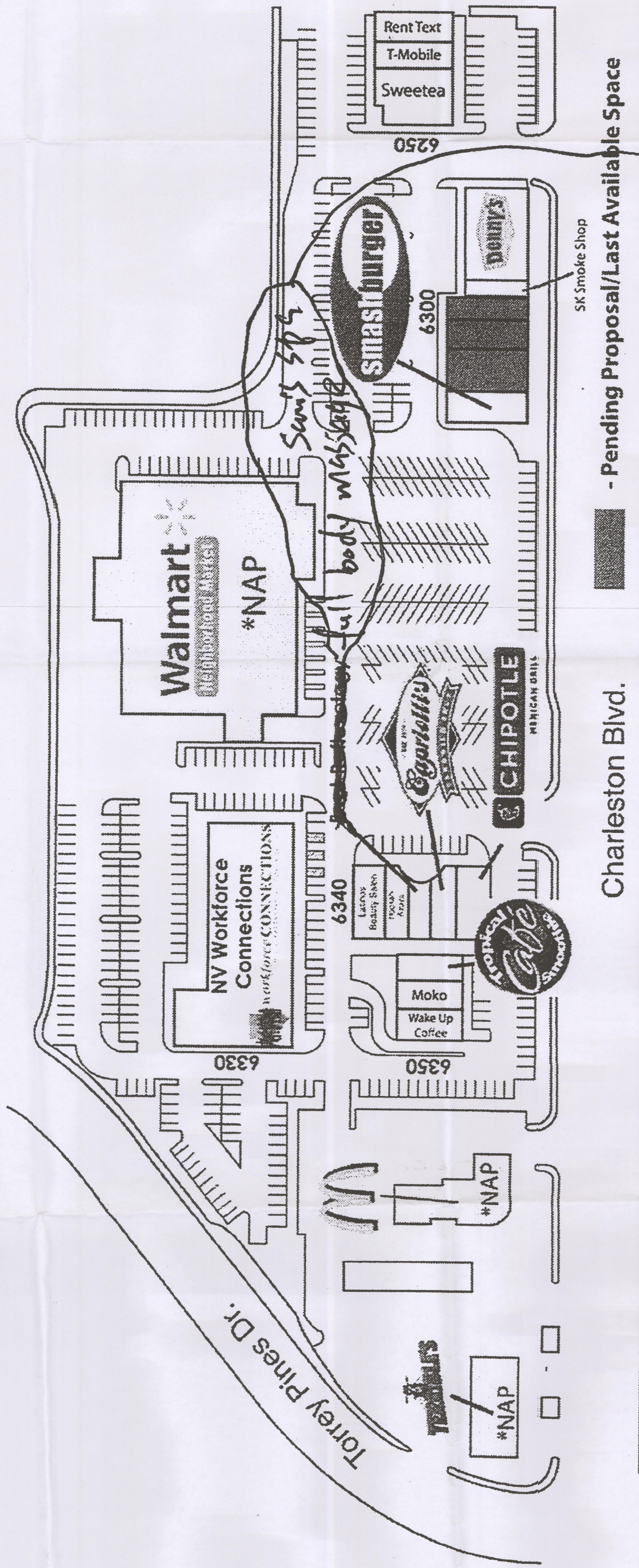


# SITE PLAN



| Suite    | Tenant                       | Sq. Ft.   | Suite    | Tenant                 | Sq. Ft.  |
|----------|------------------------------|-----------|----------|------------------------|----------|
| 6250-110 | Sweetea                      | 3,900 SF  | 6340-110 | Chipotle               | 2,405 SF |
| 6250-140 | T-Mobile                     | 2,025 SF  | 6340-120 | Capriotti's            | 1,520 SF |
| 6250-150 | Rent Text                    | 2,025 SF  | 6340-130 | Sam's Spa              | 1,520 SF |
| 6300-110 | Denny's                      | 5,520 SF  | 6340-140 | Blackcat Ultra         | 1,219 SF |
| 6300-120 | SK Smoke Shop                | 1,350 SF  | 6340-150 | Hookah Lounge          | 1,219 SF |
| 6300-170 | Smashburger                  | 2,000 SF  | 6350-110 | Latinos Beauty Salon   | 1,690 SF |
| 6330     | Nevada Workforce Connections | 18,815 SF | 6350-120 | Wake Up Coffee Café    | 1,365 SF |
|          |                              |           | 6350-130 | Moko Restaurant        | 2,210 SF |
|          |                              |           |          | Tropical Smoothie Café |          |

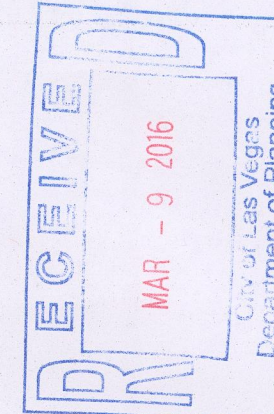
CHARLESTON FESTIVAL • OFFERING MEMORANDUM

*[Handwritten signature]*



5

*[Handwritten 'SX' mark]*



RQR-63631  
05/2016 MINOR REVIEW





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

Ms. Debbie Gaylord  
Charleston Festival Retail, LLC  
3065 South Jones Boulevard, Suite #201  
Las Vegas, Nevada 89146

**RE: RQR-63631 [PRJ-60931] – ADMINISTRATIVE REQUIRED REVIEW  
ADMINISTRATIVE CYCLE – MAY 2016**

Dear Ms. Gaylord:

Your request for possible action on an Administrative Review of an approved Special Use Permit (SUP-60984) FOR A 1,520 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 6340 West Charleston Boulevard, Suite #130 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-60931], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-60984).
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on May 19, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP  
Planning Supervisor

SG:clb

cc: Sam Xiam, LLC  
6340 West Charleston Boulevard, Suite #130  
Las Vegas, Nevada 89146

Mr. James Salida  
7251 West Lake Mead Boulevard, Suite #300  
Las Vegas, Nevada 89128

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](http://www.lasvegasnevada.gov)





*City of Las Vegas***AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: MAY 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SAM XIAN - OWNER: CHARLESTON FESTIVAL  
RETAIL, LLC

---

**\*\* STAFF RECOMMENDATION(S) \*\***

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                 | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------|----------------------------------|
| RQR-63628              | Staff APPROVES, subject to conditions | N/A                              |

**\*\* CONDITIONS \*\***

---

**RQR-63631 CONDITIONS**

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**Planning**

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-60984).
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

|    |
|----|
| RG |
|----|



**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is for a Required Review of an approved Special Use Permit (SUP-60984) on the property located 6340 West Charleston Boulevard, Suite #130. The City Council approved SUP-60984, which allowed for a Massage Establishment with a condition requiring an Administrative Review within six months of approval. The privilege license (P63-00402) for a Massage Establishment has been active since December 16, 2015. No complaints have been received at this location and all other conditions of approval have been met; therefore, staff approves this Required Review with no additional reviews.

**ISSUES**

- Condition #1 of Special Use Permit (SUP-60984) required a six month review from the date of approval.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 02/09/61                                                           | The City Council approved a request for Rezoning (Z-0057-60) to R-3 (Medium Density Residential) and C-1 (Limited Commercial) on property generally located on the north side of Charleston Boulevard, east of Torrey Pines Drive. The Planning Commission recommended approval.                                                                                                                                                             |
| 04/07/04                                                           | The City Council approved a request for a Site Development Plan Review (SDR-3790) and Waivers of perimeter buffering and landscaping standards for a 101,000 square-foot retail center and a Special Use Permit (SUP-3815) for Package Liquor Sales (Off-Premise Consumption) adjacent to the north side of Charleston Boulevard, approximately 375 feet east of Torrey Pines Drive. The Planning Commission and staff recommended approval. |
| 03/02/05                                                           | The City Council approved a Review of Condition (ROC-5940) Number 17 of an approved Site Development Plan Review (SDR-3790) to allow for delivery hours to be between 5:30 a.m. and 10:00 p.m. where the hours were restricted to 8:00 a.m. to 8:00 p.m. for an approved 94,978 square-foot retail center on the subject property. Staff recommended approval.                                                                               |
| 05/04/05                                                           | The City Council approved a Site Development Plan Review (SDR-6023) for a 94,978 square-foot commercial development on 10.21 acres adjacent to the southeast corner of Torrey Pines Drive and Casada Way, expunging SDR-3790. The Planning Commission and staff recommended approval.                                                                                                                                                        |



Staff Report Page Two  
May 2016 - Administrative Review Meeting

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/07/05                                                                  | Department of Planning staff administratively approved a Minor Amendment (SDR-9904) of an approved Site Development Plan Review (SDR-6023) to combine two buildings into a single building on 10.21 acres at the southeast corner of Torrey Pines Drive and Casada Way.                                                                                |
| 03/01/06                                                                  | The City Council approved a Master Sign Plan (MSP-10761) for an existing Shopping Center on 10.10 acres adjacent to the north side of Charleston Boulevard, approximately 400 feet east of Torrey Pines Drive. The Planning Commission and staff recommended approval.                                                                                 |
| 11/18/05                                                                  | The City Council approved a Special Use Permit (SUP-60984) for a proposed 1,520 square-foot Massage Establishment with a waiver to allow a distance separation of 50 feet from a residential zone where 400 feet is required at 6340 West Charleston Boulevard, Suite #130. The Planning Commission recommended approval and staff recommended denial. |

| <b><i>Most Recent Change of Ownership</i></b> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 02/11/15                                      | A deed was recorded for a change in ownership. |

| <b><i>Related Building Permits/Business Licenses</i></b> |                                                                                                                                                                                            |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 09/16/05                                                 | A building permit (#05006564) was issued for a general retail building shell (Building B) at 6340 West Charleston Boulevard. A final inspection was completed 08/14/06.                    |
| 10/16/06                                                 | A building permit (#06006492) was issued for a tenant improvement for a general personal service at 6340 West Charleston Boulevard, Suite #130. A final inspection was completed 04/19/07. |
| 12/02/13                                                 | A business license (P63-00402) was issued for a Massage Establishment at 6340 West Charleston Boulevard, Suite #130. The license remains active.                                           |

| <b><i>Pre-Application Meeting</i></b>                         |  |
|---------------------------------------------------------------|--|
| A Pre-Application Meeting was not required, nor was one held. |  |

| <b><i>Neighborhood Meeting</i></b>                         |  |
|------------------------------------------------------------|--|
| A neighborhood meeting was not required, nor was one held. |  |

| <b><i>Field Check</i></b> |                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------|
| 05/05/16                  | Staff conducted a field check of the subject site and found that the site is well maintained. |



Staff Report Page Three  
May 2016 - Administrative Review Meeting

| <i>Details of Application Request</i> |       |
|---------------------------------------|-------|
| <i>Site Area</i>                      |       |
| Gross Acres                           | 10.19 |

| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.12</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i>  |
|-----------------------------|------------------------------------------|------------------------------------------------|----------------------------------|
| Subject Property            | Shopping Center                          | MXU (Mixed Use)                                | C-1 (Limited Commercial)         |
| North                       | Multi-Family Residential                 | M (Medium Density Residential)                 | R-3 (Medium Density Residential) |
| South                       | Library                                  | PF (Public Facilities)                         | C-V (Civic)                      |
|                             | College University                       |                                                |                                  |
| East                        | General Retail                           | MXU (Mixed Use)                                | C-1 (Limited Commercial)         |
| West                        | General Retail                           | MXU (Mixed Use)                                | C-1 (Limited Commercial)         |
|                             | Restaurant                               |                                                |                                  |

| <i>Master Plan Areas</i>                                                   | <i>Compliance</i> |
|----------------------------------------------------------------------------|-------------------|
| No Applicable Master Plan Area                                             | N/A               |
| <i>Special Purpose and Overlay Districts</i>                               | <i>Compliance</i> |
| No Applicable Special Purpose or Overlay Districts                         | N/A               |
| <i>Other Plans or Special Requirements</i>                                 | <i>Compliance</i> |
| Trails                                                                     | N/A               |
| Las Vegas Redevelopment Plan Area                                          | N/A               |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A               |
| Project of Regional Significance                                           | N/A               |

## DEVELOPMENT STANDARDS

| <i>Street Name</i>   | <i>Functional Classification of Street(s)</i> | <i>Governing Document</i>           | <i>Actual Street Width (Feet)</i> | <i>Compliance with Street Section</i> |
|----------------------|-----------------------------------------------|-------------------------------------|-----------------------------------|---------------------------------------|
| Charleston Boulevard | Primary Arterial                              | Master Plan of Streets and Highways | 100 Feet                          | Y                                     |



Staff Report Page Four  
May 2016 - Administrative Review Meeting

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

| Parking Requirement                  |                                     |                        |         |              |          |              |            |
|--------------------------------------|-------------------------------------|------------------------|---------|--------------|----------|--------------|------------|
| Use                                  | Gross Floor Area or Number of Units | Required               |         |              | Provided |              | Compliance |
|                                      |                                     | Parking Ratio          | Parking |              | Parking  |              |            |
|                                      |                                     |                        | Regular | Handi-capped | Regular  | Handi-capped |            |
| Shopping Center                      | 94,978 SF                           | 1 space per 250 SF GFA | 380     |              |          |              |            |
| TOTAL SPACES REQUIRED                |                                     |                        | 380     |              | 540      |              | Y          |
| Regular and Handicap Spaces Required |                                     |                        | 372     | 8            | 522      | 18           | Y          |

## ANALYSIS

The existing 1,520 square-foot Massage Establishment use is located within an established shopping center with retail and restaurant uses along Charleston Boulevard. An Administrative Review was required six-months after approval of Special Use Permit (SUP-60984) under Condition #1. A Waiver was approved for the use to be located within 400 feet of a residentially zoned property. Staff is aware of no issues being reported as a result.

