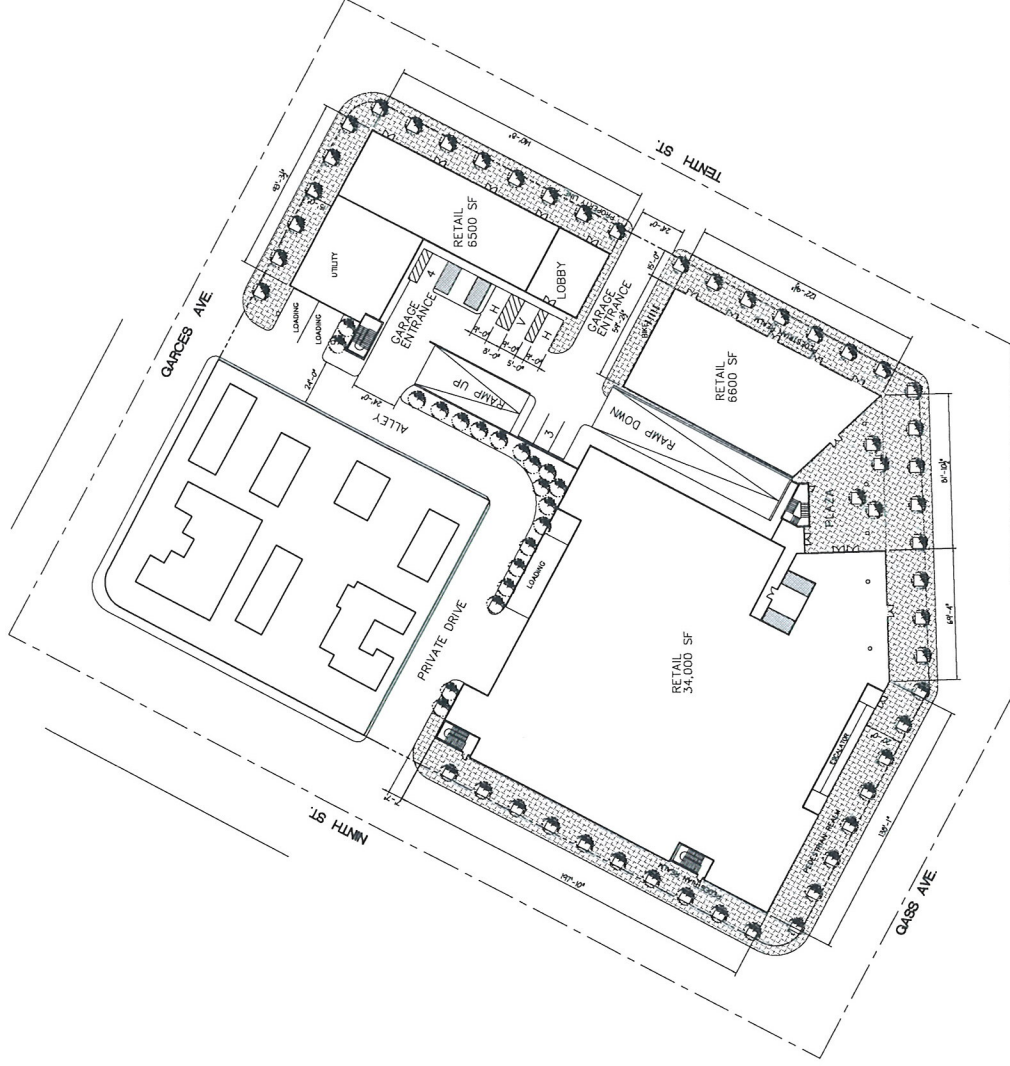
PARKING ANALYSIS

TOTAL REQUIRED (MIXED USE CHART) 406 SPACES
MIXED USE PARKING ANALYSIS

Use	Area (sq ft)	Parking Spaces Required	Parking Spaces Provided	Net (Provided - Required)
Residential	1,204,501	101	0	-101
Commercial	147,100	29	0	-29
Garage	3,165,532	0	27,000	27,000
Other	0	0	0	0
Total	4,398,152	130	27,000	26,870

PARKING PROVIDED

UNDERGROUND PARKING 180 CARS
GROUND FLOOR PARKING 7 CARS
MEZZANINE LEVEL PARKING 42 CARS
TOTAL FLOOR PARKING 101 CARS
HANDICAP PARKING 215 CARS
(VAN 3 CARS)
TOTAL PROVIDED ± 430 CARS



PROJECT SITE PLAN

SCALE 1"=30'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

LAS VEGAS, NV



YHONG LIU & ASSOCIATES
ARCHITECTURE, PLANNING, INTERIOR

RECEIVED
CITY OF LAS VEGAS
PLANNING DEPARTMENT
APR 05 2011

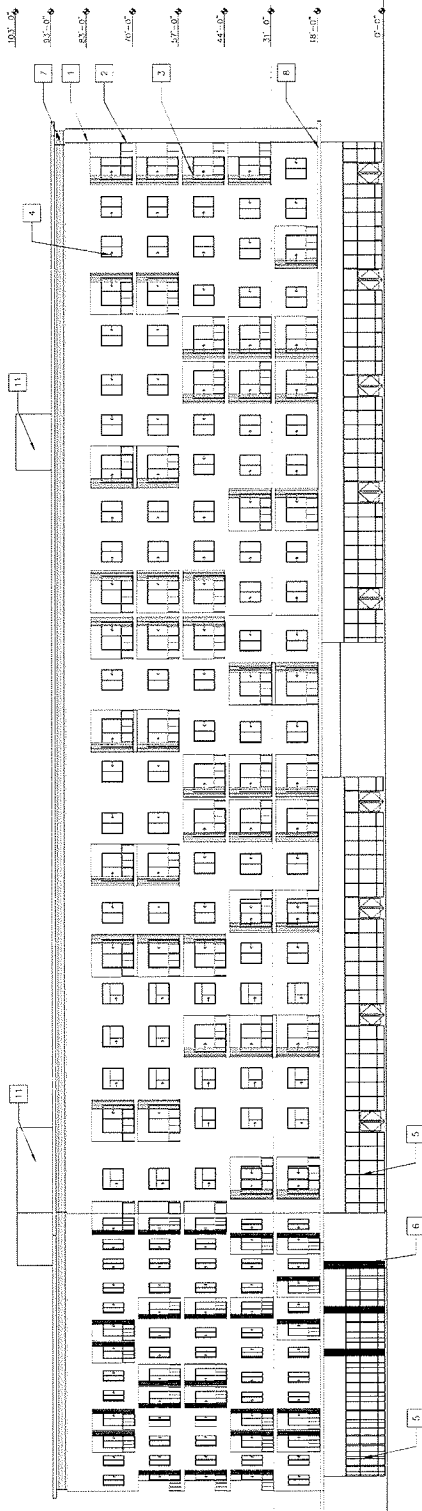
APR 05 2011

Dept of Planning
City of Las Vegas

EOT-64093

ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUALPANE LOWE GLASS MIRROR
- 5 DUAL PANE STONEFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



YIHONG LIU + ASSOCIATES
ARCHITECTS

4800 CHARLESTON BLVD
SUITE 200
LAS VEGAS, NV 89169
TEL: 702.735.1111
WWW.YIA-ARCHITECTS.COM

Drawn by: Yihong Liu, AIA
Checked by: Yihong Liu, AIA
Designed by: Yihong Liu, AIA
Project No.: YIA-2019-001
Date: 10/10/2019

10/10/2019

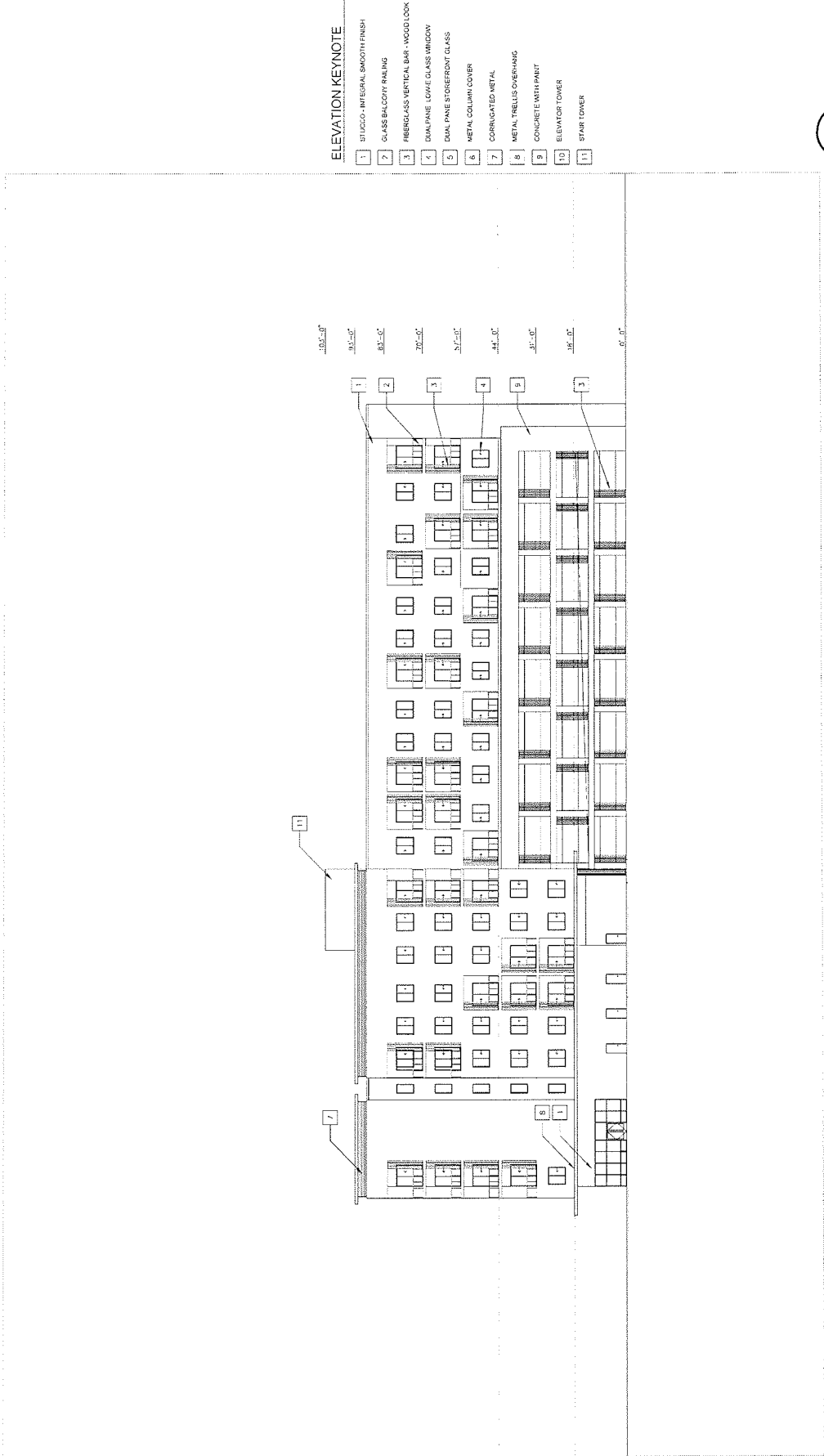
EAST ELEVATION

0 10 32'
SCALE 1/16" = 1'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

EOT-64093



- ELEVATION KEYNOTE
- 1 STUCCO - INTEGRAL SMOOTH FINISH
 - 2 GLASS BALCONY RAILING
 - 3 FIBERGLASS VERTICAL BARK WOOD LOOK
 - 4 DUAL PANE LOWE GLASS WINDOW
 - 5 DUAL PANE STOREFRONT GLASS
 - 6 METAL COLUMN COVER
 - 7 CORRUGATED METAL
 - 8 METAL TRELLIS OVERHANG
 - 9 CONCRETE NEWCAST
 - 10 ELEVATOR TOWER
 - 11 STAR TOWER



