



# 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) Site Development Plan Review, Vacation

**Project Address** (Location) 6909 W. Charleston Boulevard

**Project Name** Charleston & Rainbow **Proposed Use** Mini-Storage

**Assessor's Parcel #(s)** 163-03-501-006 **Ward #** 1

**General Plan:** Existing TOD-1 Proposed N/A **Zoning:** Existing C-1 Proposed N/A

**Additional Information** Previously Approved Mini-Storage and Recreational Vehicle and Boat Storage (SUP-20-0384, SUP-20-0384, SDR-20-0384)

**Property Owner** International, LLC **Contact** Levi Parker

**Address** 4470 N. Grand Canyon Dr **City** Las Vegas **State** NV **Zip** 89129

**E-mail** N/A **Phone** N/A

**Applicant** Wyatt Laughlin - Johnson Development Associates, Inc. **Contact** Wyatt Laughlin

**Address** 101 N Pacific Coast Hwy, Suite 308 **City** El Segundo **State** CA **Zip** 90245

**E-mail** wlaughlin@johnsondevelopment.net **Phone** 831-236-8705

**Representative** Jay Brown/Lebene Ohene **Contact** Lebene Ohene

**Address** 520. South Fourth Street **City** Las Vegas **State** NV **Zip** 89101

**E-mail** lohene@brownlawlv.com **Phone** 702-598-1429

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)** \_\_\_\_\_

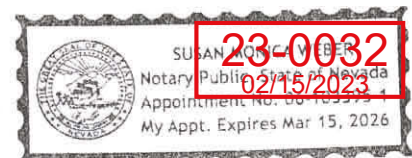
**Partner(s)** \_\_\_\_\_

- \* 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** LEVI PARKER  
STATE OF NEVADA County of Clark  
Subscribed and sworn before me

This 13 day of February, 20 23  
Susan Wilson  
Notary Public in and for said County and State



A.P.N.: 163-03-501-006

File No: NCS-1060422-HHLV (KR)

R.P.T.T.: \$7,140.00

When Recorded Mail To: Mail Tax Statements To:  
International, LLC  
4470 N. Grand Canyon  
Las Vegas, NV 89129

Inst #: 20210802-0001802  
Fees: \$42.00  
RPTT: \$7140.00 Ex #:  
08/02/2021 02:03:18 PM  
Receipt #: 4638491  
Requestor:  
First American Title Insu  
Recorded By: HAMMV Pgs: 4  
Debbie Conway  
CLARK COUNTY RECORDER  
Src: ERECORD  
Ofc: ERECORD

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Diamond Creek Holdings, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

International, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

**PARCEL ONE (1):**

**THE WEST HALF (W 1/2) OF GOVERNMENT LOT 7 LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M.**

**EXCEPT THE INTEREST IN THE NORTH FIFTY (50) FEET AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 22, 1974 IN BOOK 411 OF OFFICIAL RECORDS AS DOCUMENT NO. 370087.**

**PARCEL TWO (2):**

**A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR ACCESS AND PARKING AS SET FORTH IN THAT CERTAIN GRANT OF RECIPROCAL ACCESS AND PARKING RECORDED OCTOBER 29, 2007, IN BOOK 20071029 AS DOCUMENT NO. 00917 AND AMENDED DECEMBER 11, 2007, IN BOOK 20071211 AS DOCUMENT NO. 03561 OF OFFICIAL RECORDS.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**23-0032**  
02/15/2023

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 07/16/2021

23-0032  
02/15/2023

Diamond Creek Holdings, LLC, a Nevada limited liability company

By:   
Name: ~~Clement Zirolì~~ Dawn Zirolì  
Title: Authorized Signatore


Dawn Zirolì

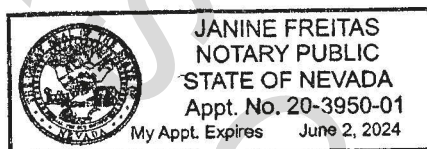
STATE OF NEVADA )

COUNTY OF CLARK )

ss.

This instrument was acknowledged before me on July 20, 2021 by Dawn Clement Zirolì, as Authorized Signatore of Diamond Creek Holdings, LLC.