## FINDINGS (RQR-63631)

The subject establishment was approved for a Special Use Permit for Massage Establishment on November 18, 2015 and the appropriate business license has been issued. There have been no compliance issues with the Business License Division since approval. Therefore, staff approves this Required Review.

## NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

## NOTICES MAILED

N/A

## APPROVALS

0

## PROTESTS

0



**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



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

**RQR-63631 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT: SAM XIAN - OWNER: CHARLESTON FESTIVAL RETAIL, LLC** - For possible action on an Administrative Review of an approved Special Use Permit (SUP-60984) FOR A 1,520 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 6340 West Charleston Boulevard, Suite #130 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-60931].

MINOR REVIEW ADMINISTRATIVE MEETING: **MAY 15, 2016**

PLANNING SUPERVISOR: **ANDY REED**



**ADMINISTRATIVE**

Comments Due: **APRIL 1, 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](mailto:cburney@lasvegasnevada.gov)), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**

**THIS ITEM WILL BE CONSIDERED**  
**ADMINISTRATIVELY AND WILL NOT**  
**APPEAR ON A PLANNING COMMISSION**  
**AGENDA**



City of Las Vegas  
495 S Main St  
Las Vegas, NV 89101

## REQUIRED REVIEW

Report Date 03/10/2016 10:21 AM

Submitted By

Page 1

A/P # 63631 Type RQR Issued Date Issued By

Parcel 13835816001

Location

Owner CHARLESTON FESTIVAL RETAIL L L C

Phone

Address 3065 S JONES BLVD #201

LAS VEGAS NV 89146

Country

☐ Foreign

Applicant's Full Name SAM XIAN

Day Phone (559)940-8788 x

Fax

Address 6340 WEST CHARLESTON BLVD

Pager

SUITE 130

LAS VEGAS NV

89146

Fees

PROCESSING FEE

300.00

Total Paid

300.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage 0.00

Actual Value 0.00

Comments

RQR-63631 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT: SAM XIAN - OWNER: CHARLESTON FESTIVAL RETAIL, LLC - For possible action on an Administrative Review of an approved Special Use Permit (SUP-60984) FOR A 1,520 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 6340 West Charleston Boulevard, Suite #130 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-60931].

Signature of Owner ( If Owner Builder )

Date

Signature of Contractor or Authorized Agent

Date





# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: Administrative Review of final Approval RQR-63631  
 Project Address (Location): 1340 W. CHARLESTON BLVD, #130, LAS VEGAS, NV 89146  
 Project Name: CHARLESTON FESTIVAL Proposed Use: Massage  
 Assessor's Parcel #(s): 130-35-816-001  
130-35-816-003 Ward #: \_\_\_\_\_  
 General Plan: existing ☒ proposed \_\_\_\_\_ Zoning: existing ☒ proposed \_\_\_\_\_  
 Commercial Square Footage: 1520 Floor Area Ratio: \_\_\_\_\_  
 Gross Acres: \_\_\_\_\_ Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_  
 Additional Information: \_\_\_\_\_

PROPERTY OWNER CHARLESTON FESTIVAL RETAIL LLC Contact: DEBBIE GAYLORD, Prop. Mgr.  
 Address: 3005 S. JONES BLVD #201 Phone: 702-388-1800 Fax: 702-388-1010  
 City: LAS VEGAS State: NV Zip: 89146  
 E-mail Address: dgaylord@mdlgroup.com

APPLICANT: Sand Xiad LLC Contact: Sand Xiad, owner  
 Address: 6340 W Charleston Blvd #130 Phone: 5599408788 Fax: \_\_\_\_\_  
 City: Las Vegas State: NV Zip: 89146  
 E-mail Address: gz.international@gmail.com

REPRESENTATIVE: James E. Smith Contact: James Honey 450  
 Address: 7251 W Lake Mead Blvd #300 Phone: 702-460-3765 Fax: \_\_\_\_\_  
 City: Las Vegas State: NV Zip: 89128  
 E-mail Address: JAMESSMITH@aol.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: Debbie Gaylord PM  
 \* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name: DEBBIE GAYLORD

Subscribed and sworn before me

This 7 day of March

Desiree Lowery



DESIREE LOWERY  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 4-15-2018  
 Certificate No: 10-1959-1

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

Case # RQR-63631  
 Meeting Date: May 2016  
 Total Fee: 300  
 Date Received: 3/9/16  
 Received By: M Rex

\*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.





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-63631** APN: 138-35-816-001  
138-35-816-003

Name of Property Owner: CHARLESTON FESTIVAL RETAIL, LLC

Name of Applicant: \_\_\_\_\_

Name of Representative: \_\_\_\_\_

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): \_\_\_\_\_

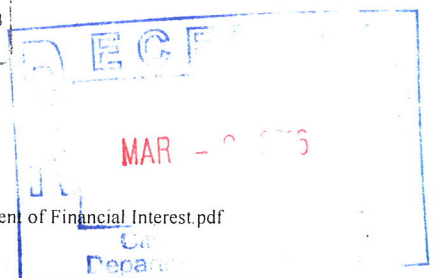
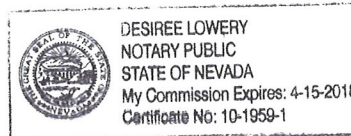
APN: \_\_\_\_\_

Signature of Property Owner: Debbie Gaylord, Property Manager, Agent for Charleston Festival Retail, LLC  
Print Name: DEBBIE GAYLORD

Subscribed and sworn before me

This 17 day of March, 2016

Desiree Lowery  
Notary Public in and for said County and State







**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

November 19, 2015

Ms. Debbie Galord  
Charleston Festival Retail, LLC c/o MDL Group  
3065 South Jones Boulevard, Suite #201  
Las Vegas, Nevada 89146

**RE: SUP-60984 [PRJ-60931] - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF NOVEMBER 18, 2015**

Dear Applicant:

The City Council at a regular meeting held on November 18, 2015 **APPROVED** a request for a Special Use Permit FOR A PROPOSED 1,520 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 6340 West Charleston Boulevard, Suite #130 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-60931].

This approval is subject to the following conditions:

**Planning**

1. Administrative Required Review within six (6) months of final approval.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
3. This approval shall be void two 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. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 50 feet from a residentially zoned property where 400 feet is the minimum required.
5. 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.

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

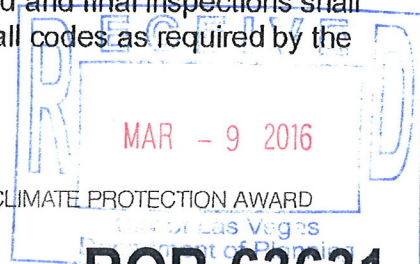
TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



**RQR-63631**

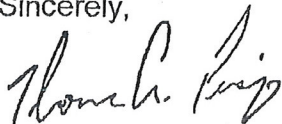


Ms. Debbie Galord  
Charleston Festival Retail, LLC c/o MDL Group  
SUP-60984 [PRJ-60931] - Page Two  
November 19, 2015

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,



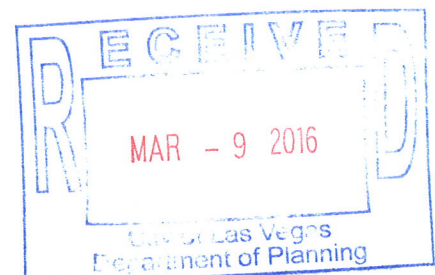
Thomas A. Perrigo  
Director  
Department of Planning



TAP:clb

cc: Sam Xian LLC  
6340 West Charleston Boulevard, Suite #130  
Las Vegas, Nevada 89146

Mr. James E. Smith, Attorney  
7251 West Lake Mead Boulevard, Suite #300  
Las Vegas, Nevada 89128



**RQR-63631**



# JUSTIFICATION LETTER FOR REQUIRED ADMINISTRATIVE REVIEW

**To:** Planning Dept. City of Las Vegas

**From:** Sam Xian, James E Smith

**Date:** 3-9-16

**Subject:** Sam's Spa

Address Location:

6340 W Charleston Blvd STE 130 Las Vegas NV 89146

(Entire Suit: 1520 Square feet)

Hours of operation:

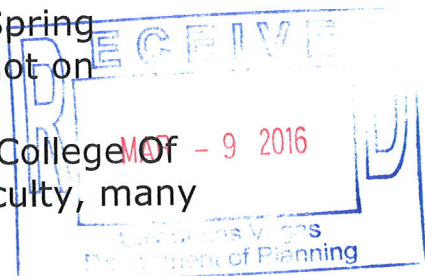
Mon-Sat 10:00am-10:00pm

Sunday 11:00am-6:00pm

Sam's Spa continues to benefit this area around the College Of Southern Nevada at Torrey Pines and W. Charleston in the many ways listed below, and Sam's Spa is still compatible with the neighboring surroundings as they lacked a message studio in this location up until now. Sam's Spa had been operating successfully as a reflexology center for a couple of years before it applied for a Special Use Permit. The neighboring businesses and residents have no problems with its operation and have welcomed this business into the community. I would that this be the final administrative required review and that a permanent Special Use Permit be give to Sam's Spa. At the meeting before both the Planning Commission and the City Counsel Sam's Spa had live testimonials from many of its customers who told the audience and panels of their experiences at Sam's Spa and this was a reason why the Special Use Permit was provisionally granted in the first place.

1. There are no other massage studios in this area and there is a high demand for one. Most Asian spas seem to be located along either Spring Mountain Road or Paradise Road and not on Charleston Blvd.
2. Sam's Spa location is across from the College Of Southern Nevada and students and faculty, many

**RQR-63631**

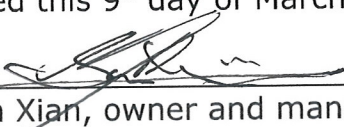




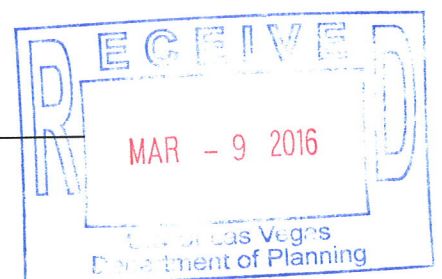
Asian, like to be able to obtain chair massages and regular massage in between classes or after the end of their busy days.

3. Sam's Spa sets a level of quality of service and professionalism in its body work which sets a good example of how this kind of massage business should be operated.
4. This area of Torrey Pines and W. Charleston is highly commercialized and a massage studio in this location in a large strip mall does benefit this area and not cause it harm in any way. Most of Sam's Spa's customers are repeat customers who have come to expect massage treatment at Sam's as part of their weekly routine for stress relief and relaxation. Sam Xian has spent a lot of money to upgrade his leasehold to make it appealing and comfortable for its special use as a massage studio par excellence.
5. Massage is a privileged license and is highly regulated by City Of Las Vegas Business Licensing and the State Board Of Massage, and therefore there is little chance of non-compliant business activities taking place at this location.
6. For the foregoing reasons I would respectfully request that since I have provided the requested documentation for the Special Use Permit that this be the final require administrative review and that the SUP be made permanent and no longer provisional. Of course, the undersigned owner is available to answer any questions or provide additional information. I appreciate the City Of Las Vegas' anticipate cooperation and professional courtesy in this matter so it can be a final review.
- 7.

