



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation of ROW

Project Address (Location) 3900 E. Bonanza Road, Las Vegas, NV 89110

Project Name Mater Academy East Campus Phase III **Proposed Use** n/a

Assessor's Parcel #(s) 140-30-401-011 **Ward #**

General Plan: Existing n/a Proposed n/a **Zoning:** Existing C-V Proposed n/a

Additional Information Petition to vacate existing ROW bus turn out. The existing ROW for the bus turn sits on top of the existing drive. There will be additional ROW dedicated to the west of the driveway for the new bus turn.

Property Owner TA LAS VEGAS 3900 BE LLC **Contact** Bari Cooper Sherman
Address 3000 Olympic Blvd, Suite 2120 **City** Santa Monica **State** CA **Zip** 90404
E-mail Bsherman@turnerimpact.com **Phone** 310-752-9600

Applicant TA LAS VEGAS 3900 BE LLC **Contact** Thomas Bilinski
Address 3000 Olympic Blvd, Suite 2120 **City** Santa Monica **State** CA **Zip** 90404
E-mail tbilinski@turnerimpact.com **Phone** 818-522-7300

Representative Lochsa Engineering **Contact** Christopher Bolton
Address 6345 South Jones, Suite 100 **City** Las Vegas **State** NV **Zip** 89118
E-mail chris.bolton@lochsa.com **Phone** 702-365-9312

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature 

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

Print Name Bari Cooper Sherman, Vice President

Subscribed and sworn before me SEE ATTACHED

This day of , 20

Notary Public in and for said County and State

22-0185
04/11/2022

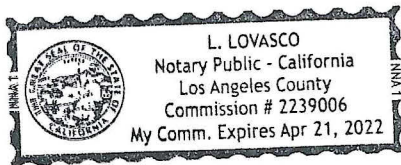
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On March 17, 2022, before me, L. LOVASCO, a notary public, personally appeared BARI COOPER SHERMAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



SIGNATURE

(Seal)

A handwritten signature in blue ink, consisting of stylized initials, written over a horizontal line.

22-0185
04/11/2022

APN: 140-30-401-011

WHEN RECORDED, RETURN THIS
DOCUMENT AND TAX STATEMENTS TO:

TA LAS VEGAS 3900 BE LLC
3000 Olympic Blvd., Suite 2120
Santa Monica, CA 90404
Attn: Bari Cooper Sherman

Inst #: 20200401-0001595

Fees: \$42.00

RPTT: \$51637.50 Ex #:

04/01/2020 02:38:00 PM

Receipt #: 4035392

Requestor:

FNTG NCS (LAS VEGAS)

Recorded By: MIDO Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

42045477-tb

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

GRANT DEED

The undersigned Grantor(s) declare(s)

REAL PROPERTY TRANSFER TAX: \$51,637.50

☒ [X] computed on full value of property conveyed, or

☐ [] computed on full value less value of liens or encumbrances remaining at time of sale

☐ [] Unincorporated area ☒ [X] City of Las Vegas AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE CHAMPION CENTER OF LAS VEGAS, a Nevada corporation ("**Grantor**"), hereby grants to TA LAS VEGAS 3900 BE LLC, a Delaware limited liability company ("**Grantee**"), all of that certain real property situated in the City of Las Vegas, County of Clark, State of Nevada, described on **Exhibit A** annexed hereto and made a part hereof ("**Property**"), together with (a) all improvements owned by Grantor and located on the Property; and (b) any and all interests appurtenant to the Property.

[Signature on Following Page]

22-0185
04/11/2022

GRANTOR:

THE CHAMPION CENTER OF LAS VEGAS,
a Nevada corporation

By: 

Name: Elvin Hayes, Jr.

Title: President

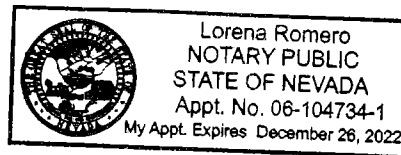
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada)
County of Clark)

On March 31 2020, before me, Lorena Romero, a Notary Public, personally appeared Elvin Hayes Jr., 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



22-0185
04/11/2022

EXHIBIT A

Legal Description of the Property

ALL OF THE LAND LYING WITHIN THE EXTERIOR BOUNDARIES OF THE REVERSION PARCEL MAP ON FILE IN FILE 116 OF PARCEL MAPS, PAGE 63, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 30 BEARS NORTH 89°46'11" WEST 2,623.32 FEET;
THENCE NORTH 89°46'11" WEST 257.08 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE NORTH 00°13'49" EAST 50.00 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING;
THENCE NORTH 89°46'11" WEST 976.70 FEET ALONG SAID NORTH LINE;
THENCE NORTH 00°13'49" EAST 1,269.05 FEET TO THE SOUTH RIGHT OF WAY LINE OF HARRIS AVENUE;
THENCE SOUTH 89°42'43" EAST 610.27 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
THENCE SOUTH 00°17'16" WEST 120.43 FEET;
THENCE SOUTH 00°13'49" WEST 861.00 FEET;
THENCE SOUTH 89°46'11" EAST 336.00 FEET;
THENCE SOUTH 00°13'49" WEST 169.00 FEET;
THENCE SOUTH 89°46'11" EAST 30.55 FEET;
THENCE SOUTH 00°13'49" WEST 118.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

RANDY S. DELBRIDGE
PLS NO. 7680
SUPERIOR SURVEYING SERVICES, INC.
2122 W. LONE CACTUS DRIVE
SUITE 11
PHOENIX, AZ 85027
623-869-0223 (OFFICE)

22-0185
04/11/2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a. 140-30-401-011
b. _____
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
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

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

3.a. Total Value/Sales Price of Property

\$ 10,125,000.00

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ 10,125,000.00

d. Real Property Transfer Tax Due \$ 51,637.50

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Lead Pastor / C.E.O.