  
Notary Public  
(My commission expires: 6-2-2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 16, 2021** under Escrow No. **NCS-1060422-HHLV.**

23-0032  
02/15/2023



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 163-03-501-006  
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  
i) ☐ Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

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

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

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

3. a) Total Value/Sales Price of Property: \$1,400,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$1,400,000.00  
d) Real Property Transfer Tax Due \$7,140.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Grantor ERROW

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

Capacity: Grantee

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

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

Print Name: Diamond Creek Holdings, LLC

Print Name: International, LLC

Address: 2764 Lake Sahara Dr.

Address: 4470 N. GRAND CANYON

City: #115 Las Vegas

City: LAS VEGAS

State: NV Zip: 89117

State: NV Zip: 89129

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

First American Title Insurance  
Company National Commercial

Print Name: Services

File Number: NCS-1060422-HHLV KR/ BA

Address: 8311 W. Sunset Road, Suite 100

City: Las Vegas

State: NV Zip: 89113

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

**23-0032**  
02/15/2023

ORIGINAL

20030529  
.01734

APN: 163-03-501-006

DECLARATION OF UTILIZATION

BUREAU OF LAND MANAGEMENT

RIGHTS-OF-WAY

KNOW ALL MEN BY THESE PRESENTS:

(04)

That the CITY OF LAS VEGAS, without limiting or waiving in any manner of degree whatever its right to utilize part or all of the remaining portions of the rights-of-way reserved by the United States Department of the Interior, Bureau of Land Management, in the applicable small tract patents issued pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites", if and when it shall be necessary or desirable so to do, HEREBY DECLARES, for the purpose of recordation, that it will construct, storm drainage facilities, and related appurtenances on, over, across and under, and is now utilizing right-of-way over, the properties particularly described in EXHIBIT "A" hereto attached, hereby referred to and by such reference made a part hereof.

IN WITNESS WHEREOF, CITY OF LAS VEGAS has caused this Declaration of Utilization of Bureau of Land Management rights-of-way to be executed by its Mayor thereunto authorized this 20<sup>th</sup> day of May, 2003.

APPROVED AS TO FORM:

CITY OF LAS VEGAS

Thomas R. Shan 5-13-03  
DEPUTY CITY ATTY DATE

BY: Oscar B. Goodman  
OSCAR B. GOODMAN MAYOR

WHEN RECORDED MAIL TO:  
CITY CLERK - CITY HALL  
400 EAST STEWART AVENUE  
LAS VEGAS, NEVADA 89101

ATTEST: Barbara Jo Ronemus  
BARBARA JO RONEUMUS  
CITY CLERK

23-0032  
02/15/2023

20030529  
.01734

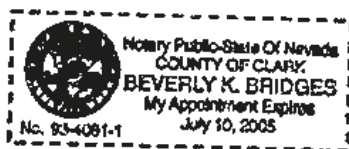
ORIGINAL

STATE OF NEVADA )  
 ) SS  
COUNTY OF CLARK )

On May 20, 2003 personally appeared before me, a Notary Public

Oscar B. Goodman AND Barbara J. Rosemond.

personally known (or proved) to me to be the person whose name is  
subscribed to the above instrument who acknowledged that they  
executed the above instrument.



(SEAL)

Beverly K. Bridges  
(Notary Public Signature)

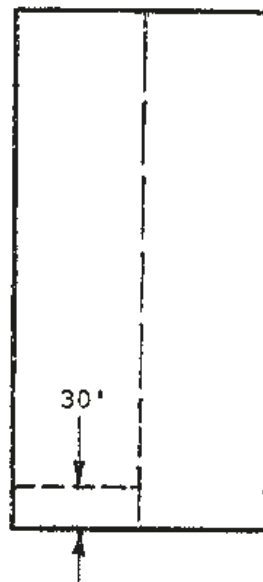
23-0032  
02/15/2023

ORIGINAL

A.P.N. 163-03-501-006  
(310-280-017)

20030529  
01734

PATENT NO. 1155450  
GOVERNMENT LOT 7  
SECTION 3  
T.21S., R.60E., M.D.M.



The south 30.00 feet of the West Half (W 1/2) of Government Lot 7  
in Section 3, Township 21 South, Range 60 East, M.D.M., for storm  
drainage purposes.