Dated this 9<sup>th</sup> day of March, 2016

  
Sam Xian, owner and manager

**RQR-63631**





## Debbie Gaylord

**From:** Tracey Curtis <tcurtis@copgroup.com.au>  
**Sent:** Wednesday, August 19, 2015 9:24 PM  
**To:** Debbie Gaylord; scopulos@copgroup.com.au  
**Cc:** 'Tim Behrendt'; 'Lisa Hauger'  
**Subject:** RE: Sam XIAN DBA Sam's Spa-6340 W. Charleston Blvd., Suite 130

Hi Debbie,

That's fine please proceed.

Steve has given authorisation for you to act as his agent to execute the attached forms.

Kind Regards



**Tracey Curtis**  
Property Finance  
Manager

P: 03 5822 8800  
F: 03 5822 1265

PO Box 1456 Shepparton VIC 3632  
E: [tcurtis@copgroup.com.au](mailto:tcurtis@copgroup.com.au)

**From:** Debbie Gaylord [<mailto:dgaylord@mdlgroup.com>]  
**Sent:** Thursday, 20 August 2015 7:31 AM  
**To:** scopulos@copgroup.com.au; Tracey Curtis ([tcurtis@copgroup.com.au](mailto:tcurtis@copgroup.com.au)) <[tcurtis@copgroup.com.au](mailto:tcurtis@copgroup.com.au)>  
**Cc:** Tim Behrendt ([timb@suncommercialre.com](mailto:timb@suncommercialre.com)) <[timb@suncommercialre.com](mailto:timb@suncommercialre.com)>; Lisa Hauger ([LisaH@suncommercialre.com](mailto:LisaH@suncommercialre.com)) <[LisaH@suncommercialre.com](mailto:LisaH@suncommercialre.com)>  
**Subject:** Sam XIAN DBA Sam's Spa-6340 W. Charleston Blvd., Suite 130  
**Importance:** High

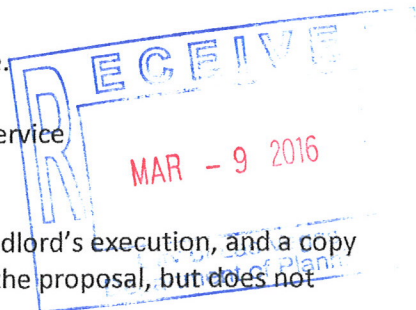
Good afternoon, Steve! I wanted to reach out to you regarding the tenant, Sam Xian (Sams Spa) at the above address, he is requesting Landlord approval to change the permitted use of the lease agreement as follows:

Current Permitted Use: Solely for the operation of a day spa specializing  
in "Foot Reflexology" and for no other use.

Requested Revised Permitted Use: Solely for the operation of a full body massage service  
and reflexology spa and for no other use.

I have attached a letter from the tenant that details his request, required forms for the landlord's execution, and a copy of the Proposal to Lease dated August 13, 2013. The tenant has indicated that he signed the proposal, but does not have an executed copy.

Upon looking at the lease, the tenant has an exclusive for the use of "foot reflexology" but no mention of the massage option as noted in the proposal.





APN: 138-35-816-003; 001  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

National Solutions LLC  
606 South Olive Street, Suite 600  
Los Angeles, CA 90014

MAIL TAX STATEMENTS TO:

Charleston Festival Retail LLC  
3411 Wyndham St  
Sheppards, Nevada 89130

Inst #: 20150211-0001503  
Fees: \$19.00 N/C Fee: \$25.00  
RPTT: \$50895.45 Ex: #  
02/11/2015 11:40:06 AM  
Receipt #: 2311734  
Requestor:  
FIRST AMERICAN TITLE NCS LA  
Recorded By: MAT Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

(Above Space For Recorder's Use Only)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, ROBhana LV1 LLC, a Nevada limited liability company ("Grantor"), does hereby grant, bargain, sell and convey to CHARLESTON FESTIVAL RETAIL LLC, a Nevada limited liability company ("Grantee"), an undivided 72.0000% tenancy-in-common interest in and to that real property situate in the County of Clark, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject to all exceptions of record and all matters that would be shown on an accurate survey of the property.

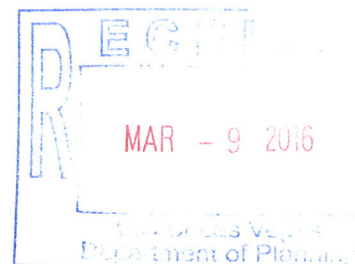
Together with all tenements, hereditaments and appurtenances thereto belonging or appertaining and any and all reversions, remainders, rents, issues and profits thereof.

Dated this 11th day of Feb, 2015.

ROBHANA LV1 LLC,  
a Nevada limited liability company

By: [Signature]  
Robert Hanasab  
Its: Manager

RQR-63631





## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 LOS ANGELES }

On February 09, 2015 before me Orin H. Lowe Jr., a Notary Public,  
Date Name and Title of Officer

personally appeared ROBERT HANASAG  
Name(s) of Signer(s)

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.



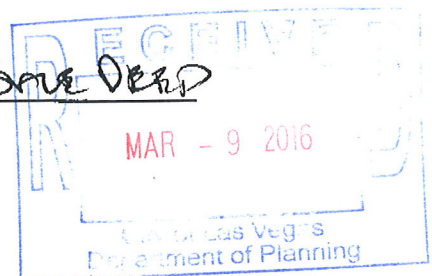
Orin H. Lowe Jr.  
Place Notary Seal Above

# 2056573  
EXP. 2/28/18

Signature of Notary Public

## OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: GRANT, BARGAIN AND SALE DEED





**EXHIBIT "A"**  
**to Grant, Bargain and Sale Deed**

**LEGAL DESCRIPTION**

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

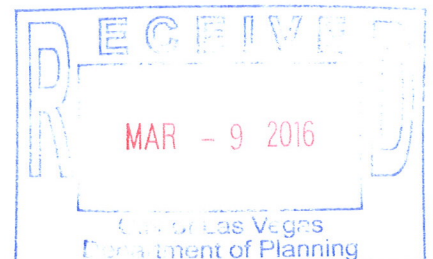
Parcel 1: Lots one (1) and three (3) of amended final map of Charleston Festival as shown by Map thereof on file in Book 133 of Plats, page 15, in the office of the County Recorder of Clark County, Nevada.

Parcel 2: A non-exclusive easement for ingress and egress as created by the certain easement agreement recorded October 27, 1988 in Book 981027 as Instrument No. 02490, of Official Records, Clark County, Nevada.

Parcel 3: A non-exclusive easement for ingress and egress as created by the certain document entitled easements with covenants and restrictions affecting land, recorded January 10, 2005 in Book 20050110 as Instrument No. 02693, and as rerecorded January 28, 2005 in Book 20050128 as Instrument No. 03203 of Official Records, Clark County, Nevada.

The purported street address of said land as determined from the latest County Assessor's Roll is: 6250-6350 W. Charleston Ave., Las Vegas, Nevada.

The Assessor's Parcel Numbers, as determined from the latest County Assessor's Roll are: 138-35-816-001 and 003.





**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-35-816-003  
b) 138-35-816-001  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

- a) ☐ Vacant Land      b) ☐ Single Fam. Res.  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☒ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \_\_\_\_\_  
b) Deed in Lieu of Foreclosure Only (value of \_\_\_\_\_)  
c) Transfer Tax Value: \_\_\_\_\_  
d) Real Property Transfer Tax Due \_\_\_\_\_

\$13,860,000

( \$ \_\_\_\_\_ )

\$ 9,979.20

\$ 50,895.45

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 72.0000 %

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: Manager

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Robhana LV1 LLC  
Address: 606 South Olive Street, Suite 600  
City: Los Angeles  
State: CA Zip: 90014

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Charleston Festival Retail LLC  
Address: 3461 Wyndham St  
City: Shoppahm  
State: Nevada Zip: 89030

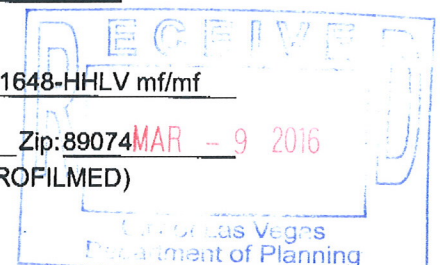
**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Company National Commercial  
Print Name: Services  
Address: 2500 Paseo Verde Parkway, #120  
City: Henderson

File Number: NCS-681648-HHLV mf/mf

State: NV Zip: 89074 **MAR - 9 2016**

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







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

**March 1, 2016**

Ms. Debbie Galord  
Charleston Festival Retail, LLC  
c/o MDL Group  
3065 South Jones Boulevard, Suite #201  
Las Vegas, Nevada 89146

**RE: RQR-63631 - ADMINISTRATIVE REQUIRED REVIEW - SPECIAL  
USE PERMIT  
PREVIOUS CASE: SUP-60984 [PRJ-60931]  
6340 West Charleston Boulevard, Suite #130 (APN 138-35-8163-001)**

Dear Ms. Galord:

Our records indicate the above referenced action will be scheduled for an administrative review on **May 1, 2016**, at which time staff may recommend that the use be discontinued.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **March 28, 2016** to pay the application fee of \$300.00 and submit the required documents. You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Peter Lowenstein at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

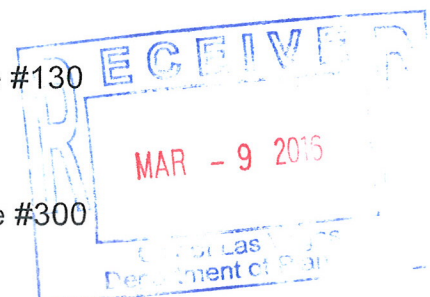
Sincerely,

Carman Burney, Agenda Technician  
Department of Planning  
Long Range Planning Division

cc: Sam Xian, LLC  
6340 West Charleston Boulevard, Suite #130  
Las Vegas, Nevada 89146

Mr. James E. Smith, Attorney  
7251 West Lake Mead Boulevard, Suite #300  
Las Vegas, Nevada 89128

**RQR-63631**



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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov





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

*March 1, 2016*

Ms. Debbie Galord  
Charleston Festival Retail, LLC  
c/o MDL Group  
3065 South Jones Boulevard, Suite #201  
Las Vegas, Nevada 89146

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If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in cursive script that reads "Carman Burney".

Carman Burney, Agenda Technician  
Department of Planning  
Long Range Planning Division

cc: Sam Xian, LLC  
6340 West Charleston Boulevard, Suite #130  
Las Vegas, Nevada 89146

Mr. James E. Smith, Attorney  
7251 West Lake Mead Boulevard, Suite #300  
Las Vegas, Nevada 89128

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-63631** APN: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Name of Representative: \_\_\_\_\_

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: \_\_\_\_\_

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public in and for said County and State





## DEPARTMENT OF PLANNING

### APPLICATION / PETITION FORM

Application/Petition For: \_\_\_\_\_

Project Address (Location) \_\_\_\_\_

Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_

Assessor's Parcel #(s) \_\_\_\_\_ Ward # \_\_\_\_\_

General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing \_\_\_\_\_ proposed \_\_\_\_\_

Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_

Gross Acres \_\_\_\_\_ Lots/Units \_\_\_\_\_ Density \_\_\_\_\_

Additional Information \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

APPLICANT \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

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\* \_\_\_\_\_

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

Print Name \_\_\_\_\_

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public in and for said County and State

#### FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:\*

Received By:

\*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.





**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

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](http://www.lasvegasnevada.gov)



/city of las vegas

November 19, 2015

Ms. Debbie Galord  
Charleston Festival Retail, LLC c/o MDL Group  
3065 South Jones Boulevard, Suite #201  
Las Vegas, Nevada 89146

**RE: SUP-60984 [PRJ-60931] - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF NOVEMBER 18, 2015**

Dear Applicant:

The City Council at a regular meeting held on November 18, 2015 **APPROVED** a request for a Special Use Permit FOR A PROPOSED 1,520 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL ZONE WHERE 400 FEET IS REQUIRED at 6340 West Charleston Boulevard, Suite #130 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-60931].

This approval is subject to the following conditions:

**Planning**

1. Administrative Required Review within six (6) months of final approval.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
3. This approval shall be void two 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. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 50 feet from a residentially zoned property where 400 feet is the minimum required.
5. 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.