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: THE CHAMPION CENTER OF LAS VEGAS

Address: 3900 E. Bonanza Rd.

City: Las Vegas

State: NV Zip: 89110

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: TA LAS VEGAS 3900 BE LLC

Address: 3000 Olympic Blvd., Suite 2120

City: Santa Monica

State: CA Zip: 90404

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

Print Name: Fidelity Title Insurance Co.

Escrow # 30039428 / 42045477

Address: 555 S. Flower Street, Suite 4420

City: Los Angeles

State: CA

Zip: 90071

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0185
04/11/2022

APN 140-30-401-011

EXHIBIT "A"
MATER EAST
RIGHT-OF-WAY
VACATION

BEING ALL OF THAT "GRANT DEED" RECORDED MARCH 25, 2009 AS INSTRUMENT NO. 20090325:01273 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER, SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 30, SAID POINT BEING THE INTERSECTION OF BONANZA ROAD AND SANDHILL ROAD; THENCE ALONG THE CENTERLINE OF BONANZA ROAD, NORTH 89°46'11" WEST, A DISTANCE OF 853.92 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 00°13'49" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BONANZA ROAD, ALSO BEING A POINT ON THE SOUTHERLY LINE OF AFOREMENTIONED "GRANT DEED" AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE OF SAID "GRANT DEED", NORTH 89°46'11" WEST, A DISTANCE OF 221.77 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 81°34'51" WEST, A DISTANCE OF 63.22 FEET; THENCE NORTH 89°46'11" EAST, A DISTANCE OF 98.50 FEET TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 9°15'25", AN ARC DISTANCE OF 4.85 FEET; THENCE SOUTH 80°30'46" EAST, A DISTANCE OF 56.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,554 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE CENTERLINE OF BONANZA ROAD AS SHOWN IN FILE 51, PAGE 65 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY NEVADA.

SAID LINE BEARS NORTH 89°46'11" WEST

SHAWN R. HERMAN
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 20138
CERTIFICATE EXPIRES: JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89118
PHONE: 702-365-9312 FAX: 702-320-1769

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1-7-22

SHEET 1 OF 2

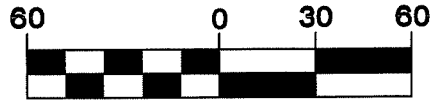
22-0185
04/11/2022

APN: 140-30-401-011

EXHIBIT 'B'



GRAPHIC SCALE



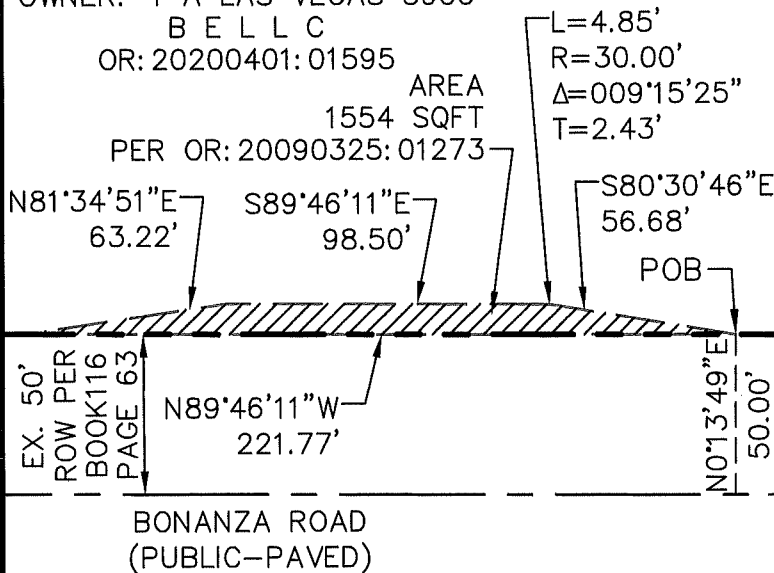
(IN FEET)

1 Inch = 60 ft.

APN: 140-30-401-011
OWNER: T A LAS VEGAS 3900
B E L L C
OR: 20200401:01595

AREA
1554 SQFT

PER OR: 20090325:01273



T 20 S
1 30
4 31
R 62 E

ESTABLISHED PER
REFERENCE
MONUMENTS

LEGEND FOUND MONUMENTATION

CENTER LINE _____
ROW LINE _____
EASEMENT LINE _____

FILE NAME:

ROW VACATION.dwg

SECTION LINE _____
PROPERTY LINE _____
ADJACENT PROPERTY LINE _____

DRAWN BY: GLB SCALE: 1"=60'

CHECKED BY: SH DATE: 1/7/22

Lochsa
engineering

6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

**EX. ROW
VACATION**

**MATER
EAST**

PROJECT No.:

211066

SHEET No.

2

SHEET 2 OF 2

22-0185
04/11/2022