EXHIBIT "A"  
DECLARATION OF UTILIZATION  
OF  
BUREAU OF LAND MANAGEMENT RIGHTS OF WAY  
BY  
THE CITY OF LAS VEGAS

23-0032  
02/15/2023



ORIGINAL

20030529  
.01734

WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:  
CITY OF LAS VEGAS  
CITY CLERK  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

\*\*\*\*\*

CLARK COUNTY, NEVADA  
FRANCES DIERNE, RECORDER  
RECORDED AT REQUEST OF: LAS VEGAS CITY

05-29-2003 11:21 AER PAGE COUNT: 4

OFFICIAL RECORDS

BOOK/INSTR:20030529-01734

FEE: .00  
RPTT: .00

\*\*\*\*\*  
23-0032  
02/15/2023

73836

4-1122  
(Sept. 1934)

Novada 04319

BOOK 89

**The United States of America,**

In all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant **Lois and E. Taylor, Junior,**

pursuant to the provisions of the Act of Congress approved June 1, 1934 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Partition, Nevada.

T. 21 S., R. 60 E.,

Sec. 3, Lot 7.

The area described contains 5.43 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1934. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (52 Stat. 478), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **EIGHTH** day of **NOVEMBER** in the year of our Lord one thousand nine hundred and **FIFTY-FIVE** and of the Independence of the United States the one hundred and **EIGHTY-THIRD**.

(SEAL)

(SEAL)

For the Director, Bureau of Land Management,

By

Rose M. Beall

Acting Chief, Patents Section

Patent Number 1155450

23-0032  
02/15/2023



73836 (2-2)

BOOK 89

73836

RECORDED AT THE REQUEST OF

Leland E. Taylor, Jr.

MAR 27 4 44 PM '56

OFFICIAL RECORDS SECTION  
CLARK COUNTY, MISSISSIPPI  
PAUL E. BROWN, CLERK  
JESSE L. BROWN, DEPUTY

23-0032

02/15/2023

Box 1706

At

Nevada 04319

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**  
is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made  
by the claimant **Leland E. Taylor, Junior,**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An  
Act to provide for the purchase of public lands for home and other sites," and the acts supplemental there-  
to, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 21 S., R. 60 E.,**

**Sec. 3, Lot 7.**

The area described contains **5.48** acres, according to the Official Plat of the Survey of the said Land,  
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and  
in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs  
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the  
said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way  
thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving,  
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together  
with the right to prospect for, mine, and remove the same according to the provisions of said Act of June  
1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public  
utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of  
the Bureau of Land Management, in accordance with the  
provisions of the Act of June 17, 1948 (62 Stat., 476), has,  
in the name of the United States, caused these letters to be  
made Patent, and the Seal of the Bureau to be hereunto  
affixed.

[SEAL]

GIVEN under my hand, in the District of Columbia, the  
**EIGHTH** day of **NOVEMBER** in the year of  
our Lord one thousand nine hundred and **FIFTY-FIVE**  
and of the Independence of the United States the one hundred  
and **EIGHTY-SETH.**

For the Director, Bureau of Land Management

**23-0032**  
**02/15/2023**

By \_\_\_\_\_ **Acting Chief, Patents Unit**

Patent Number **1155450**



## EXHIBIT "A"

**Explanation:** A description of the Vacation of Patent Easements.

A portion of the Thirty-Three (33) foot Patent Easements reserved in Patent No. 1155450, and recorded in Book 89, Instrument No. 73836, March 27, 1956. Situated in the West Half (W 1/2) of Government Lot 7, Section 3, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and conveyed to International LLC, a Nevada limited liability company per Grant, Bargain and Sale Deed, recorded as Instrument No. 20210802-0001802, Official Records, Clark County, Nevada, more particularly described as follows:

**Commencing** at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 3, being the centerline intersection of S. Rainbow Blvd. and W. Charleston Blvd.; Thence North  $89^{\circ}56'33''$  West along the north line of said Northeast Quarter (NE 1/4) of Section 3, being the centerline of W. Charleston Blvd., 1,028.65 feet the northwest corner of the West Half (W 1/2) of Government Lot 7; Thence along the westerly boundary of the West Half (1/2) Government Lot 7, South  $02^{\circ}36'43''$  East, 50.05 feet to the **Point of Beginning**, said point being on the southerly right-of-way of W. Charleston Blvd.; Thence along the said southerly right-of-way, South  $89^{\circ}56'33''$  East, 33.04 feet; Thence departing said southerly right-of-way, South  $02^{\circ}36'43''$  West, 618.07 feet; Thence North  $89^{\circ}42'35''$  East, 137.78 feet to the easterly boundary of the West Half (W 1/2) of Government Lot 7; Thence along said easterly boundary, South  $02^{\circ}33'42''$  East, 33.03 feet to the southeast corner of the West Half (W 1/2) said Government Lot 7; Thence along the southerly boundary of the West Half (W 1/2) said Government Lot 7, South  $89^{\circ}42'35''$  West, 170.78 feet to the southwest corner of the West Half (W 1/2) said Government Lot 7; Thence along the easterly boundary of the West Half (W 1/2) said Government Lot 7, North  $02^{\circ}36'43''$  West, 651.30 feet to the **Point of Beginning**.