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

**RQR-63631**

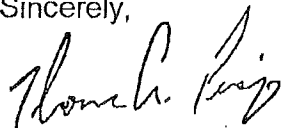


Ms. Debbie Galord  
Charleston Festival Retail, LLC c/o MDL Group  
SUP-60984 [PRJ-60931] - Page Two  
November 19, 2015

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,



Thomas A. Perrigo  
Director  
Department of Planning



TAP:clb

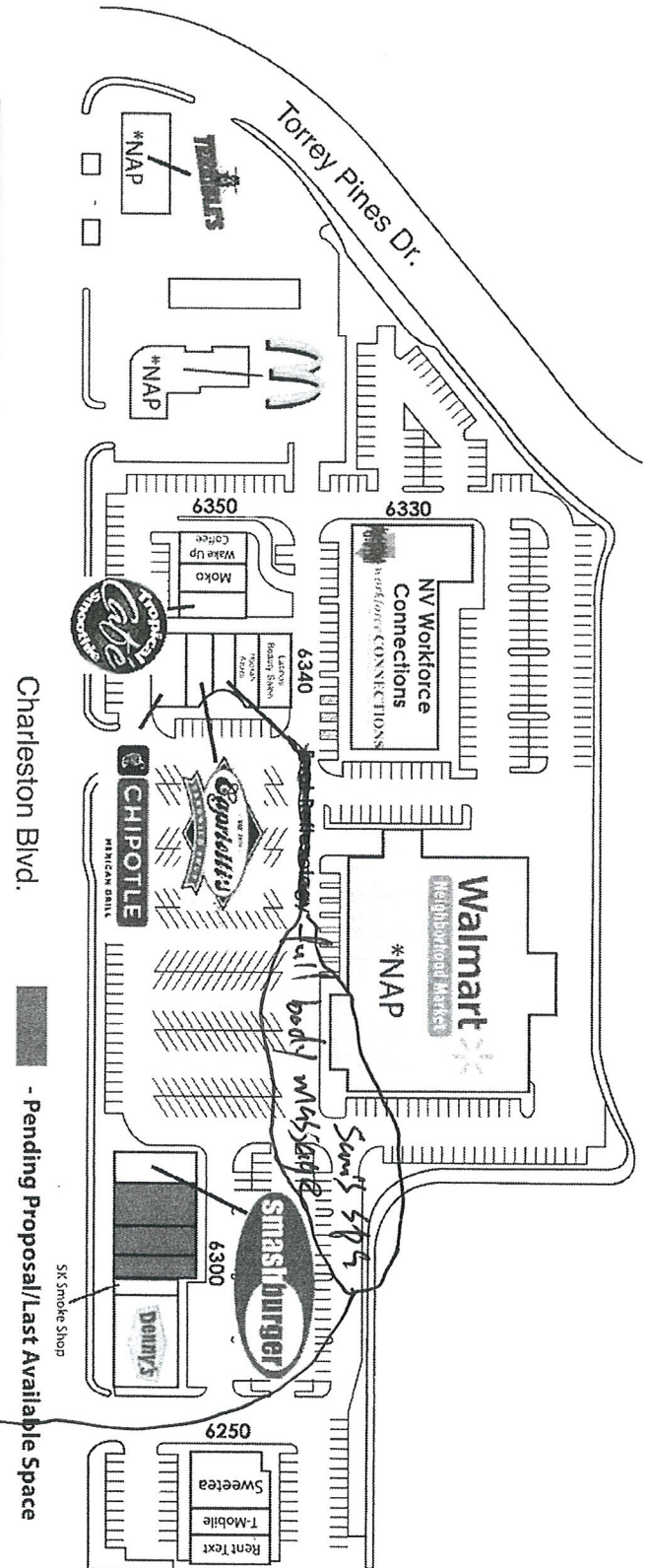
cc: Sam Xian LLC  
6340 West Charleston Boulevard, Suite #130  
Las Vegas, Nevada 89146

Mr. James E. Smith, Attorney  
7251 West Lake Mead Boulevard, Suite #300  
Las Vegas, Nevada 89128

**RQR-63631**



# SITE PLAN



Charleston Blvd.

\*NAP - Not a Part of Center

- Pending Proposal/Last Available Space

| Suite    | Tenant                       |
|----------|------------------------------|
| 6250-110 | Sweatco                      |
| 6250-140 | T-Mobile                     |
| 6250-150 | Rent Text                    |
| 6300-110 | Denny's                      |
| 6300-120 | SK Smoke Shop                |
| 6300-170 | Smashburger                  |
| 6330     | Nevada Workforce Connections |

| Sq. Ft.   |
|-----------|
| 3,900 SF  |
| 2,025 SF  |
| 2,025 SF  |
| 5,520 SF  |
| 1,350 SF  |
| 2,000 SF  |
| 18,815 SF |

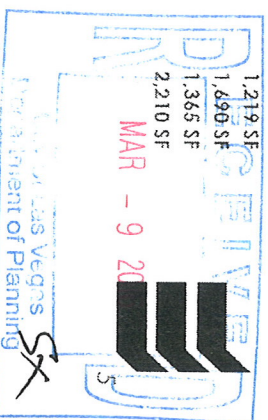
| Suite    |
|----------|
| 6340-110 |
| 6340-120 |
| 6340-130 |
| 6340-140 |

| Tenant                 |
|------------------------|
| Chipotle               |
| Capriotti's            |
| Sam's Spd              |
| Blackcat Ultra         |
| Hookah lounge          |
| Latinos Beauty Salon   |
| Wakeup Coffee Cafe     |
| Moko Restaurant        |
| Tropical Smoothie Cafe |

| Sq. Ft.  |
|----------|
| 2,405 SF |
| 1,520 SF |
| 1,520 SF |
| 1,219 SF |

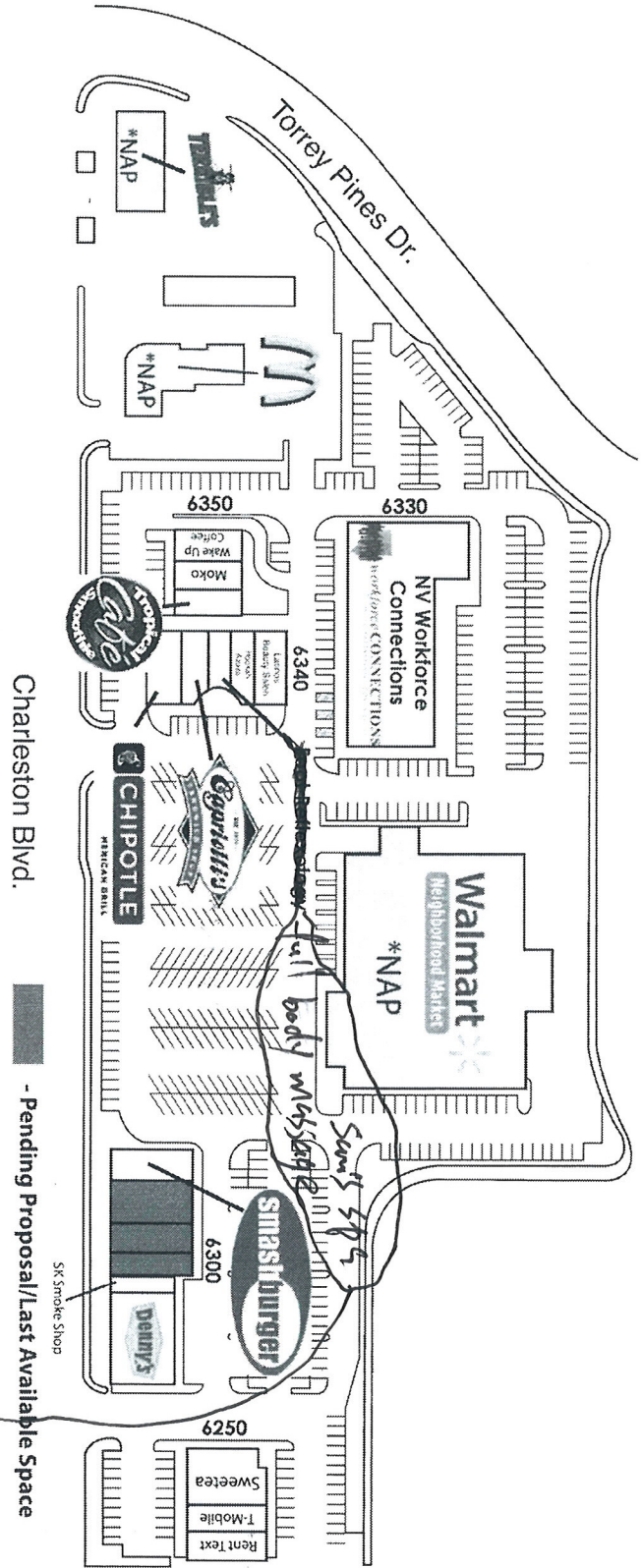
CHARLESTON FESTIVAL • OFFERING MECHANISM

RQR-63631





# SITE PLAN



| Suite    | Tenant                       | Sq. Ft.   |
|----------|------------------------------|-----------|
| 6250-110 | Sweated                      | 3,900 SF  |
| 6250-140 | T-Mobile                     | 2,025 SF  |
| 6250-150 | Rent Text                    | 2,025 SF  |
| 6300-110 | Denny's                      | 5,520 SF  |
| 6300-120 | SK Smoke Shop                | 1,350 SF  |
| 6300-170 | Smashburger                  | 2,000 SF  |
| 6330     | Nevada Workforce Connections | 18,815 SF |

| Suite    | Tenant                 | Sq. Ft.  |
|----------|------------------------|----------|
| 6340-110 | Chipotle               | 2,405 SF |
| 6340-120 | Capriotti's            | 1,520 SF |
| 6340-130 | Sam's Spd              | 1,520 SF |
| 6340-140 | Blagcat Ultra          | 1,219 SF |
| 6340-150 | Hookah Lounge          | 1,219 SF |
| 6350-110 | Latinos Beauty Salon   | 1,690 SF |
| 6350-120 | Wakeup Coffee Cafe     | 1,365 SF |
| 6350-130 | Moko Restaurant        | 2,210 SF |
| 6350-140 | Tropical Smoothie Cafe | 2,210 SF |

CHARLESTON FESTIVAL • OFFERING MEMORANDUM

RQR-63631

RECEIVED  
MAR - 9 2016  
City of Las Vegas  
Department of Planning

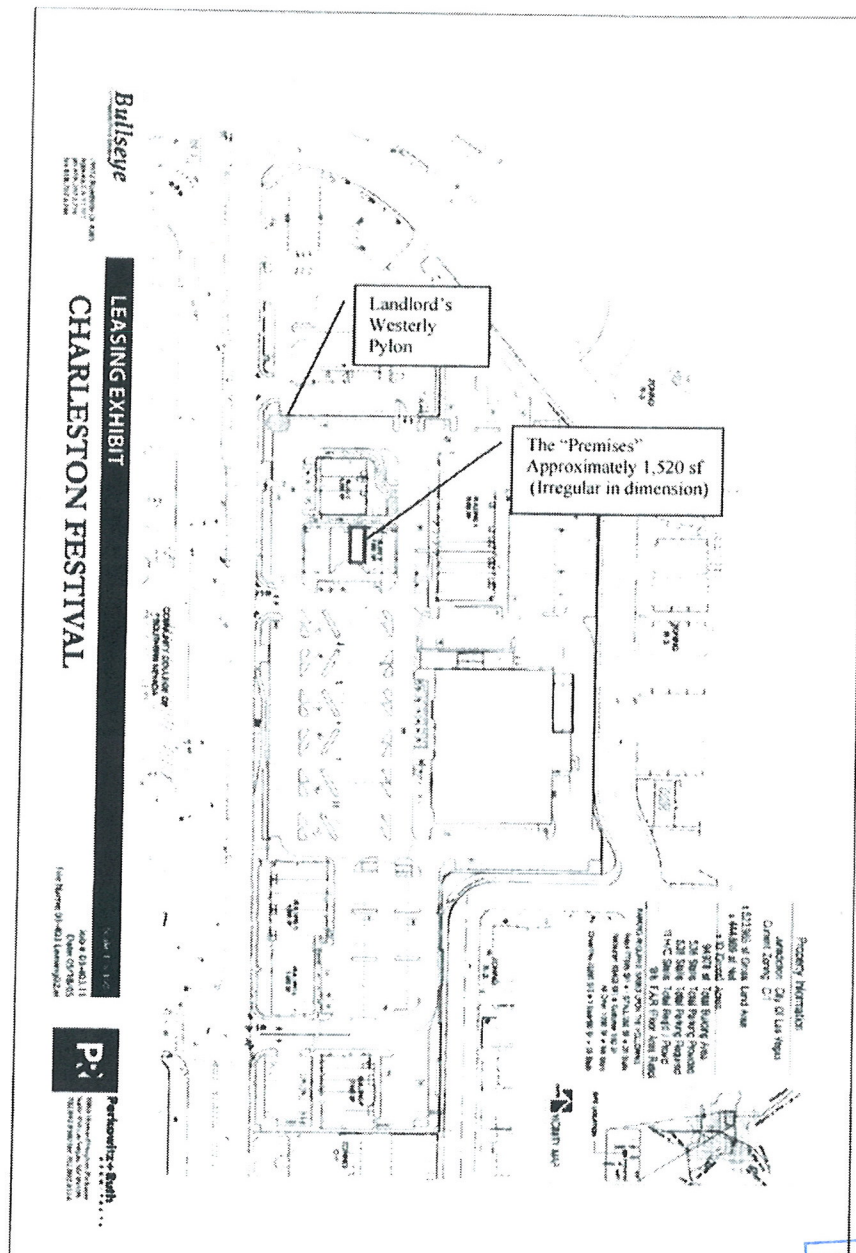
*[Handwritten signature]*

5



## SITE PLAN

**DISCLAIMER** This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof. This drawing is intended to depict the approximate location of the Premises in the Shopping Center; however, the actual location of the boundary of the Premises will be controlled by the physical location of the Premises as actually constructed.