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
1000 S. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111
WWW.YHARCHITECTS.COM

1/18/2013

NORTH ELEVATION

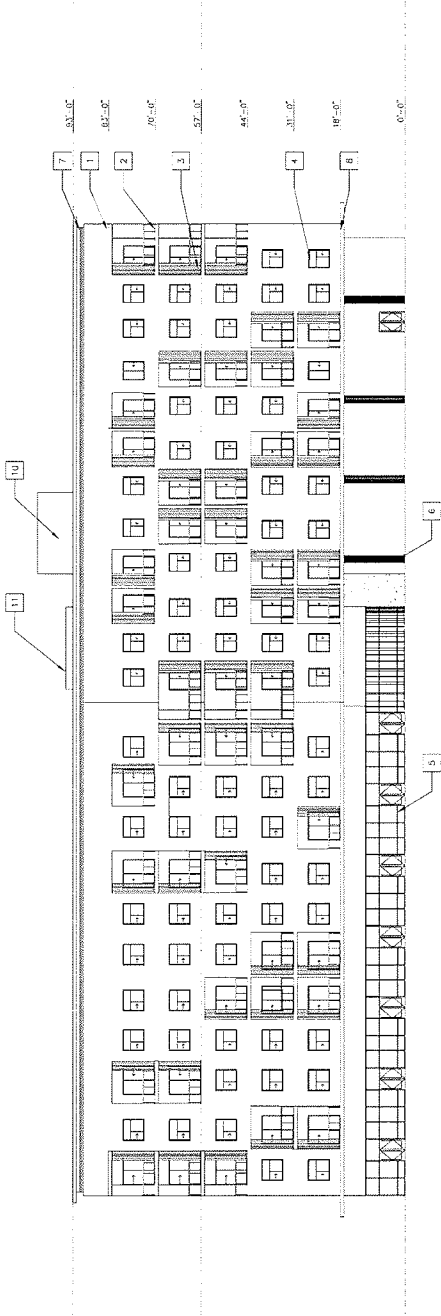
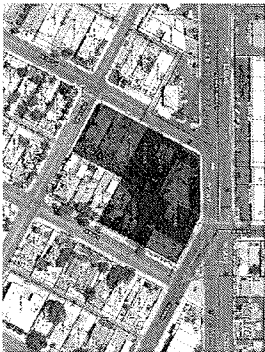
0 10' 20'
SCALE 1/8"=1'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

EOT-64093

VICINITY MAP



ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUAL PANE LOWIE GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



YHONG LIU + ASSOCIATES
ARCHITECTS
6000 E. FLORISSANT AVE. SUITE 100
LAS VEGAS, NV 89121
TEL: 702.735.1111
WWW.YHONGLIU.COM

SOUTH ELEVATION

0 15 30
SCALE 1/16"=1'-0"

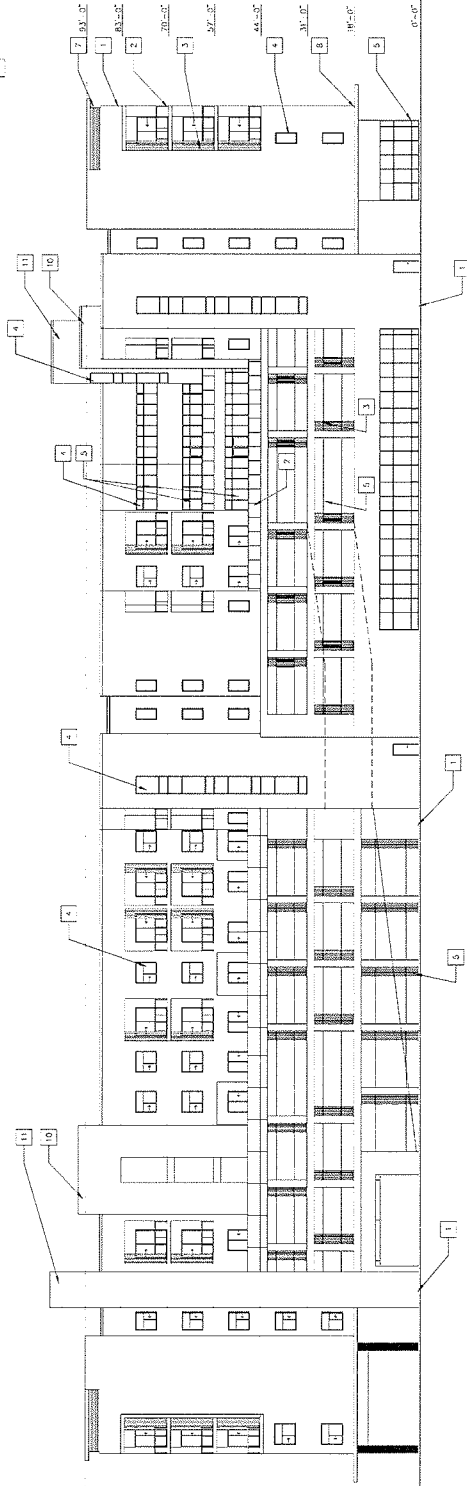
CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

EOT-64093

ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FREEGLASS VERTICAL BAR - WOOD LOOK
- 4 DUALPANE LOWE GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



YIHONG LIU + ASSOCIATES
ARCHITECTURAL FIRM INCORPORATED
10000 W. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89135

DESIGNED BY YH
DRAWN BY YH
CHECKED BY YH
DATE: 01/17/2017
PROJECT: CHARLESTON TOWER MIXED USE
SHEET: EOT-64093

JAN 17 2017

WEST ELEVATION

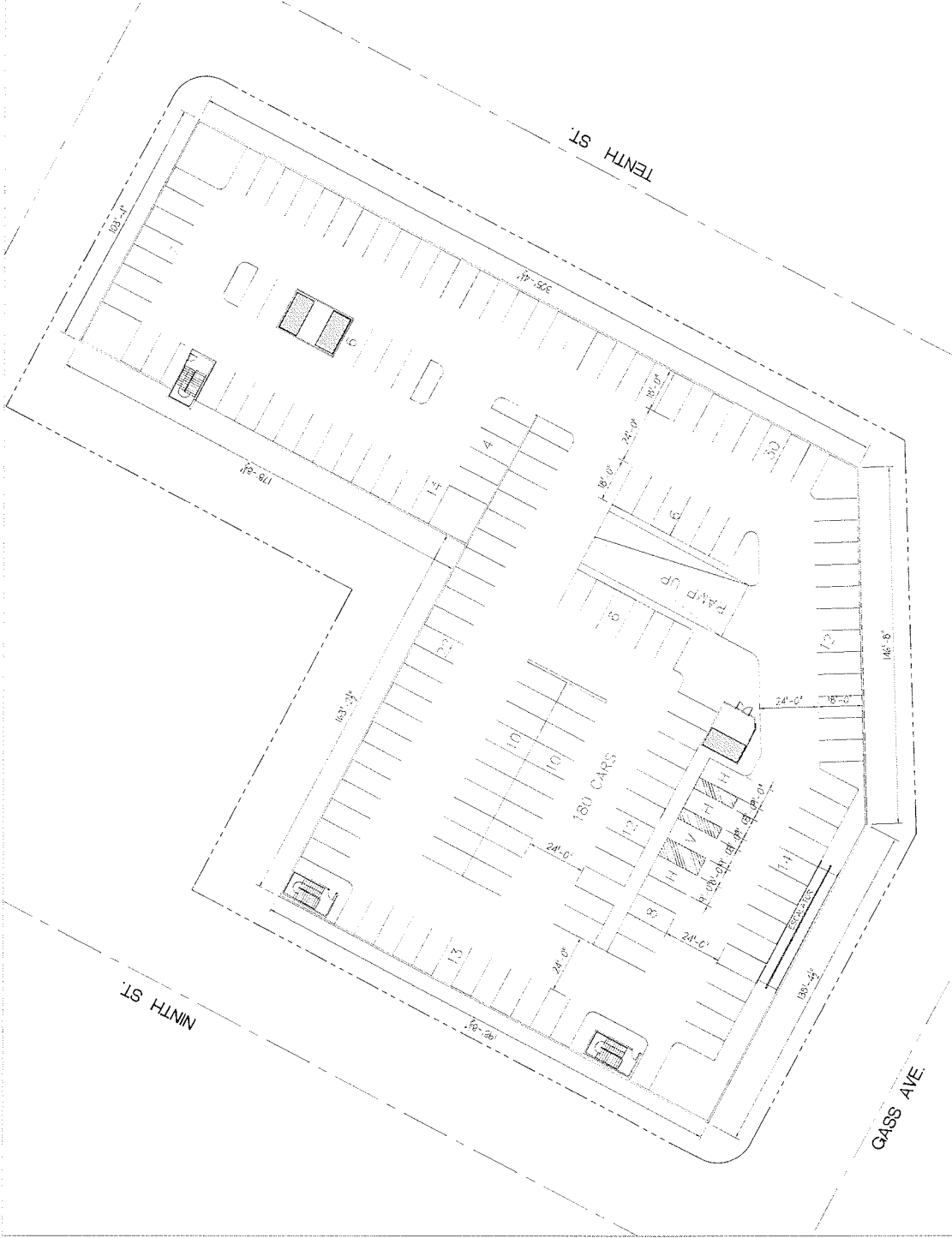
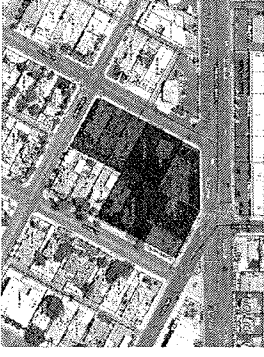
0 10' 32'
SCALE 1/16" = 1'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