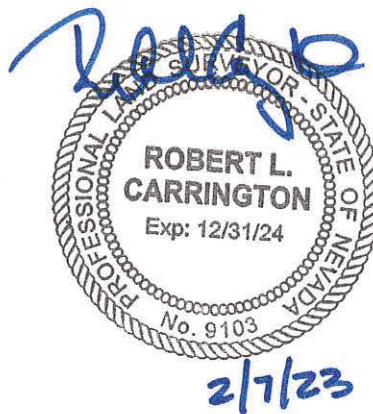


APN 163-03-501-006  
JOB#: 221253  
February 6, 2023  
PAGE 2 OF 2

Containing 26,035 square feet, more or less.

Basis of Bearings: Grid north as defined by the central meridian of the Nevada coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American datum of 1983; said meridian being coincident with  $114^{\circ}58'$  west of the Greenwich meridian. The bearing equation for this project would be the centerline of W. Charleston Blvd. and being the north line of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.M, City of Las Vegas, Clark County, Nevada, having a bearing of North  $89^{\circ}56'33''$  West also being South  $89^{\circ}53'08''$  West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

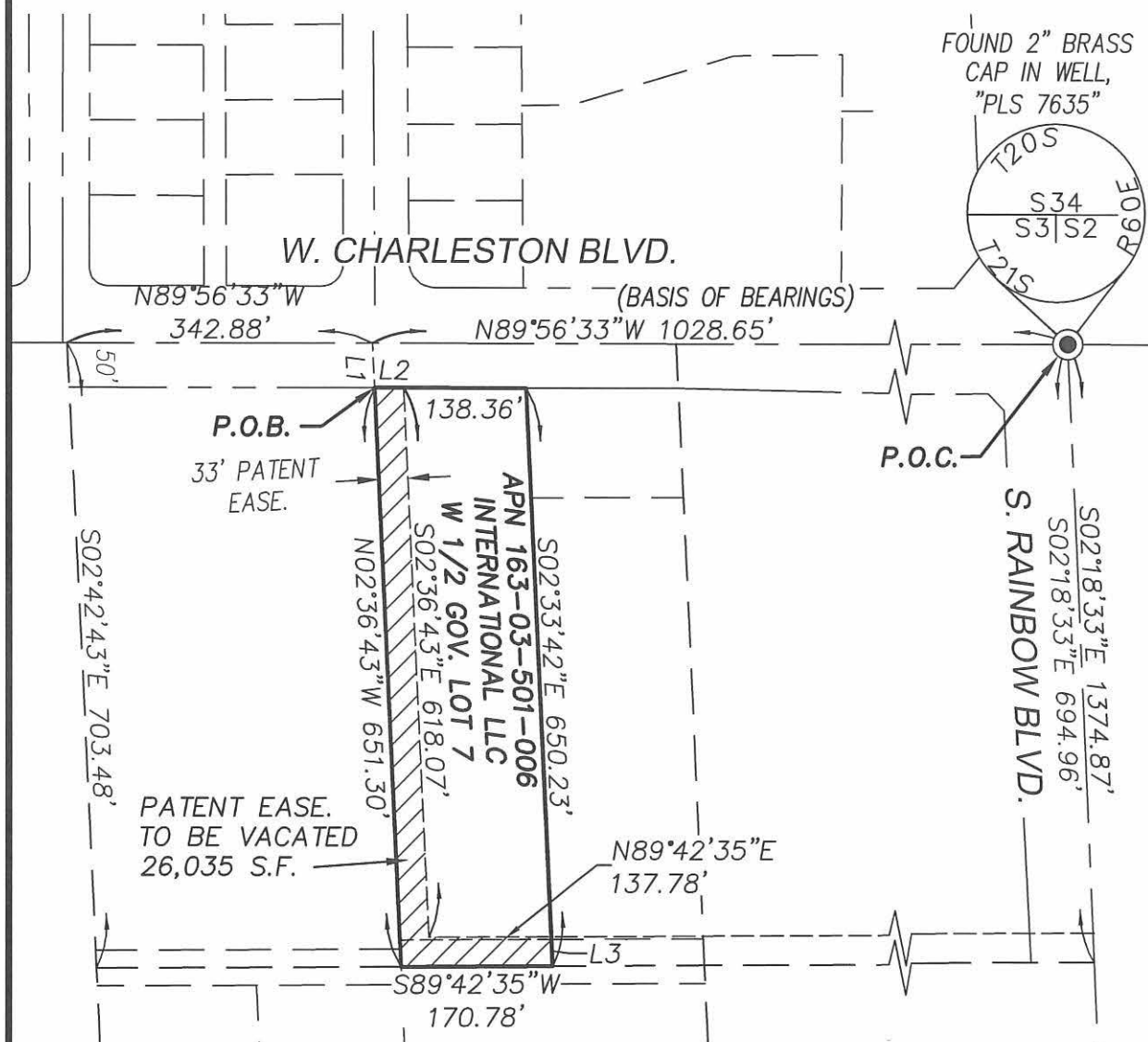
Prepared by:  
Robert L. Carrington, PLS  
Nevada Certificate No. 9103