**RQR-63631**



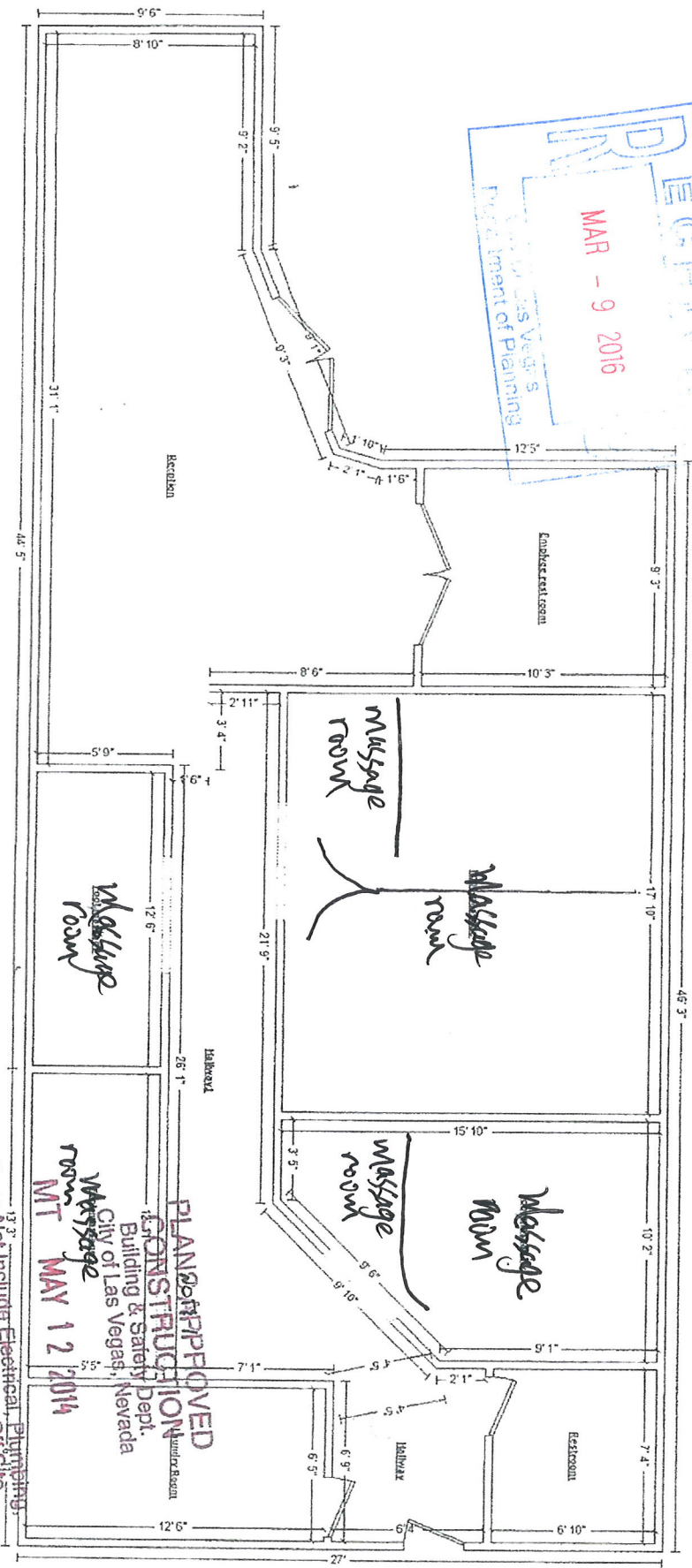
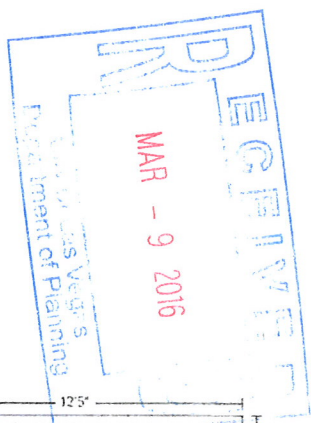
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MAR - 9 2016

Page 15



Floor Plan - T.I. Only  
 by *David G. Calder* 5/12/14  
 Date: 5/12/14



PLANNING APPROVED  
 CONSTRUCTION  
 Building & Safety Dept.  
 City of Las Vegas, Nevada  
 MAY 12 2014

Does Not Include Electrical, Plumbing,  
 Mechanical Structural or Off-Site  
 Improvements. Make No Change  
 Without Approval. Plan Is  
 Not a Permit to Violate any Ordinance.

RQR-63631

Body Work. Message *Redundant*.  
 Job Address: 6340 W Charleston #130

Las Vegas - NV 89146

Cal Enterprises LLC #60690

Note: ~~Full~~ message & remove the  
 door. only certain separate.

Main Level



5/12/14  
J. Lee  
b1  
b7C  
b7D  
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b7ZZ



Job Address: 6340 W Charleston #130

Las Vegas NV 89146

13.3 Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make No Change Without Approval. Plan is Not a Permit to Violate any Ordinance.

Cal Entomus 4x #60690

Main Level

5  
f

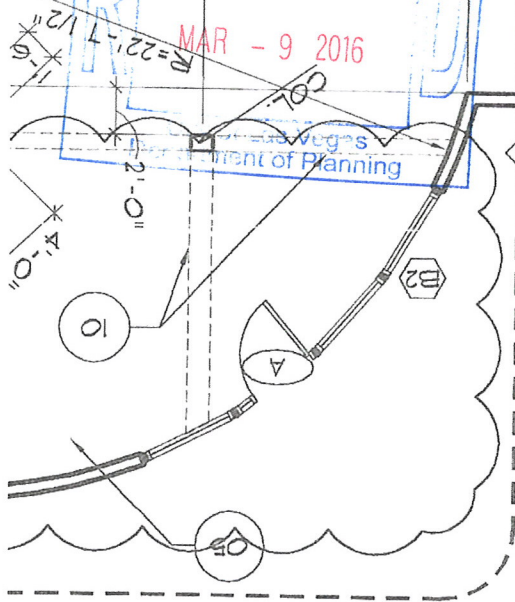


RQR-63631

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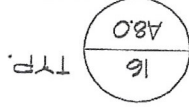
City of Planning



B100

RETAIL 2  
AREA NET = 1,520 S.F.

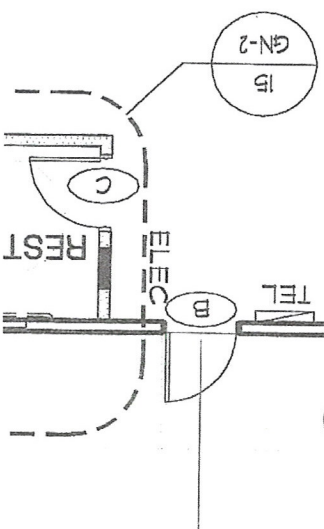
SUITE 120



TOP OF SLAB ELEVATION  
(T/O SLAB) = 0'-0" DATUM  
FIN FLOOR ELEV. = 233420'

7,883 SF

B  
BLDG.

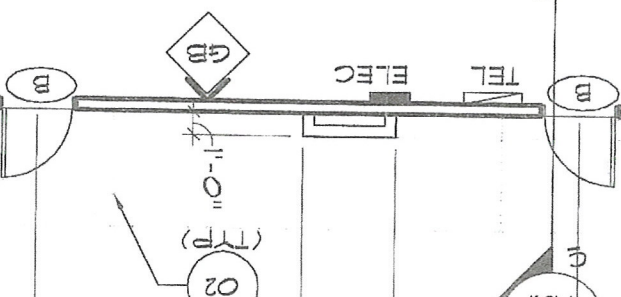


SUITE 110

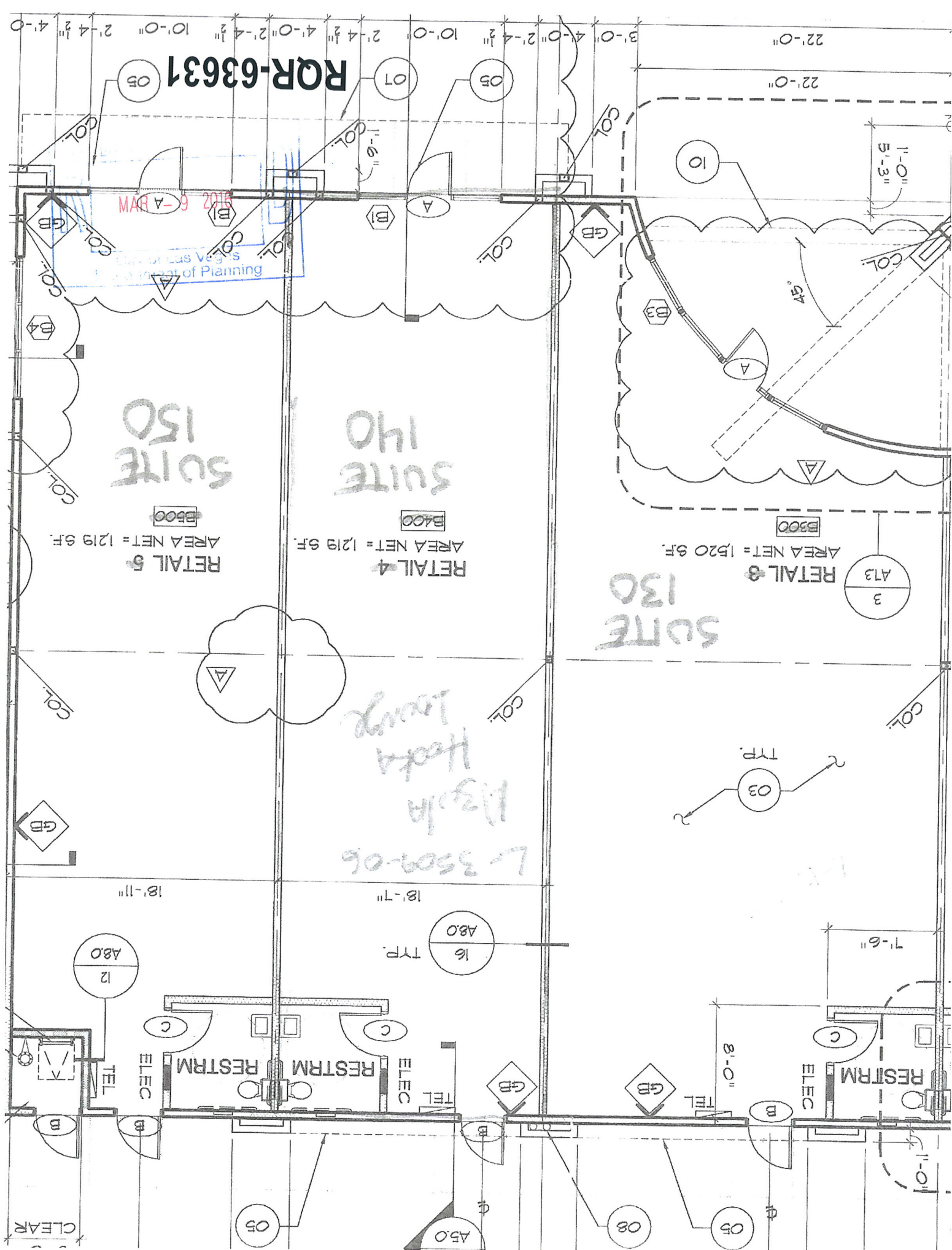
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AREA NET = 2,405 S.F.