EOT-64093

VICINITY MAP



UNDERGROUND PARKING

0 20 40
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

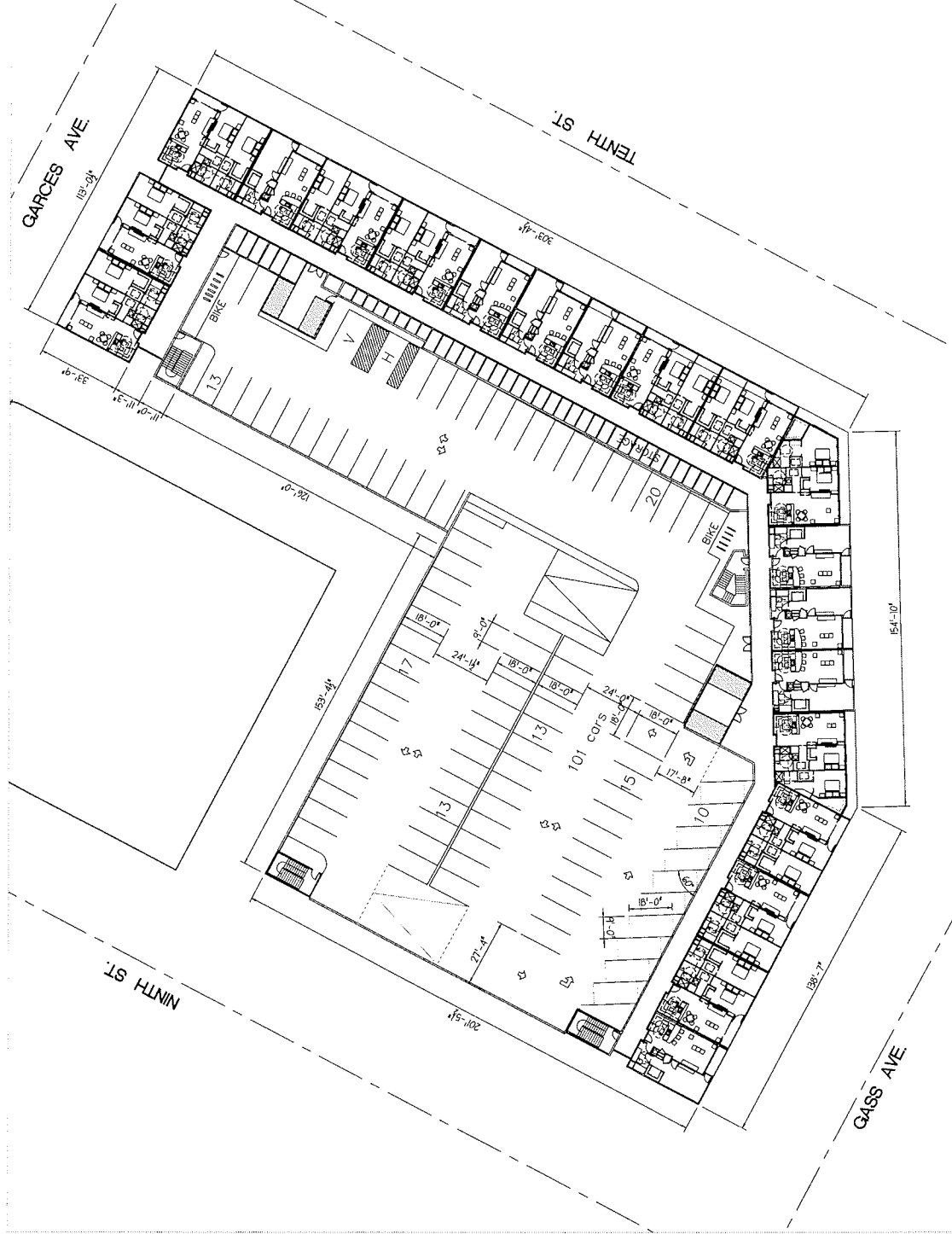
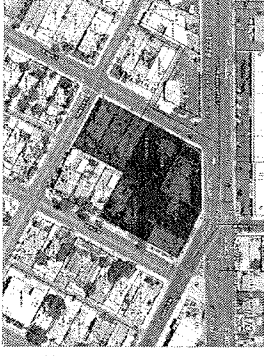
2020 charleston blvd
LAS VEGAS, NV 89102

Project: Charleston Tower Mixed Use
Architect: Yihong Liu + Associates
Interior Designer: Yihong Liu + Associates
Planner: Yihong Liu + Associates
Date: 10/15/2023
Scale: 1" = 20'-0"

10/15/2023

EOT-64093

VICINITY MAP



2ND FLOOR LAYOUT

0 20' 40'
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV



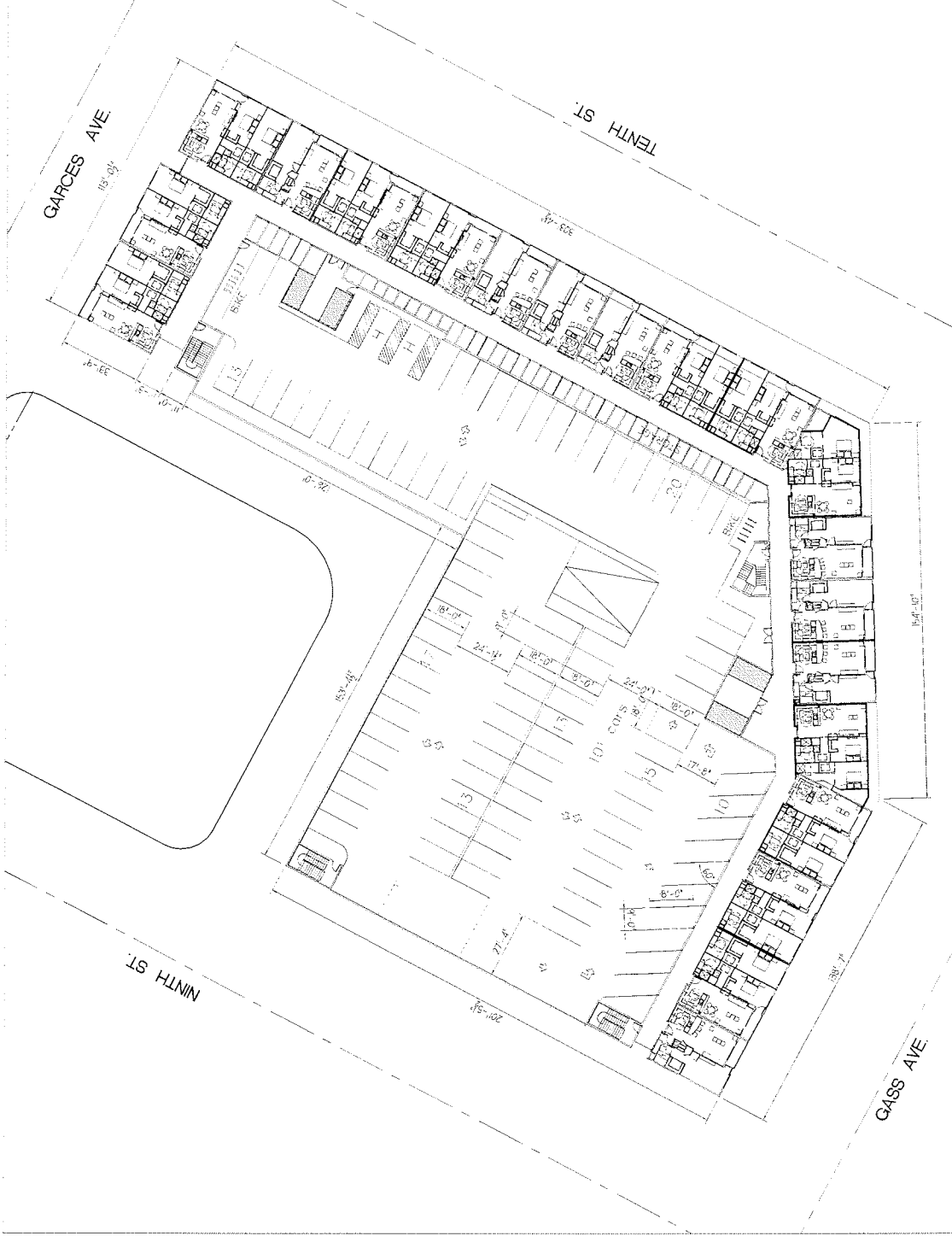
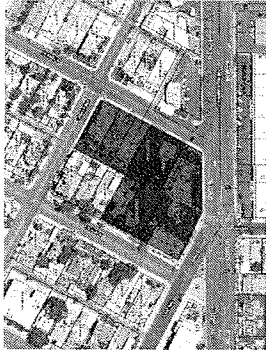
YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIORS

1000 S. GASS AVE., SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1234
WWW.YL+A.COM

08.2.2023

EOT-64093

VICINITY MAP



3RD FLOOR LAYOUT

0 20' 40'
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

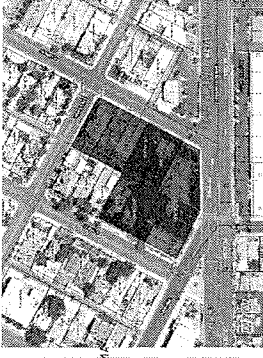
LAS VEGAS, NV



YIHONG LIU + ASSOCIATES
ARCHITECTS
1000 S. GASS AVE., SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111
WWW.YIHONGLIU.COM

PROJECT NO. 2019-001
DATE: 02.18.2020
DRAWN BY: Y. LIU
CHECKED BY: Y. LIU
APPROVED BY: Y. LIU
PROJECT NO. 2019-001
DATE: 02.18.2020
DRAWN BY: Y. LIU
CHECKED BY: Y. LIU
APPROVED BY: Y. LIU

EOT-64093



VICINITY MAP



APARTMENT AMENITY 4TH LEVEL FLOOR PLAN

0 20 40
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

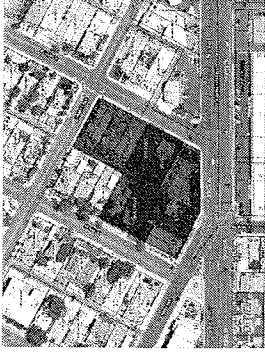
LAS VEGAS, NV



YIHONG LIU + ASSOCIATES
ARCHITECTURE INTERIOR DESIGN
6020 JAMES BLVD
SUITE 100
LAS VEGAS, NV 89120
TEL: 702.735.1111
WWW.YLIUARCH.COM
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VICINITY MAP



APARTMENT 5TH LEVEL FLOOR PLAN

0 20 40
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

LAS VEGAS, NV



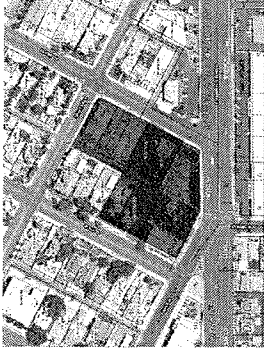
YIHONG LIU + ASSOCIATES
ARCHITECTURAL, PLANNING, INTERIOR

1000 S. GASS AVE., SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111
WWW.YIHONGLIU.COM
FAC: 702.735.1112
FAX: 702.735.1113
P: 702.735.1114
E: INFO@YIHONGLIU.COM

1/18/19 2019

EOT-64093

VICINITY MAP



YIHONG LU & ASSOCIATES
ARCHITECTS
1000 GASS AVE. SUITE 100
CHARLESTON, SC 29403
TEL: 771-1234
WWW.YIHONGLU.COM



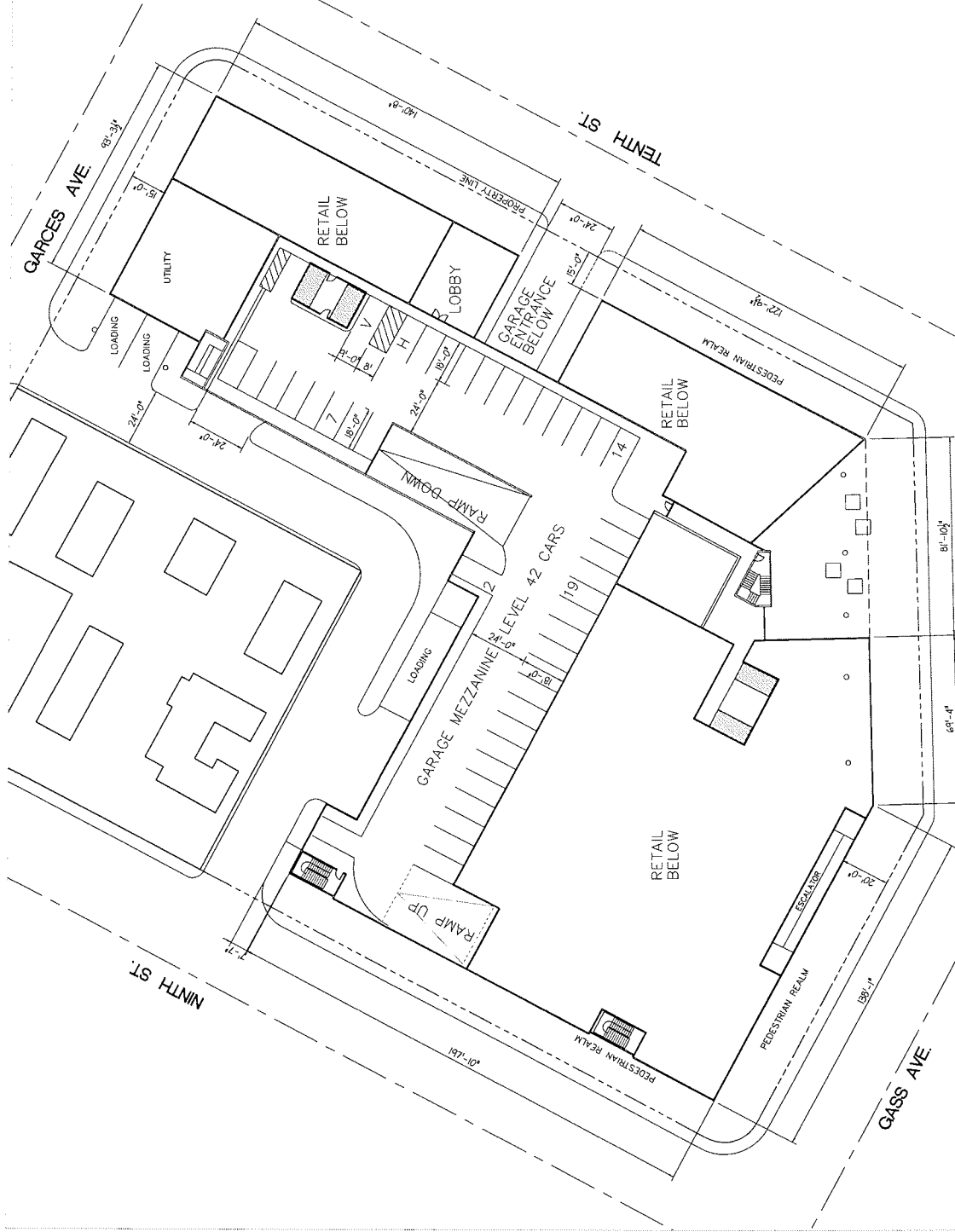
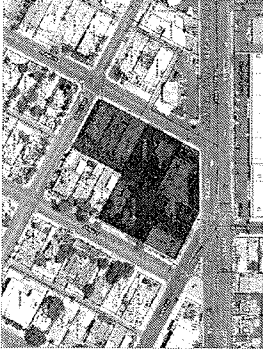
APARTMENT 6TH LEVEL FLOOR PLAN

0 20 40
SCALE 1"=20'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

EOT-64093

VICINITY MAP



YIHONG LIU + ASSOCIATES
ARCHITECTS

10000 S. LAS VEGAS BLVD., SUITE 1000
LAS VEGAS, NV 89148
TEL: 702.735.1111
WWW.YIHONGLIU.COM

PROJECT NO. 2019-001
DATE: 07/18/2019
DRAWN BY: J. LIU
CHECKED BY: Y. LIU
APPROVED BY: Y. LIU
SCALE: 1" = 20'-0"

PTB 18.2019

MEZZANINE PARKING

0' 20' 40'
SCALE 1" = 20'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

EOT-64093

VICINITY MAP



PROJECT DATA:

OVERALL SITE AREA: 194,800 SF
EXISTING ZONING: C-1
APN: 15934812003
RETAIL: 420,000 SF
APARTMENT: 420,000 SF
(69 ONE-BEDROOM UNITS, 97 TWO-BEDROOM UNITS)
PARKING GARAGE: 146,532 SF
TOTAL BUILDING AREA: 1,398,133 SF
FLOOR TO AREA RATIO: 4.2
COVERAGE: 56%

PARKING ANALYSIS:

TOTAL REQUIRED (MIXED USE CHART): 406 SPACES
MIXED USE PARKING ANALYSIS

Category and Use	Required	Provided	Notes
Office	100	100	
Residential	100	100	
Retail	100	100	
Garage	100	100	
Handicap	100	100	
Other	100	100	
TOTAL	406	406	

PARKING PROVIDED:

UNDERGROUND PARKING: 180 CARS
MEZZANINE LEVEL PARKING: 42 CARS
2ND FLOOR PARKING: 101 CARS
3RD FLOOR PARKING: 101 CARS
HANDICAP PARKING: 113 CARS
TOTAL PROVIDED: 537 CARS



YHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

10000 W. LAS VEGAS BLVD., SUITE 100
LAS VEGAS, NV 89135
TEL: 702.735.1111
WWW.YHONGLIU.COM

FEB 18, 2013

EOT-64093



PROJECT SITE PLAN

0 30' 60'
SCALE 1" = 30'-0"

CHARLESTON TOWER MIXED USE
at Charleston blvd & gass ave

LAS VEGAS, NV



0 30' 60'

SCALE: 1" = 30'-0"

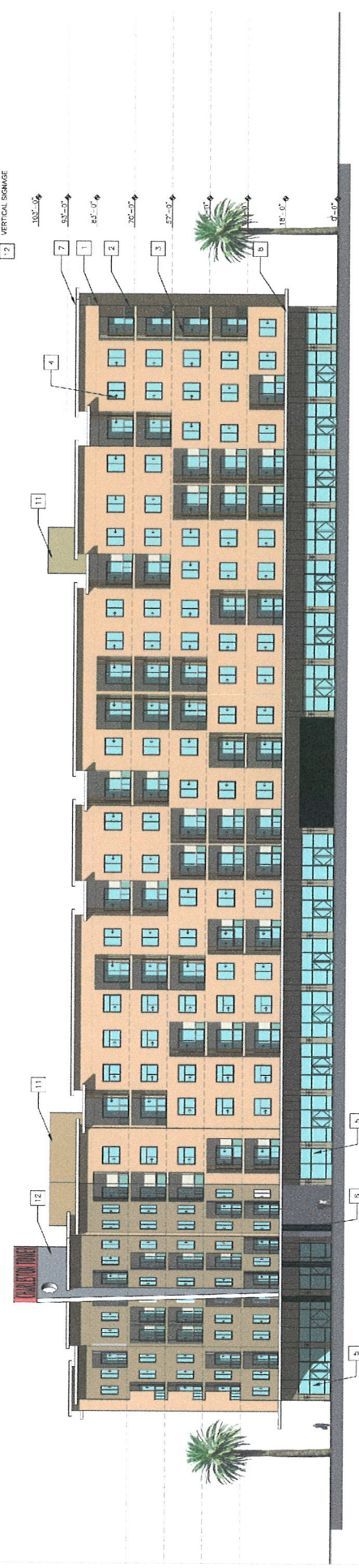
LAS VEGAS, NV

any presidents ever
0000 Crown Rock Ct
Las Vegas, NV 89129
(702) 791-8333
(702) 464-0431 for

EOT-64093
FEB 16, 2013

ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FINE GLASS VERTICAL BAR - WOODY LOOK
- 4 DUALPANE LOWE GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 METAL CANOPY
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER
- 12 VERTICAL SIGNAGE



YHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
1000 S. LAS VEGAS AVENUE, SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111
WWW.YHONGLIU.COM

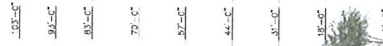
EAST ELEVATION

0 10' 32'
SCALE: 1/16" = 1' - 0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave
LAS VEGAS, NV

EOT-64093

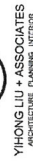
1	STUCCO - INTEGRAL SMOOTH FINISH
2	GLASS BALCONY RAILING
3	FIBERGLASS VERTICAL BAR - WOOD LOOK
4	DUAL PANE LOWE GLASS WINDOW
5	DUAL PANE STOREFRONT GLASS
6	METAL COLUMN COVER
7	METAL CANOPY
8	METAL TRELLIS OVERHANG
9	CONCRETE WITH PAINT
10	ELEVATOR TOWER R
11	STAIR TOWER



0 16' 32'

SCALE: 1/16"=1'-0"