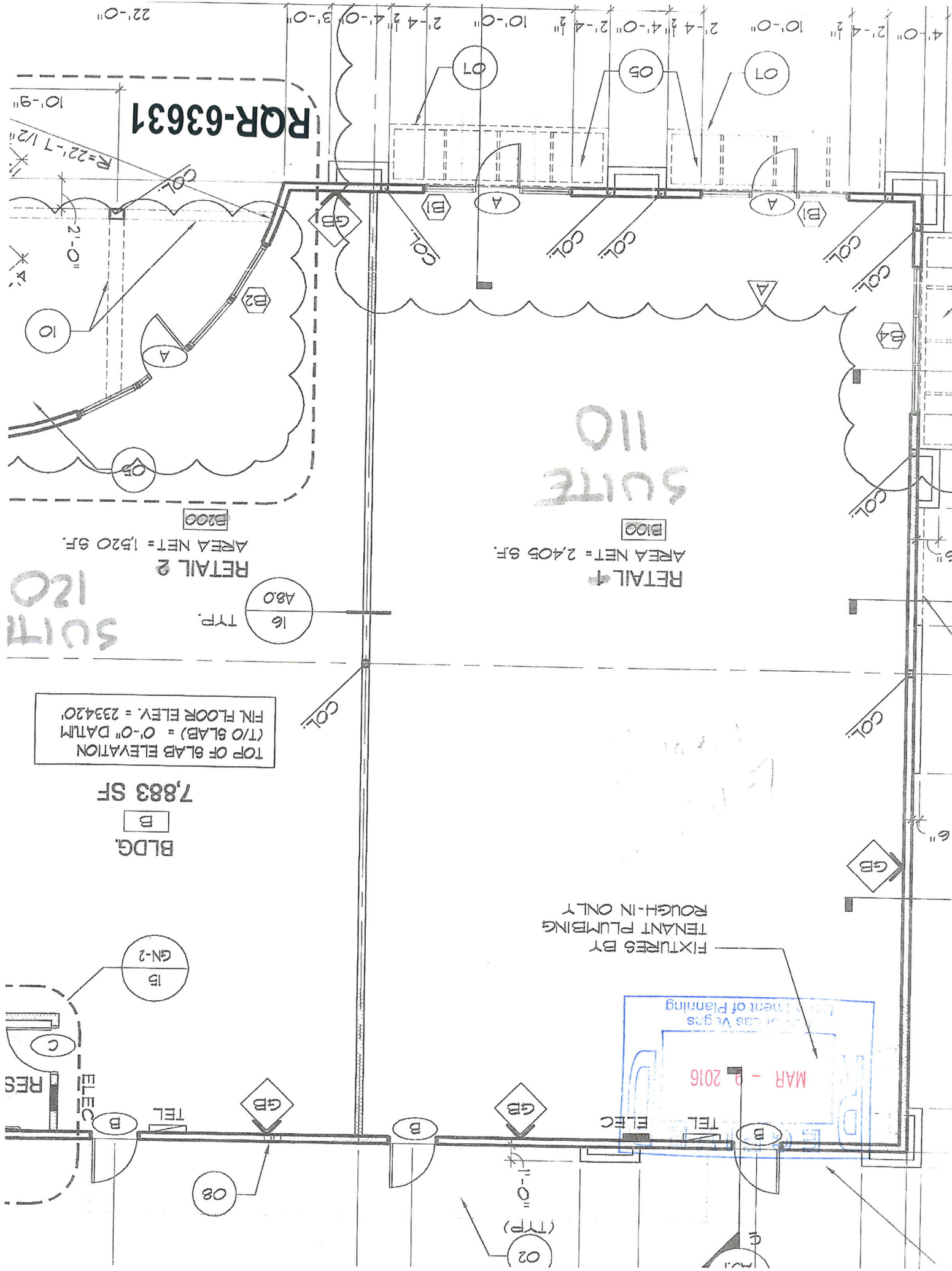
FIXTURES BY  
TENANT PLUMBING  
ROUGH-IN ONLY











RQR-63631

SUITE 110

SUITE 120

RETAIL 2  
AREA NET = 1,520 S.F.

RETAIL 4  
AREA NET = 2,405 S.F.

TOP OF GLAB ELEVATION  
(T/O GLAB) = 0'-0" DATUM  
FIN. FLOOR ELEV. = 2334.20'

7,883 SF

B BLDG.

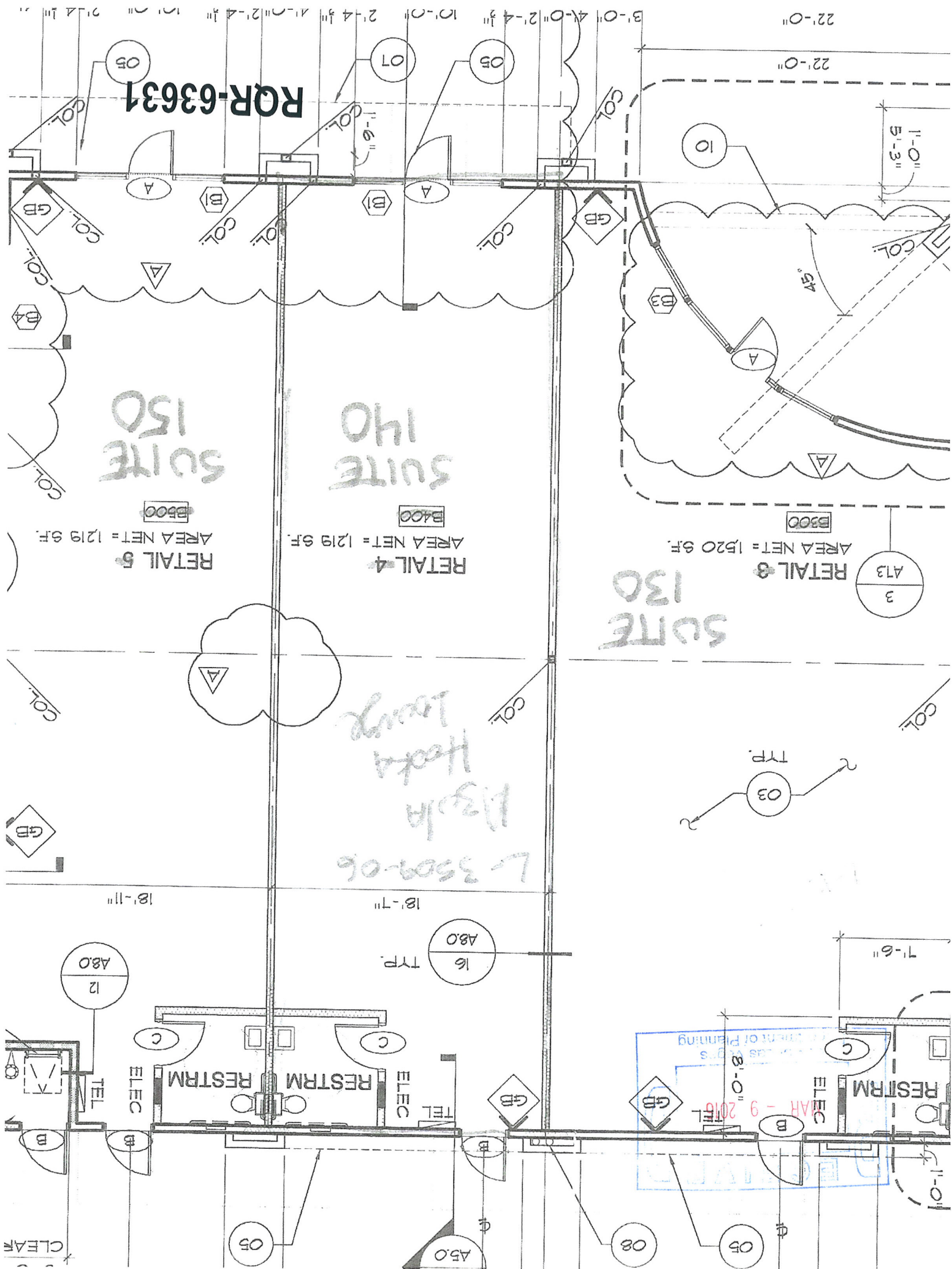
FIXTURES BY  
TENANT PLUMBING  
ROUGH-IN ONLY

MAR - 9 2016  
City of Las Vegas  
Department of Planning

ELEC TEL

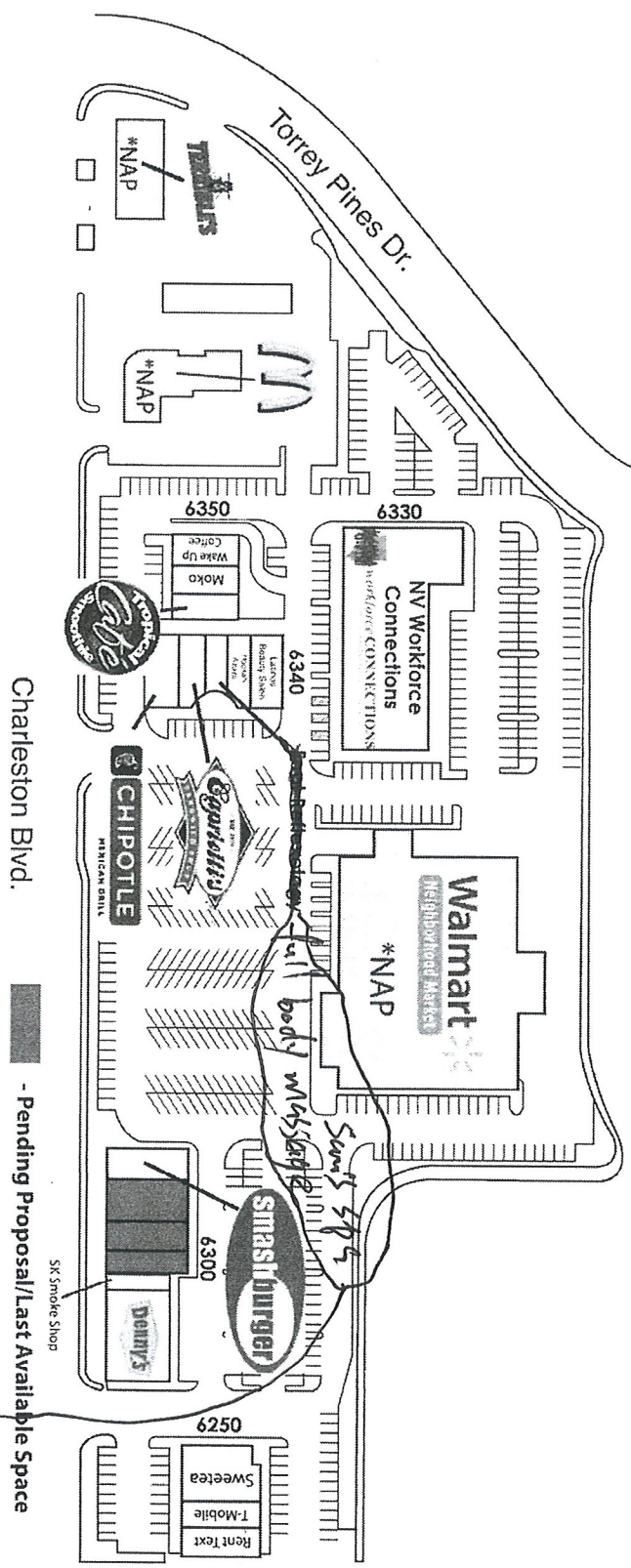
ELEC TEL







# SITE PLAN

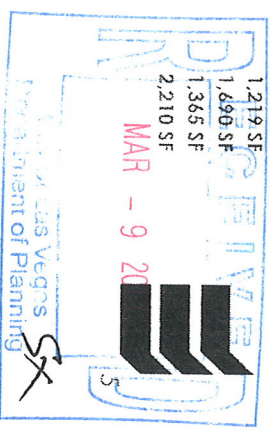


| Suite    | Tenant                       | Sq. Ft.   |
|----------|------------------------------|-----------|
| 6250-110 | Sweetea                      | 3,900 SF  |
| 6250-140 | T-Mobile                     | 2,025 SF  |
| 6250-150 | Rent Text                    | 2,025 SF  |
| 6300-110 | Denny's                      | 5,520 SF  |
| 6300-120 | SK Smoke Shop                | 1,350 SF  |
| 6300-170 | Smashburger                  | 2,000 SF  |
| 6330     | Nevada Workforce Connections | 18,815 SF |

| Suite    | Tenant                 | Sq. Ft.  |
|----------|------------------------|----------|
| 6340-110 | Chipotle               | 2,405 SF |
| 6340-120 | Capriotti's            | 1,520 SF |
| 6340-130 | Sam's Spd              | 1,520 SF |
| 6340-140 | Blackcat Ultra         | 1,219 SF |
| 6340-150 | Hookah Lounge          | 1,219 SF |
| 6350-110 | Latinos Beauty Salon   | 1,490 SF |
| 6350-120 | Wakeup Coffee Café     | 1,365 SF |
| 6350-130 | Moko Restaurant        | 2,210 SF |
|          | Tropical Smoothie Café |          |