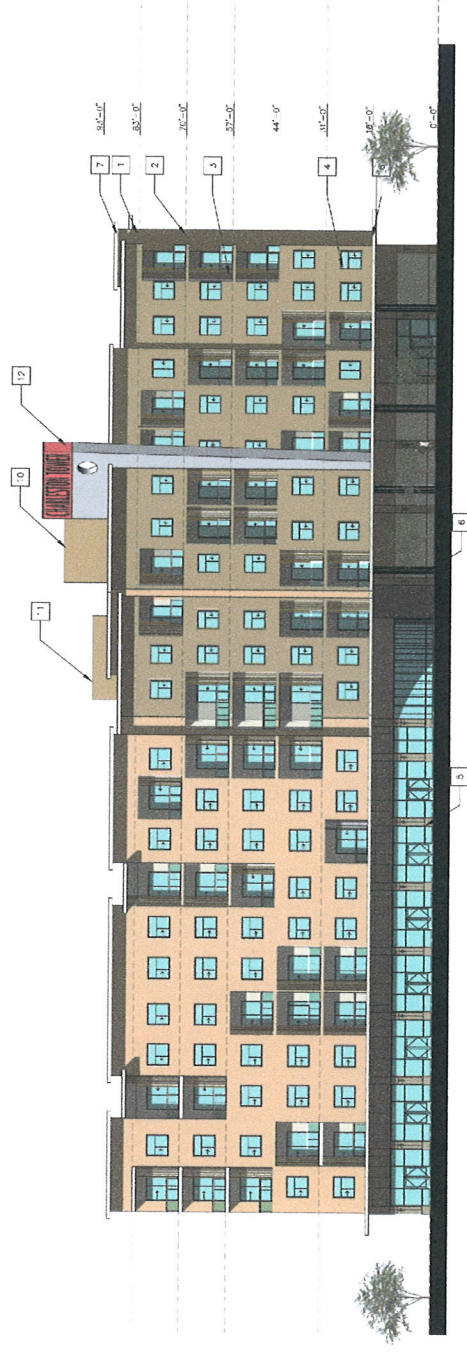
LAS VEGAS, NV



These chemistry students at Vassar, Middlebury, and Wellesley are the first to support the Vermont 15¢ program. All are 100% for and will actively promote and sustain the 15¢ tax. We also have national organizations and other universities of Vermont that have already joined.

EOT-64093

VICINITY MAP



ELEVATION KEYNOTE

- 1 STUCCO- INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL DIM. WOOD LOOK
- 4 DUAL/PANEL LOWE GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 METAL CANOPY
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER
- 12 VERTICAL SIGNAGE



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

10000 W. LAS VEGAS BLVD.
SUITE 1000
LAS VEGAS, NV 89135
TEL: 702.735.1111
WWW.YLHA.COM

DATE: 01.17.2023

SOUTH ELEVATION

0' 10' 32'
SCALE 1/16"=1'-0"

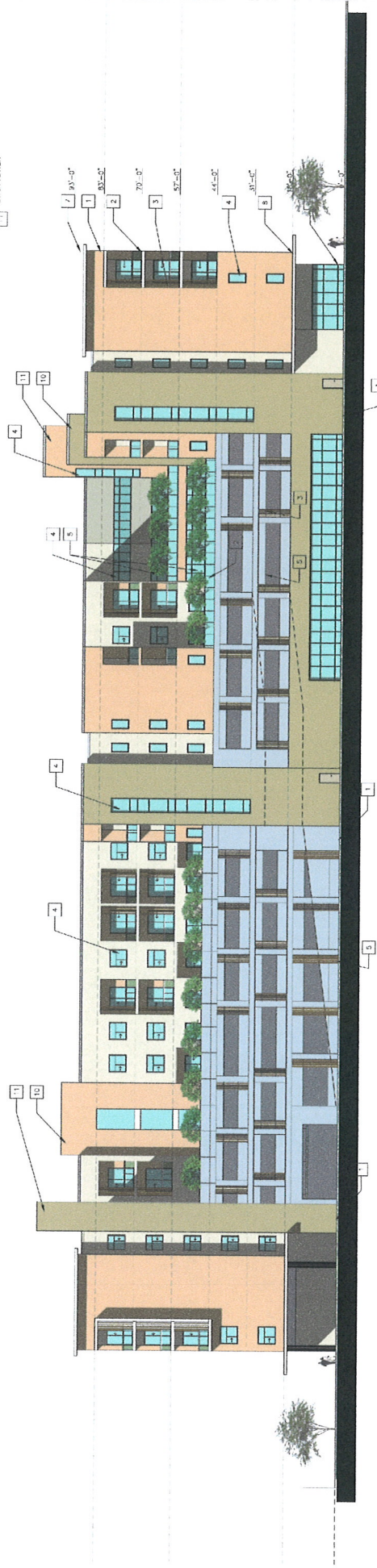
CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

EOT-64093

ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 INTERGLASS VERTICAL BAR - WOOD LOOK
- 4 QUALPANE LOUVE GLASS WINDOW
- 5 DUAL FRAME STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 METAL CANOPY
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAR TOWER



YIHONG LIU + ASSOCIATES
ARCHITECTS
1000 S. GARDEN AVENUE, SUITE 200
LAS VEGAS, NV 89102
TEL: 702.735.1111
WWW.YIHLIA.COM

WEST ELEVATION

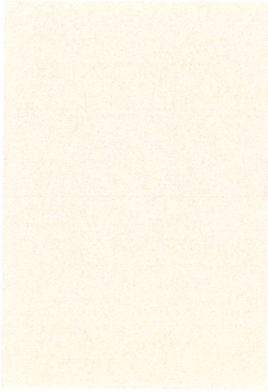
0 16' 32'
SCALE: 1/16"=1'-0"

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

JAN 17, 2018

EOT-64093



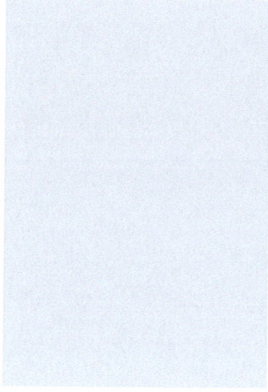
STUCCO COLOR-1
DE 6135 VERONA BEACH



STUCCO COLOR -2
DE 5184 BRILLIANT BEIGE



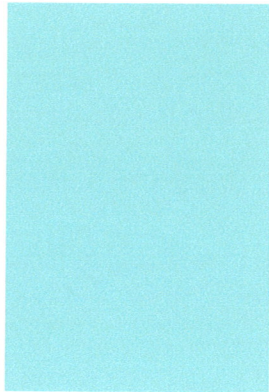
STUCCO COLOR -3
DE 6130 WOOD ACRE



METAL PAINT
DE 6338 SHINY NICKEL



CONCRETE PAINT
DE 6339 ADIRONDACK



LOW-E
BLUE GREEN GLASS



YIHONG LIU • ASSOCIATES
ARCHITECTS
INTERIOR

6055 Spring Valley Rd.
Suite 100
Las Vegas, NV 89148
Tel: 702.735.1111
Fax: 702.735.1112
www.yihongliu.com

12.18.2013

COLOR & MATERIALS

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

EOT-64093

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.

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

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

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

34

S 2 SE 4

139-34-8

125 124 123
138 139 140
163 162 161
176 177 178

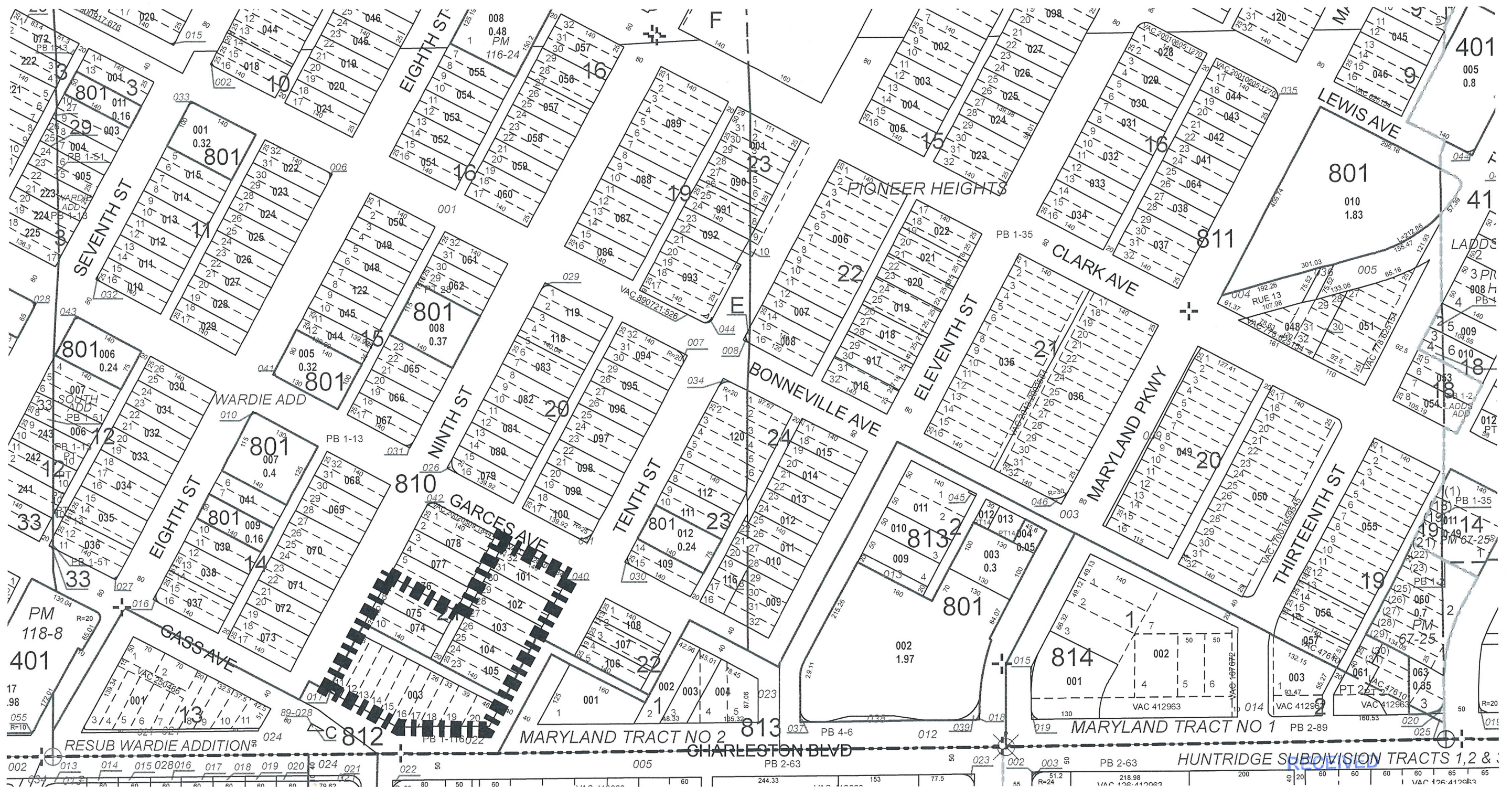
6 5 4 3 2 1
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6 2 6 2
7 3 7 3
8 4 8 4
5 1 5 1

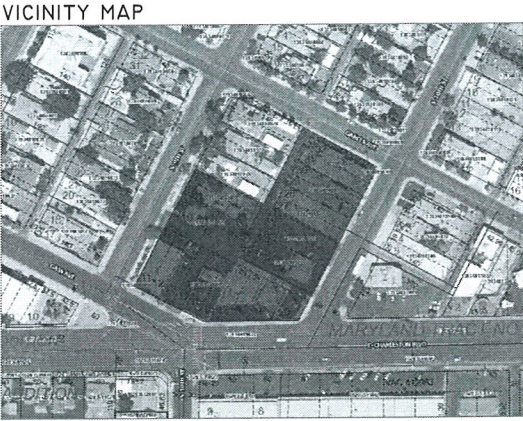
Scale: 1" = 200'

Rev: 1/11/2016

CLARK COUNTY
ASSESSOR
MAPPING DIVISION
NEVADA



APR 05 2016
TAX DIST 203
Dept of Planning
City of Las Vegas



PROJECT DATA:

OVERALL SITE AREA: ±94,800 SF
EXISTING ZONING: C-1
APN: 13934812003
RETAIL: ±47,100 SF
APARTMENT: ±204,501 SF
(69 ONE-BEDROOM UNITS, 97 TWO-BEDROOM UNITS)
PARKING GARAGE: ±146,532 SF
TOTAL BUILDING AREA: ±398,133 SF

FLOOR TO AREA RATIO: 4.2
COVERAGE: 56%

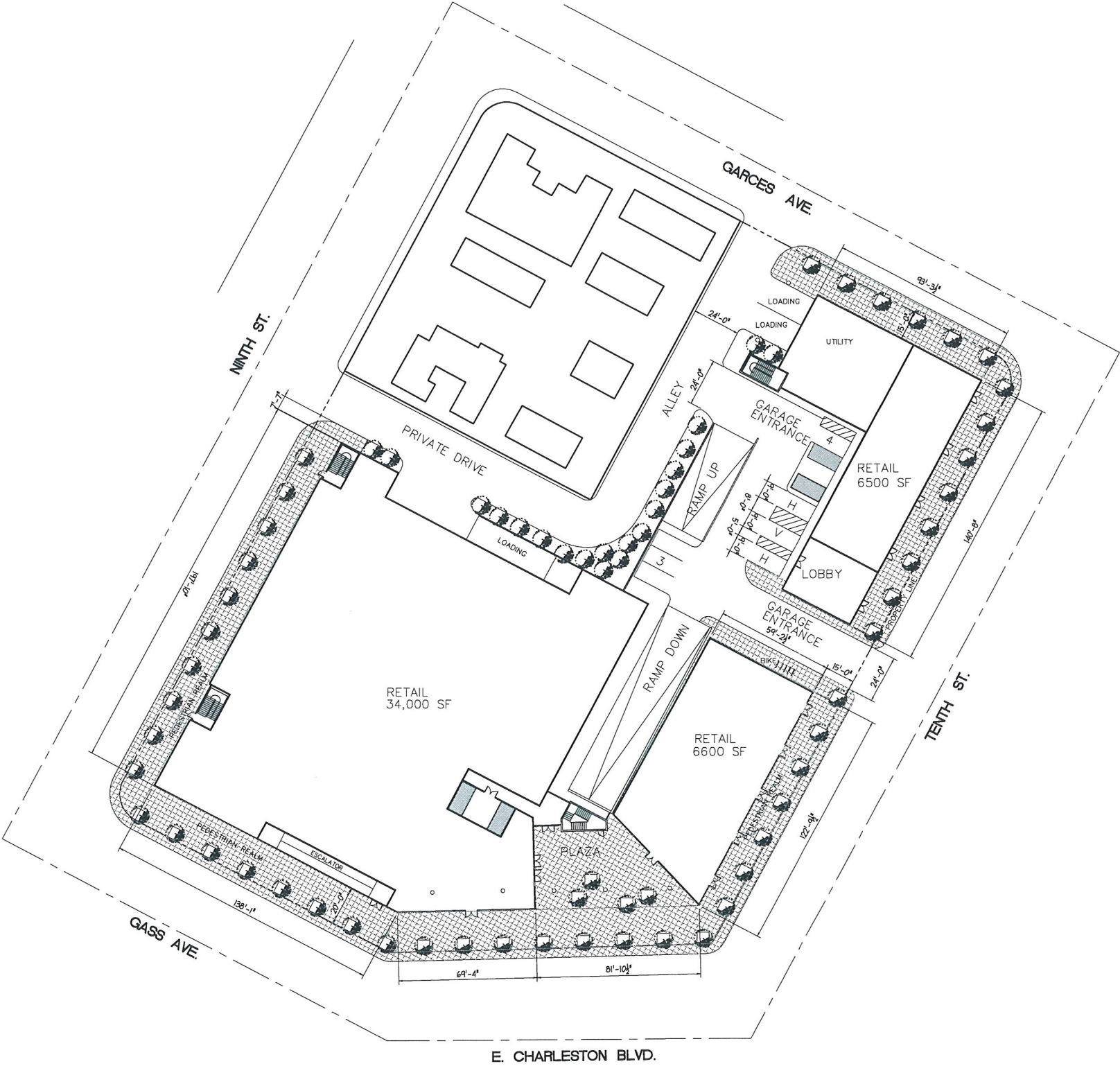
PARKING ANALYSIS:

TOTAL REQUIRED (MIXED USE CHART): 406 SPACES

General Land Use Classification	Total Area	Actual Parking	Weekdays				Weekend			
			Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm
Office & Professional	0	0	0	0	0	0	0	0	0	0
Retail	47100	189	0	0	151.2	0	189	113.4	0	0
Residential	69	97	299.00	299.0	254.15	299	194.35	224.25	0	0
Restaurant	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Theater/Entertainment	0	0	0	0	0	0	0	0	0	0
total		486	299	299	353.45	299	383.35	337.65		

PARKING PROVIDED:

UNDERGROUND PARKING 180 CARS
GROUND FLOOR PARKING 7 CARS
MEZZANINE LEVEL PARKING 42 CARS
2ND FLOOR PARKING 101 CARS
3RD FLOOR PARKING 101 CARS
HANDICAP PARKING: ±13 CARS
(VAN 3 CARS)
TOTAL PROVIDED: ± 430 CARS



CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

PROJECT SITE PLAN

0 30' 60'
SCALE: 1"= 30'-0"



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

www.yiaarchitecture.com

6500 crown rock ct
las vegas, nv 89139
(702) 321-8115
(702) 344-0033 fax

These drawings including all design, details, specifications and information, are the sole property of Yihong Liu & Associates, LLC, and are for use on this specific project and shall not be used on any other work without agreement and written permission of Yihong Liu & Associates, LLC.

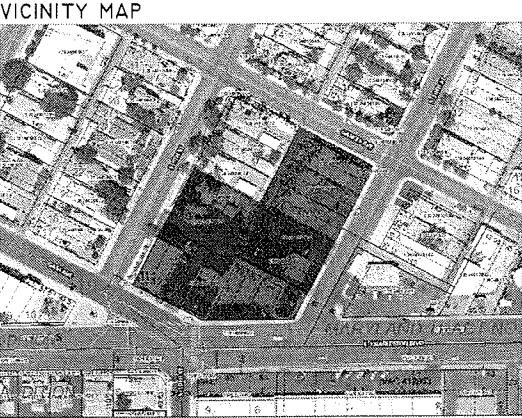
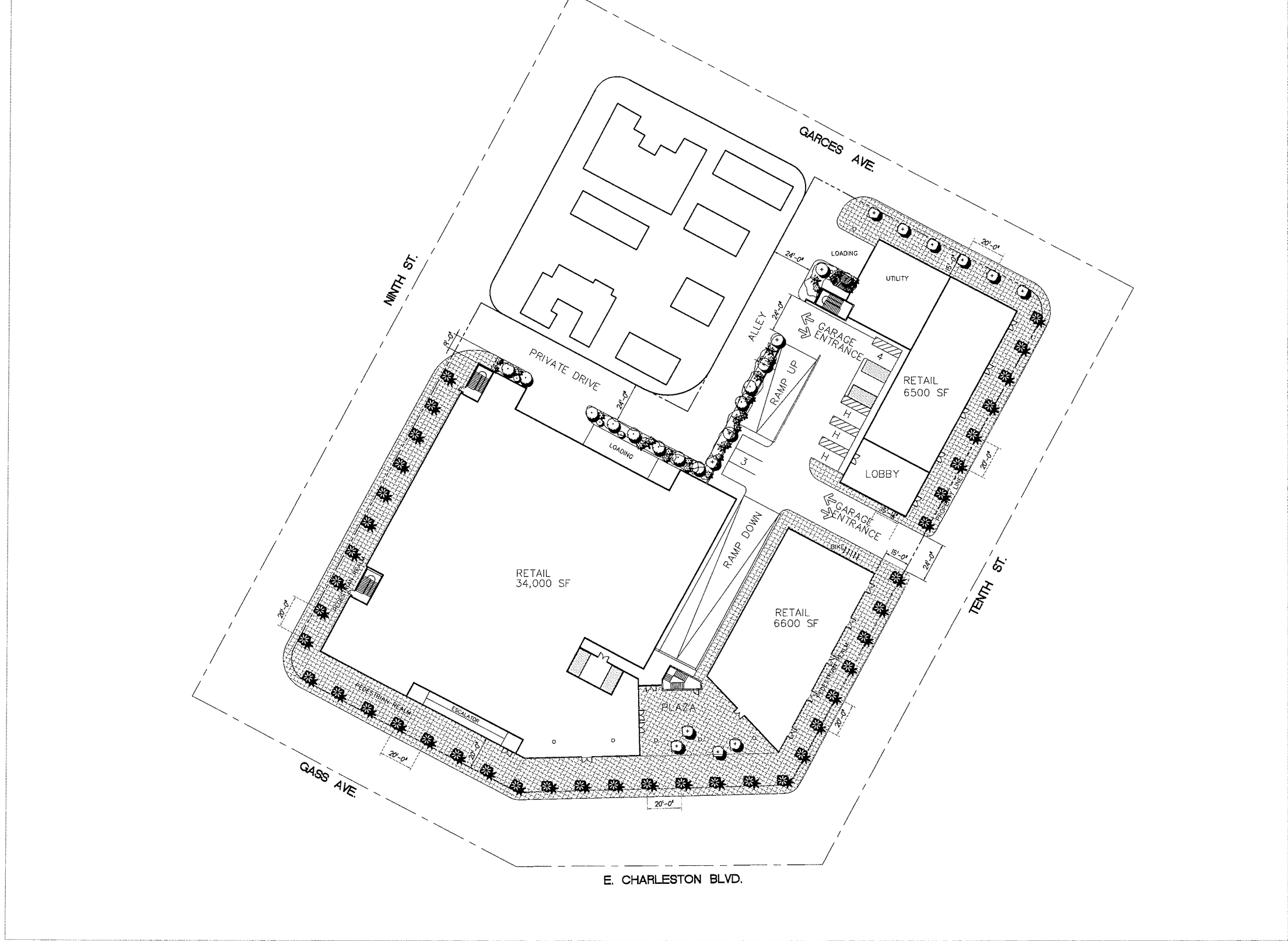
FEB 18, 2013