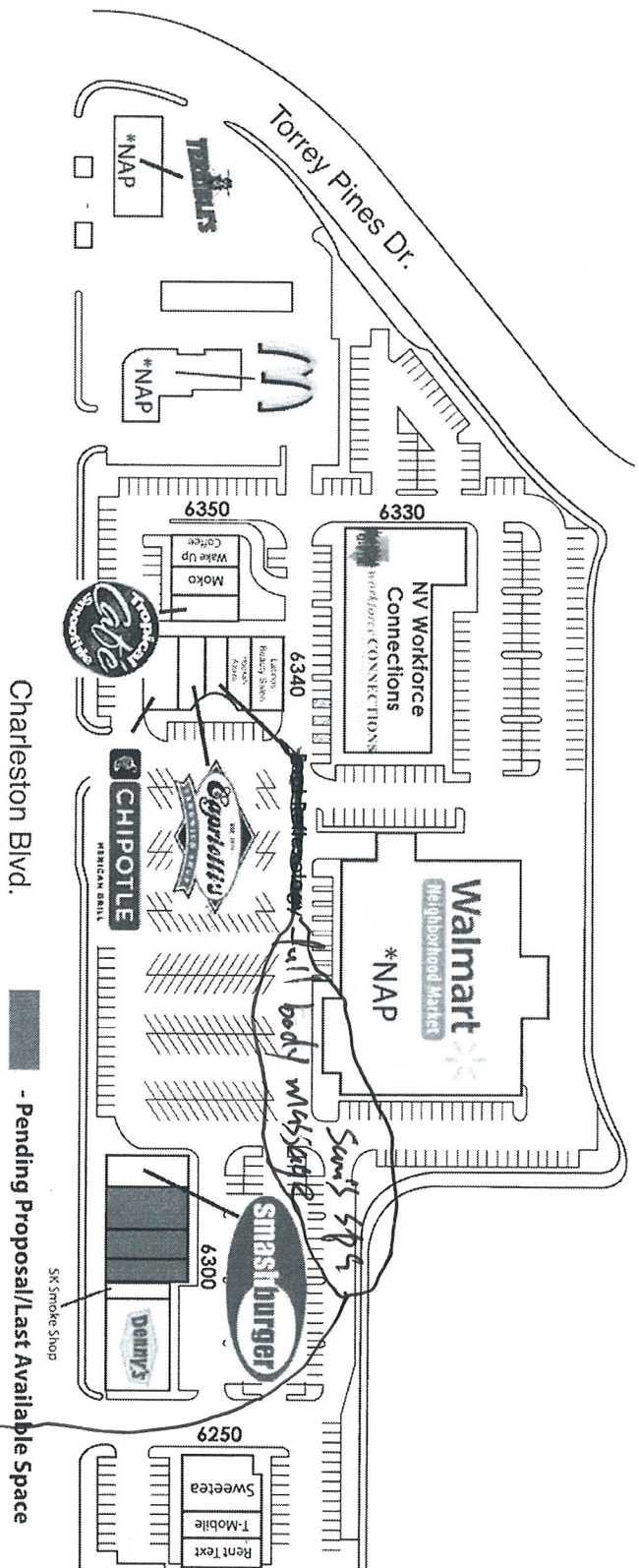
CHARLESTON FESTIVAL • OFFERING MEMORANDUM

RQR-63631





# SITE PLAN



| Suite    | Tenant                       | Sq. Ft.   |
|----------|------------------------------|-----------|
| 6250-110 | Sweetea                      | 3,900 SF  |
| 6250-140 | T-Mobile                     | 2,025 SF  |
| 6250-150 | Rent Text                    | 2,025 SF  |
| 6300-110 | Denny's                      | 5,520 SF  |
| 6300-120 | SK Smoke Shop                | 1,350 SF  |
| 6300-170 | Smashburger                  | 2,000 SF  |
| 6330     | Nevada Workforce Connections | 18,815 SF |

CHARLESTON FESTIVAL • OFFERING MEMORANDUM

| Suite    | Tenant                 | Sq. Ft.  |
|----------|------------------------|----------|
| 6340-110 | Chipotle               | 2,405 SF |
| 6340-120 | Capriotti's            | 1,520 SF |
| 6340-130 | Sam's Spa              | 1,520 SF |
| 6340-140 | Blacoco Ultra          | 1,219 SF |
|          | Hookah Lounge          |          |
| 6340-150 | Latinos Beauty Salon   | 1,219 SF |
| 6350-110 | Wakeup Coffee Cafe     | 1,690 SF |
| 6350-120 | Moko Restaurant        | 1,365 SF |
| 6350-130 | Tropical Smoothie Cafe | 2,210 SF |

\*NAP - Not a Part of Center

Charleston Blvd.

- Pending Proposal/Last Available Space

RQR-63631



## SITE PLAN

**Bullseye**  
 1-800-955-5273  
 1-800-955-5273  
 1-800-955-5273  
 1-800-955-5273  
 1-800-955-5273

LEASING EXHIBIT  
CHARLESTON FESTIVAL

Order # D-00111  
Date C978-05  
File Name: D-00111\mcs0022

**Parkowitz & Roth**  
20000 Wilshire Blvd., Suite 200  
Beverly Hills, CA 90210  
Tel: (310) 977-9000 Fax: (310) 977-0134

**RQR-63631**

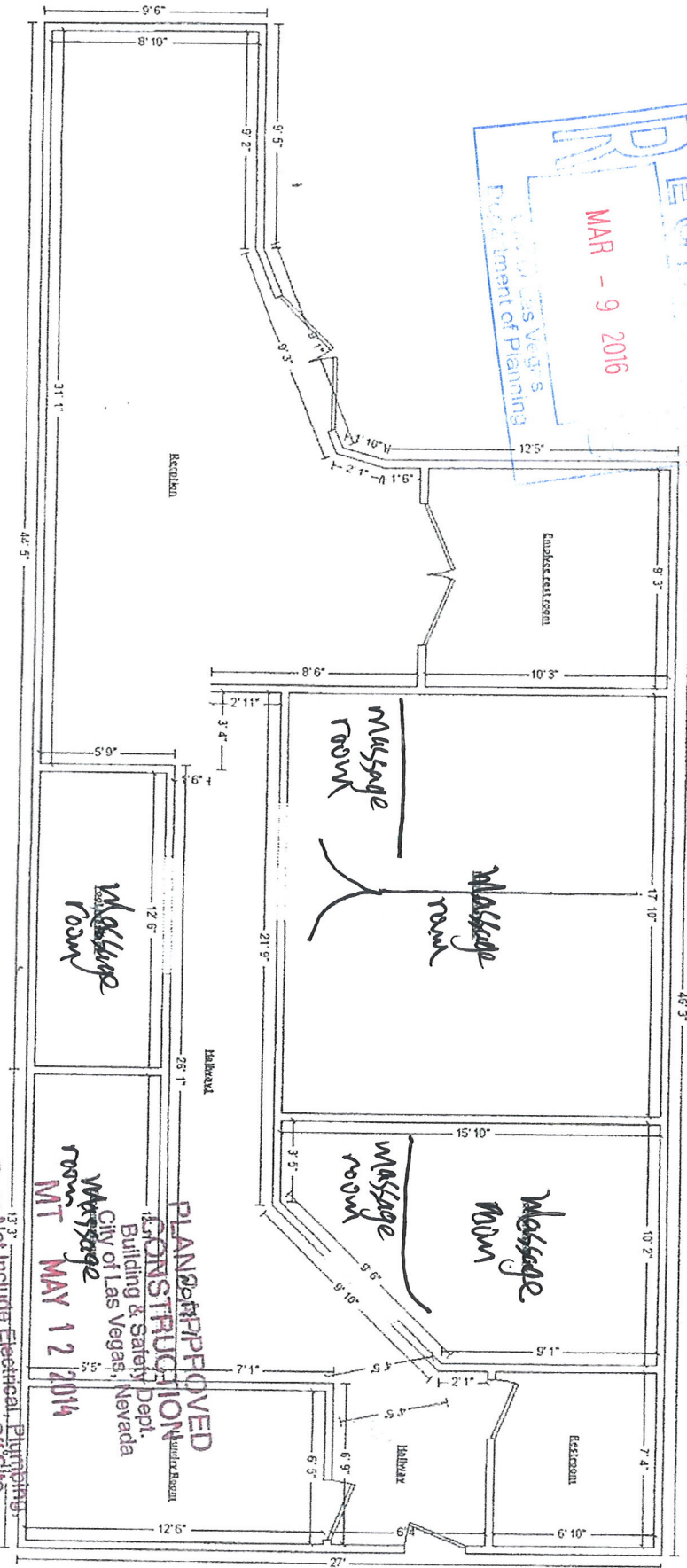
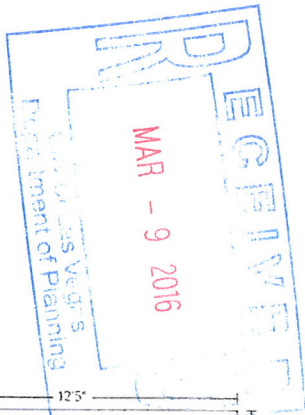


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Page 15



Flow Diagram - T.I. Only  
 by *John C. Caldwell* 5/12/14  
 City of Las Vegas



**RQR-63631**

Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make No Change Without Approval. Plan is Not a Permit to Violate any Ordinance.

Note: ~~Full~~ massage & remove the door. only certain separate.

*Body Work. Massage establishment.*

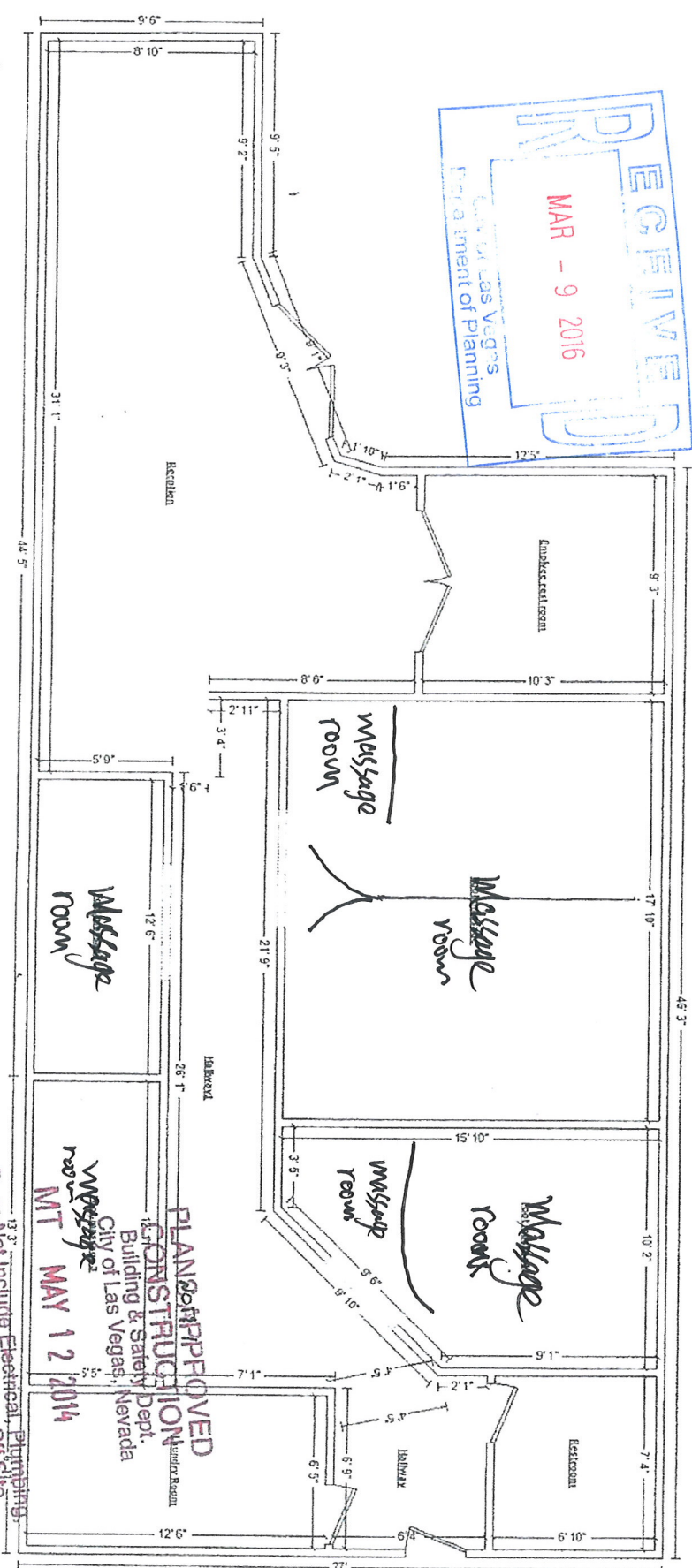
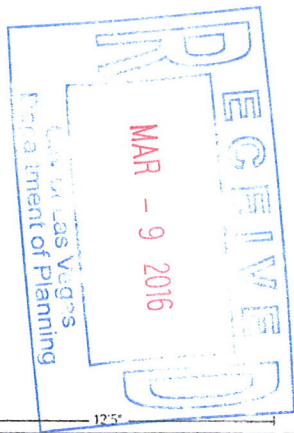
Job Address: 6340 W Charleston #130

Las Vegas - NV 89146

Call Enterprises LLC #60690

Main Level

Floor Plan - T.I. Only  
 by David Callender 5/12/14  
 City of Las Vegas



RQR-63631

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PLAN APPROVED  
 CONSTRUCTION  
 Building & Safety Dept.  
 City of Las Vegas, Nevada  
 MAY 12 2014

Body Work. Massage Redundant.  
 Job Address: 6340 W Charleston #130  
 Las Vegas, NV 89146

Note: 1. ~~Foot~~, massage & remove the  
 door, only curtain separate

Call Enterprises for #60690

Main Level

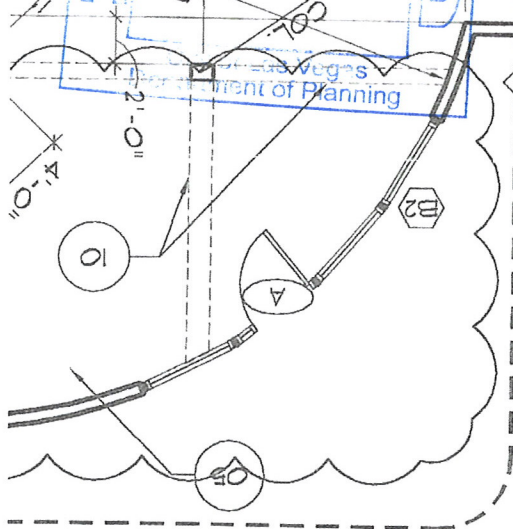
ST



RQR-63631

MAR - 9 2016

RECEIVED  
Surveyors  
Department of Planning



120  
SUITE

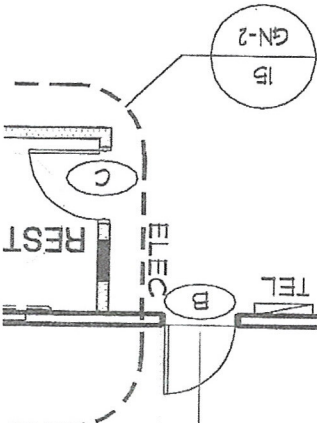
RETAIL 2  
AREA NET = 1520 S.F.

16  
A8.0  
TYP.

TOP OF SLAB ELEVATION  
(T/O SLAB) = 0'-0" DATUM  
FIN. FLOOR ELEV. = 2334.20'

7,883 SF

B  
BLDG.

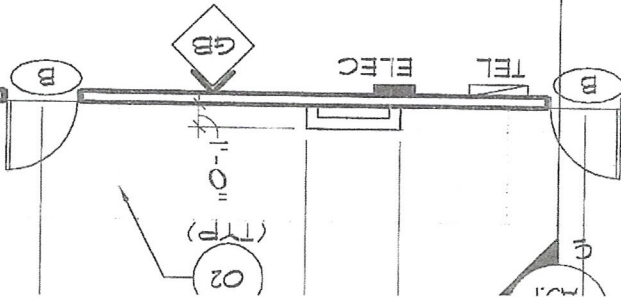


REST  
ELEC  
TEL

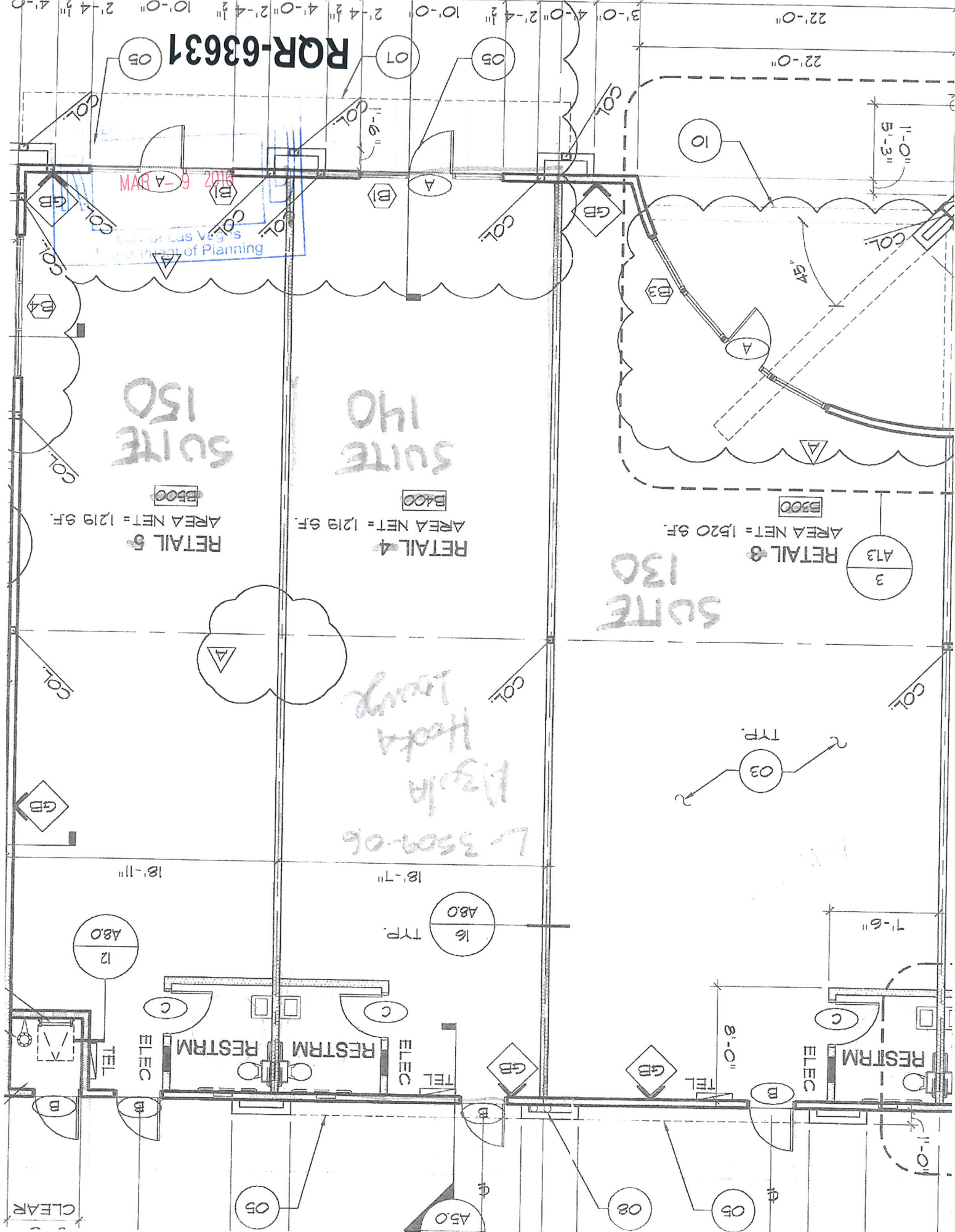
RETAIL 4  
AREA NET = 2405 S.F.

110  
SUITE

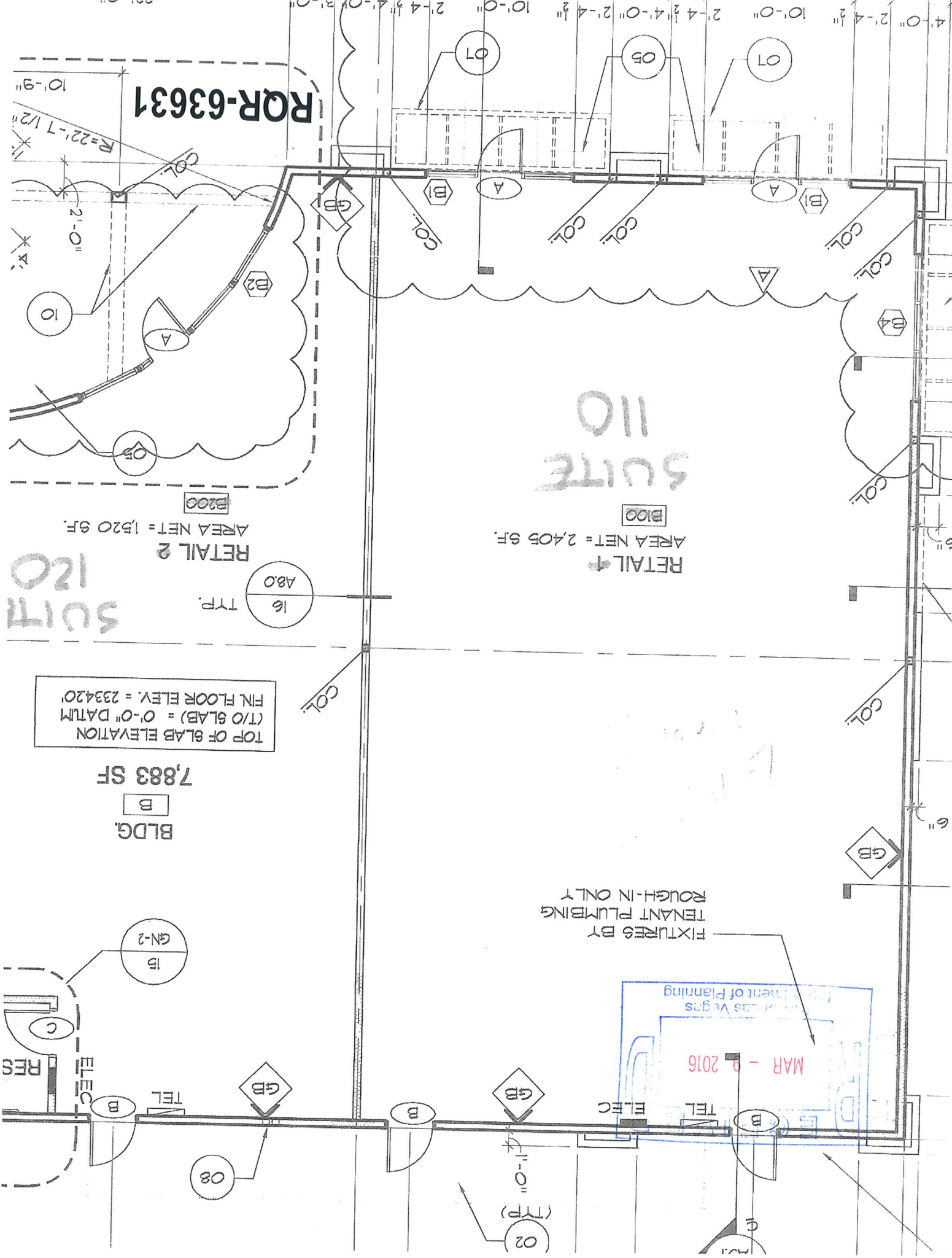
FIXTURES BY  
TENANT PLUMBING  
ROUGH-IN ONLY



02  
(TYP)  
1'-0"







RQR-63631

SUITE 110

SUITE 120

B100

AREA NET = 2,405 SF.

RETAIL

B100

AREA NET = 1,520 SF.

RETAIL 2

TYP.

16  
A8.0

TOP OF SLAB ELEVATION  
(T/O SLAB) = 0'-0" DATUM  
FIN. FLOOR ELEV. = 2334.20'

7,883 SF

B  
BLDG.

FIXTURES BY  
TENANT PLUMBING  
ROUGH-IN ONLY

MAR - 9 2016  
City of Las Vegas  
Department of Planning

02  
(TYP.)  
1'-0"

15  
GN-2

TEL

ELEC

RES

RQR-63631