RECEIVED

APR 05 2016

Dept of Planning
City of Las Vegas

EOT-64093



TREE LEGEND			
SYM	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(+)	CHITALPA TASHKENTENSIS	36" BOX AT BLDG.	6TD, D.B.
(+)	CHITALPA	24" BOX	6TD, D.B.
(+)	RAUS LANCEA	24" BOX	6TD, D.B.
(+)	AFRICAN BUIAC	24" BOX	6TD, D.B.
(+)	PHOENIX DACTYLIFERA	10' * HEIGHT	BONDED TRUNK W/ 38' PREAPPLE
(+)	DATE PALM	24" BOX	6TD, D.B.
(+)	PRODRIPS CHILENSIS	24" BOX	6TD, D.B.
(+)	THORNLESS CHILEAN MESQUITE	24" BOX	6TD, D.B.
(+)	WASHINGTONIA ROBUSTA	22' HEIGHT	BONDED TRUNK TO PALM HEAD
(+)	MEXICAN FAN PALM	24" BOX	6TD, D.B.
(+)	VITEX AGNUS-CASTUS	24" BOX	6TD, D.B.
(+)	CHASTE TREE	24" BOX	6TD, D.B.

SHRUB LEGEND			
SYM	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(+)	CAESALPINIA PULCHERRIMA	5 GAL	12" O.C.
(+)	RED BIRD OF PARADISE	5 GAL	60" O.C.
(+)	CASIA NEMOPHILA	5 GAL	60" O.C.
(+)	CASIA	5 GAL	60" O.C.
(+)	CHAMPACROPS HUMILIS	5 GAL, 24" BOX	5 GAL EACH POT
(+)	MEDITERRANEAN FAN PALM	24" BOX IN GROUND	47" O.C.
(+)	COTONEASTER GLAUCOPHYLLUS	5 GAL	47" O.C.
(+)	BRIGHT BEAD COTONEASTER	5 GAL	47" O.C.
(+)	ELAEAGNUS FUNGENS	5 GAL	48" O.C.
(+)	SILVERBERRY	5 GAL	36" O.C.
(+)	HEMIPERIALICE PARVIFLORA	5 GAL	30" O.C.
(+)	RED YUCCA	5 GAL	30" O.C.
(+)	LEUCOPHYLLUM F. 'COMPACTA'	5 GAL	48" O.C.
(+)	DWARF TEXAS RANGER	5 GAL	48" O.C.
(+)	LEUCOPHYLLUM F. 'GREEN CLOUD'	5 GAL	48" O.C.
(+)	GREEN CLOUD TEXAS RANGER	5 GAL	36" O.C.
(+)	MULLENBERGIA C. 'REGAL MIST'	5 GAL	36" O.C.
(+)	REGAL MIST	5 GAL	36" O.C.
(+)	MULLENBERGIA ROSEUS	5 GAL	36" O.C.
(+)	DEER GRASS	5 GAL	36" O.C.
(+)	PERNETUM SETACEUM 'CUPREUM'	5 GAL	36" O.C.
(+)	PURPLE FOUNTAIN GRASS	5 GAL	36" O.C.
(+)	SALVIA GREGGII	5 GAL	24" O.C.
(+)	AUTUMN BAGE	5 GAL	24" O.C.

GROUND COVER / ACCENT PLANT LEGEND			
SYM	BOTANICAL/COMMON NAME	SIZE	COMMENTS
(+)	ACACIA R. 'DESERT CARPET'	1 GAL	54" O.C. PLANT 54" BACK OF CURBS AND WALKS
(+)	CREEPING ACACIA	1 GAL	54" O.C. PLANT 30" BACK OF CURBS AND WALKS
(+)	DALEA CAPITATA 'SIERRA GOLD'	1 GAL	30" O.C. PLANT 30" BACK OF CURBS AND WALKS
(+)	SIERRA GOLD DALEA	1 GAL	30" O.C. PLANT 30" BACK OF CURBS AND WALKS
(+)	LANTANA CAMARA 'NEW GOLD'	1 GAL	30" O.C. PLANT 30" BACK OF CURBS AND WALKS
(+)	NEW GOLD LANTANA	1 GAL	36" O.C. PLANT 36" BACK OF CURBS AND WALKS
(+)	ROSMARINUS O. 'PROSTRATUS'	1 GAL	36" O.C. PLANT 36" BACK OF CURBS AND WALKS
(+)	DWARF ROSEMARY	1 GAL	36" O.C. PLANT 36" BACK OF CURBS AND WALKS

ROCK MULCH
APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED 'PALOMINO TAN' ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.
ALL SLOPES 2:1/1/1 OR GREATER SHALL HAVE 2" TO 4" ROCK TO MATCH THE 'PALOMINO TAN' ROCK SOURCE.



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ARCHITECTURE PLANNING INTERIOR

www.ylarchitect.com

6600 crown rock st

las vegas, nv 89139

(702) 321-5516

(702) 345-0233 fax

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CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

PROJECT LANDSCAPE PLAN

0 30' 60'

SCALE: 1"= 30'-0"

EOT-64093
05/18/16 CC

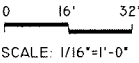
ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUALPANE LOW-E GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave
LAS VEGAS, NV

EAST ELEVATION



SCALE: 1/16"=1'-0"



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ARCHITECTURE PLANNING INTERIOR

www.yiaarchitecture.com

6600 crown rock ct
las vegas, nv 89139
702.521.9218
1702.946.6232 fax

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ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUALPANE LOW-E GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave
LAS VEGAS, NV

NORTH ELEVATION

0 16' 32'
SCALE: 1/16"=1'-0"



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ARCHITECTURE PLANNING INTERIOR

www.yiaarchitecture.com

5500 crown rock ct

las vegas, nv 89132

tel: 702-335-9314

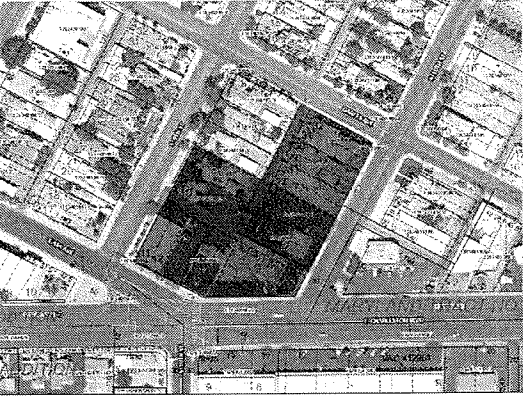
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VICINITY MAP



ELEVATION KEYNOTE

- 1 STUCCO - INTEGRAL SMOOTH FINISH
- 2 GLASS BALCONY RAILING
- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUALPANE LOW-E GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER

CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

SOUTH ELEVATION

0 16' 32'
SCALE: 1/16"=1'-0"



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ARCHITECTURE PLANNING INTERIOR

6500 crown rock ct
las vegas, nv 89139
OFF: 702-931-1616
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ELEVATION KEYNOTE

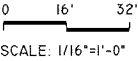
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- 3 FIBERGLASS VERTICAL BAR - WOOD LOOK
- 4 DUAL PANE LOW-E GLASS WINDOW
- 5 DUAL PANE STOREFRONT GLASS
- 6 METAL COLUMN COVER
- 7 CORRUGATED METAL
- 8 METAL TRELLIS OVERHANG
- 9 CONCRETE WITH PAINT
- 10 ELEVATOR TOWER
- 11 STAIR TOWER



CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

WEST ELEVATION



SCALE: 1/16"=1'-0"



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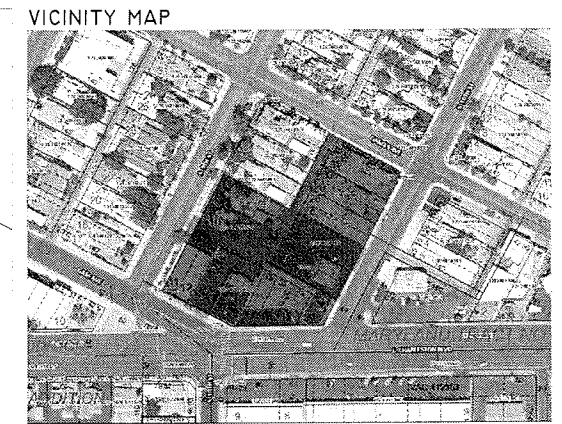
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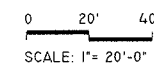
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3RD FLOOR LAYOUT



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6500 crown rock cl

las vegas, nv 89139

(702) 321-6316
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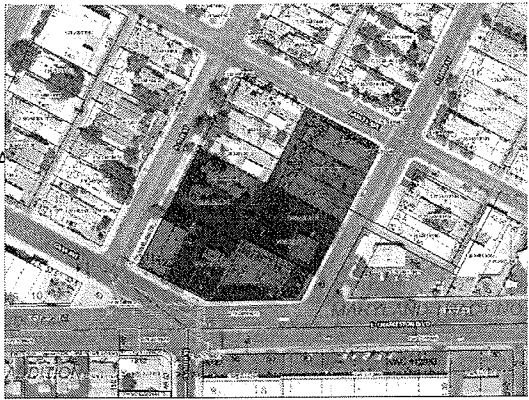
drawings including all design

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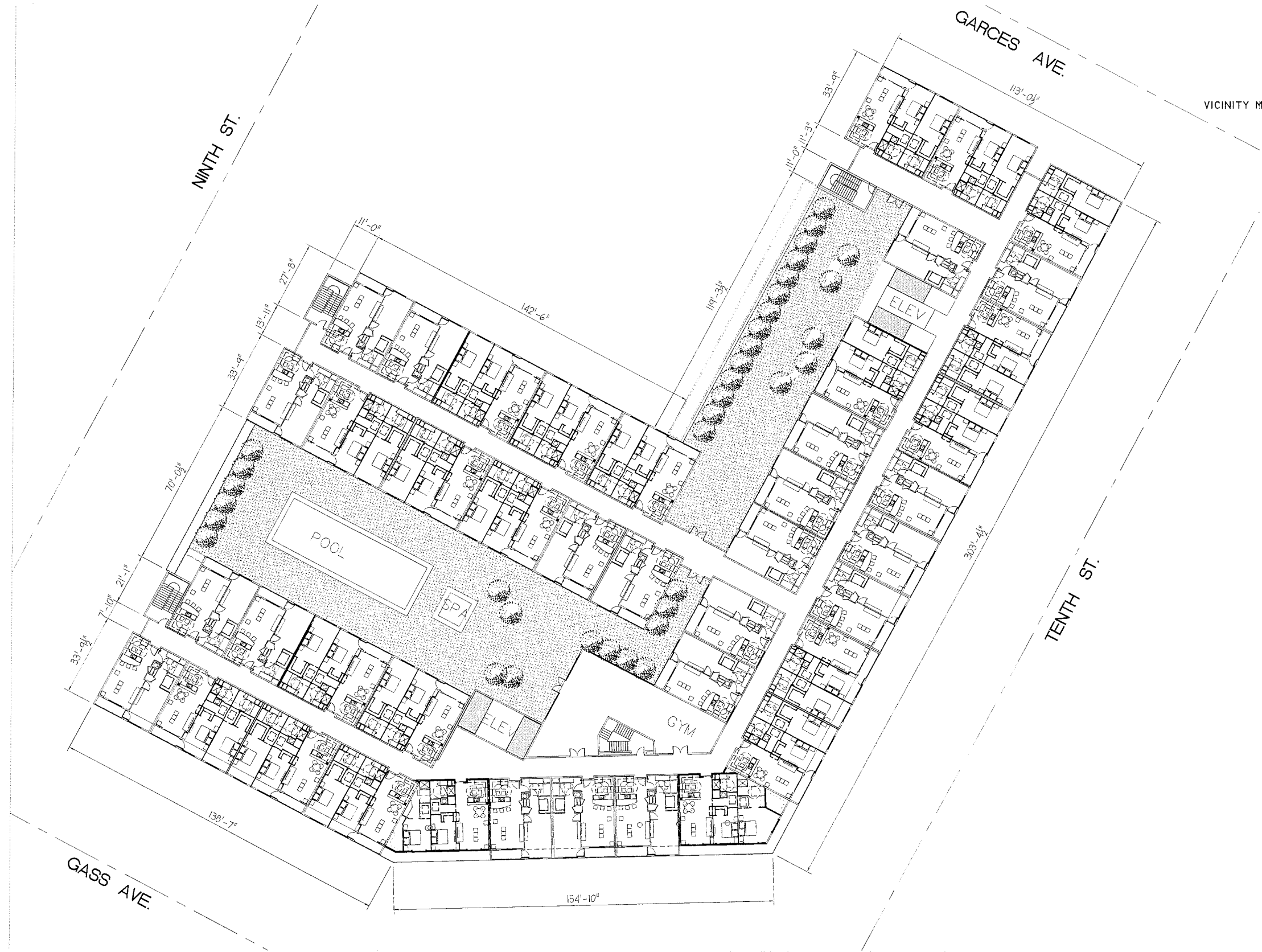
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CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV



VICINITY MAP



APARTMENT AMENITY 4TH LEVEL FLOOR PLAN

0 20' 40'
SCALE: 1"= 20'-0"



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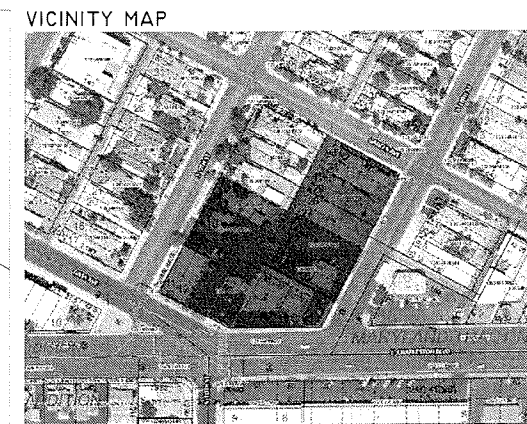
1103 Macdonald

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CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV



CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

LAS VEGAS, NV

APARTMENT 5TH LEVEL FLOOR PLAN

0 20' 40'
 SCALE: 1"= 20'-0"

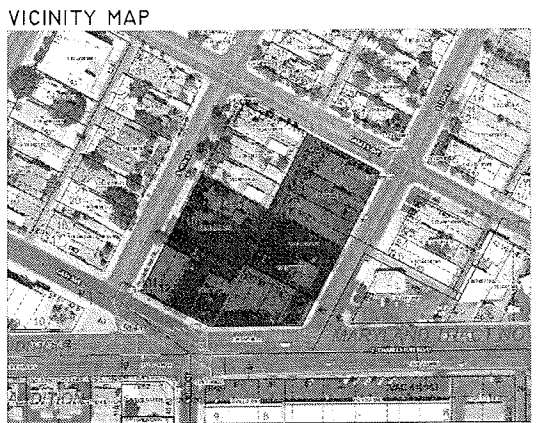


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www.yiaarchitecture.com
 6500 crown rock ct
 las vegas, nv 89139
 (702) 231-8111
 (702) 945-0923 fax

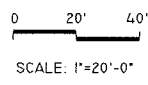
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CHARLESTON TOWER MIXED USE
at charleston blvd & gass ave

APARTMENT 6TH LEVEL FLOOR PLAN

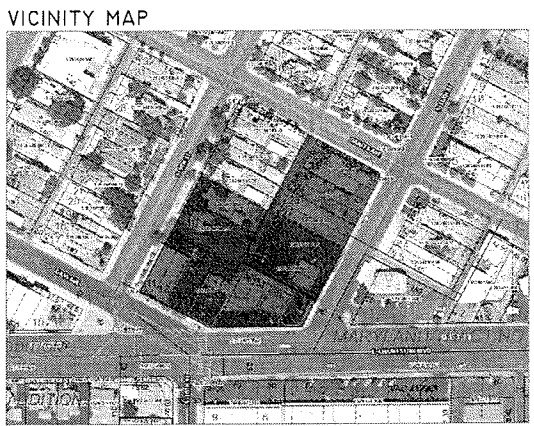
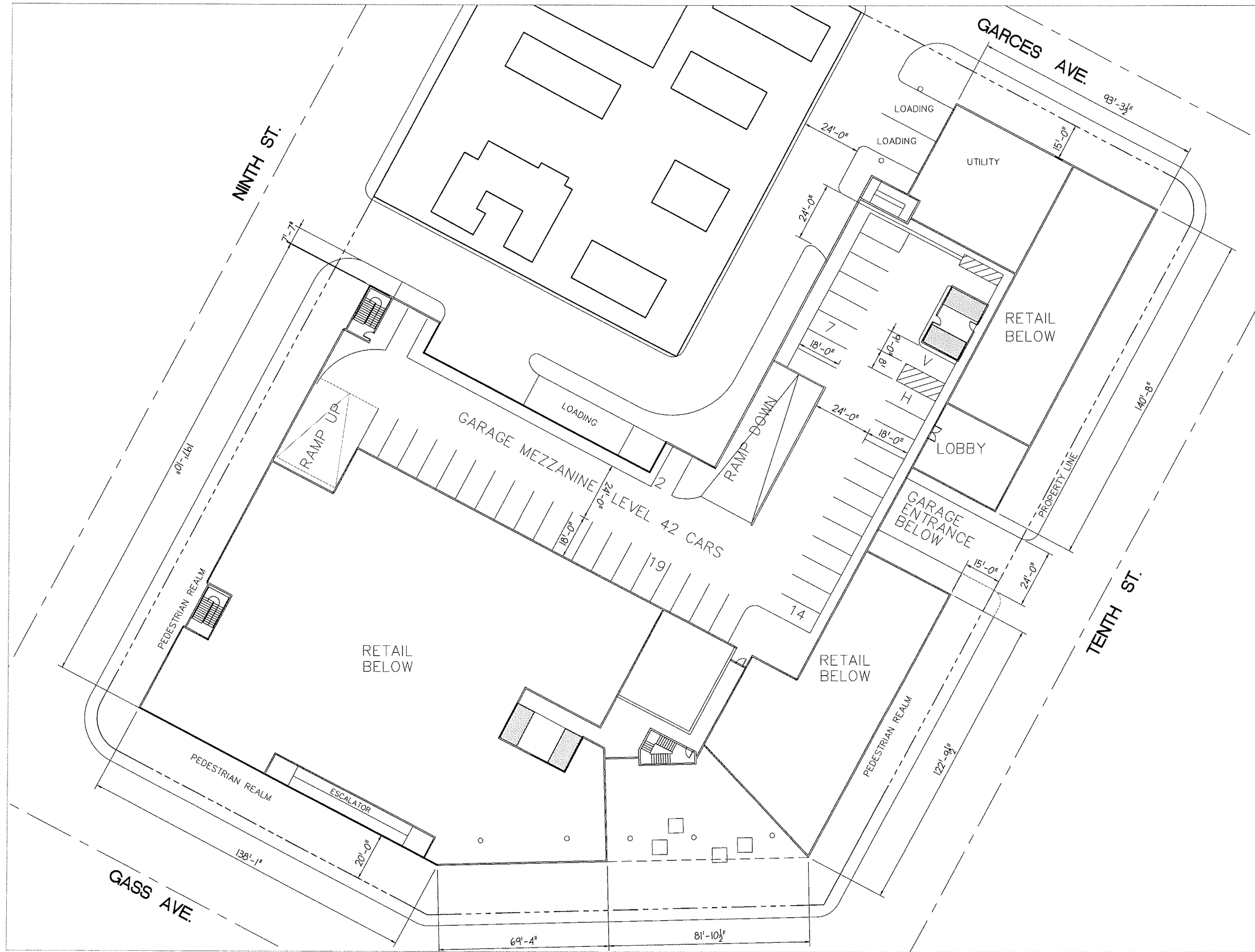


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 ARCHITECTURE PLANNING INTERIOR

www.yiaarchitecture.com

6600 crows rock rd
 las vegas, nv 89139
 (702) 314-9316
 (702) 546-0557 fax

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CHARLESTON TOWER MIXED USE **at charleston blvd & gass ave**

LAS VEGAS, NV

MEZZANINE PARKING

0 20' 40'
 SCALE: 1"= 20'-0"



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www.yiaarchitecture.com
 8500 crown rock rd
 las vegas, nv 89139
 (702) 575-5316
 (702) 544-0553 fax

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