◇ 6140 Brent Thurman Way, Suite 200 ◇  
◇ Las Vegas, Nevada 89148 ◇  
◇ Office: (702) 823-3257 ◇ Fax: (702) 933-9030 ◇  
◇ [www.diamondbacklandsurveying.com](http://www.diamondbacklandsurveying.com) ◇

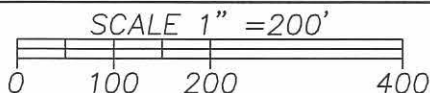
23-0032  
02/15/2023

# EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S2°36'43"E	50.05'
L2	S89°56'33"E	33.04'

Line Table		
Line #	Direction	Length
L3	S2°33'42"E	33.03'



JOB NUMBER: 221253

DRAWN BY: RLC DATE: 2/6/23

CHECKED BY: TJK DATE: 2/6/23

PAGE 1 OF 1

**Diamondback**  
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230  
LAS VEGAS, NEVADA 89148

(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

23-0032  
02/15/2023

**Patent Easement Vacation**

**APN 163-03-501-006**

Point of Beginning : North: 623146.6412' East: 245262.9872'

Segment #1 : Line

Course: S89°56'33"E Length: 33.04'

North: 623146.6081' East: 245296.0230'

Segment #2 : Line

Course: S02°36'43"E Length: 618.07'

North: 622529.1829' East: 245324.1883'

Segment #3 : Line

Course: N89°42'35"E Length: 137.78'

North: 622529.8812' East: 245461.9707'

Segment #4 : Line

Course: S02°33'42"E Length: 33.03'

North: 622496.8883' East: 245463.4468'

Segment #5 : Line

Course: S89°42'35"W Length: 170.78'

North: 622496.0227' East: 245292.6667'

Segment #6 : Line

Course: N02°36'43"W Length: 651.30'

North: 623146.6412' East: 245262.9872'

Perimeter: 1643.99' Area: 26035.83 Sq. Ft.

Error Closure: 0.0030 Course: S51°28'49"E

Error North: -0.00186 East: 0.00234

Precision 1: 548000.00

**23-0032**  
02/15/2023



## EXHIBIT "A"

**Explanation:** A description of a Storm Drain Easement to be Dedicated.

A portion of the West Half (W 1/2) of Government Lot 7, Section 3, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and conveyed to International LLC, a Nevada limited liability company per Grant, Bargain and Sale Deed, recorded as Instrument No. 20210802-0001802, more particularly described as follows:

**Commencing** at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 3, being the centerline intersection of S. Rainbow Blvd. and W. Charleston Blvd.; Thence North  $89^{\circ}56'33''$  West along the north line of said Northeast Quarter (NE 1/4) of Section 3, being the centerline of W. Charleston Blvd., 1,028.65 feet the northwest corner of the West Half (1/2) Government Lot 7; Thence along the westerly boundary of the West Half (1/2) Government Lot 7, South  $02^{\circ}36'43''$  East, 50.05 feet to a point on the southerly right-of-way of W. Charleston Blvd.; Thence continuing along said westerly boundary, South  $02^{\circ}36'43''$  East, 631.28 feet to the **Point of Beginning**; Thence departing the westerly boundary, North  $89^{\circ}42'35''$  East, 170.80 feet to a point on the easterly boundary of the West Half (W 1/2) Government Lot 7; Thence along said easterly boundary, South  $02^{\circ}33'42''$  East, 20.02 feet to the southeast corner of the West Half (1/2) Government Lot 7; Thence along the southerly boundary, South  $89^{\circ}42'35''$  West, 170.78 feet to the southwest corner of the West Half (1/2) Government Lot 7; Thence along the westerly boundary of the West Half (1/2) Government Lot 7, North  $02^{\circ}36'43''$  West, 20.02 feet to the **Point of Beginning**.

Containing 3,415 square feet, more or less.



APN 163-03-501-006

JOB#: 221253

February 9, 2023

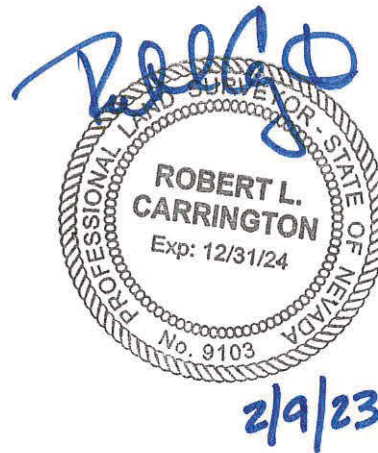
PAGE 2 OF 2

Basis of Bearings: Grid north as defined by the central meridian of the Nevada coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American datum of 1983; said meridian being coincident with  $114^{\circ}58'$  west of the Greenwich meridian. The bearing equation for this project would be the centerline of W. Charleston Blvd. and being the north line of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.M, City of Las Vegas, Clark County, Nevada, having a bearing of North  $89^{\circ}56'33''$  West also being South  $89^{\circ}53'08''$  West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

Prepared by:

Robert L. Carrington, PLS

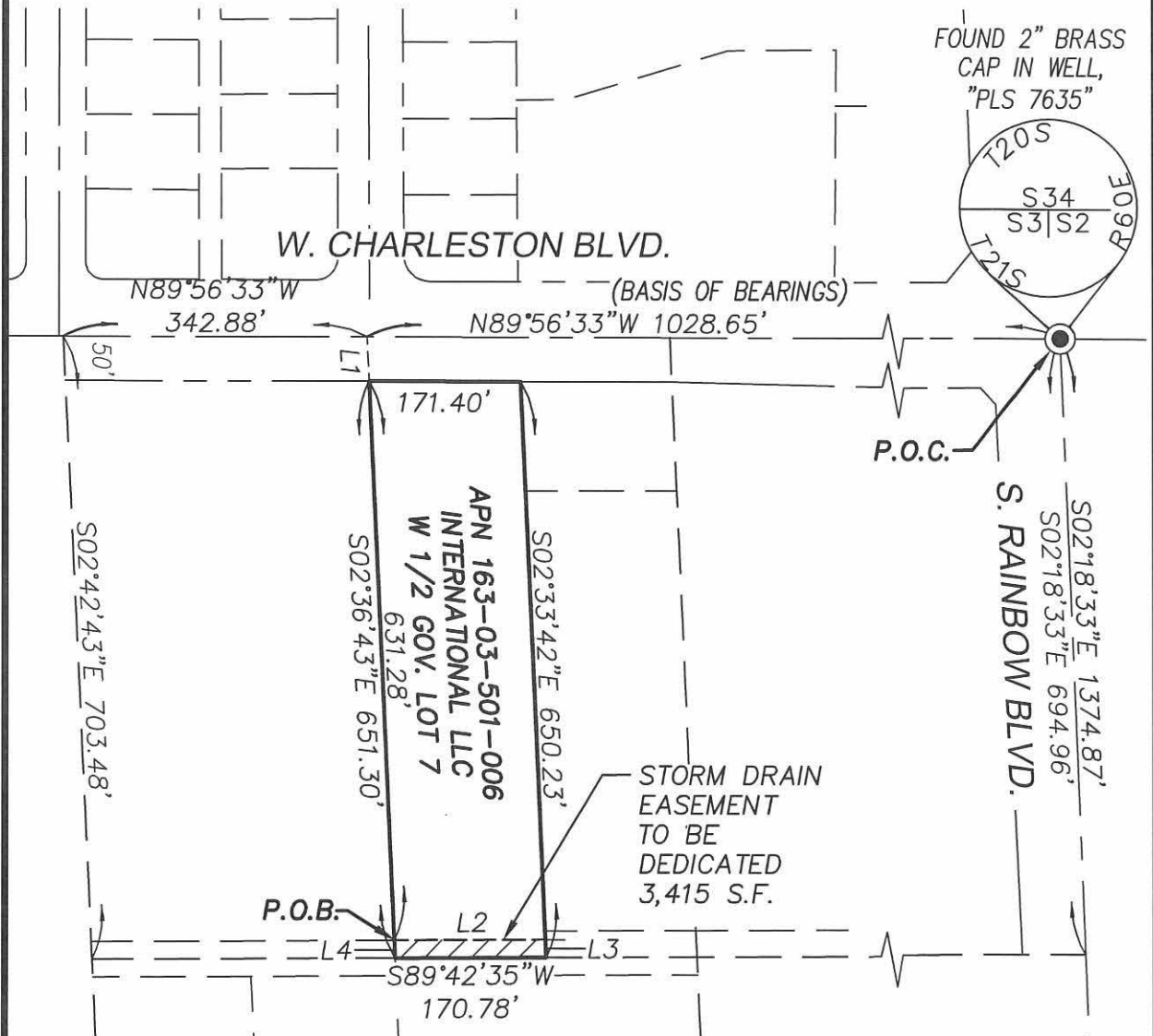
Nevada Certificate No. 9103



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◇ Las Vegas, Nevada ◇ 89148 ◇  
◇ Office: (702) 823-3257 ◇ Fax: (702) 963-9036 ◇  
◇ [www.diamondbacklandsurveying.com](http://www.diamondbacklandsurveying.com) ◇

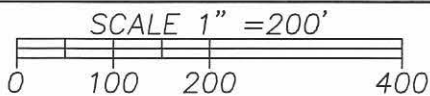
23-0032  
02/15/2023

# EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S2°36'43"E	50.05'
L2	N89°42'35"E	170.80'

Line Table		
Line #	Direction	Length
L3	S2°33'42"E	20.02'
L4	N2°36'43"W	20.02'



JOB NUMBER: 221253	
DRAWN BY: RLC	DATE: 2/9/23
CHECKED BY: TJK	DATE: 2/9/23
PAGE 1 OF 1	

**Diamondback**  
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230  
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(o) 702.823.DBLS (f) 702.933.9030

ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

23-0032  
02/15/2023

**Storm Drain Easement Dedication**  
**APN 163-03-501-006**

Point of Beginning : North: 622516.0183' East: 245291.7545'

Segment #1 : Line

Course: N89°42'35"E Length: 170.80'

North: 622516.8840' East: 245462.5522'

Segment #2 : Line

Course: S02°33'42"E Length: 20.02'

North: 622496.8883' East: 245463.4468'

Segment #3 : Line

Course: S89°42'35"W Length: 170.78'

North: 622496.0227' East: 245292.6667'

Segment #4 : Line

Course: N02°36'43"W Length: 20.02'

North: 622516.0183' East: 245291.7545'

Perimeter: 381.61' Area: 3415.82 Sq. Ft.

Error Closure: 0.0025 Course: S74°14'10"E

Error North: -0.00069 East: 0.00245

Precision 1: 152648.00

**23-0032**  
02/15/2023



APN 163-03-501-006  
JOB#: 221253  
February 6, 2023  
PAGE 1 OF 2

## EXHIBIT "A"

**Explanation:** A description of a Storm Drain Easement to be Vacated.

A portion of the West Half (W 1/2) of Government Lot 7, Section 3, Township 21 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada and conveyed to International LLC, a Nevada limited liability company per Grant, Bargain and Sale Deed, recorded as Instrument No. 20210802-0001802, more particularly described as follows:

**Commencing** at the northeast corner of the Northeast Quarter (NE 1/4) of said Section 3, being the centerline intersection of S. Rainbow Blvd. and W. Charleston Blvd.; Thence North 89°56'33" West along the north line of said Northeast Quarter (NE 1/4) of Section 3, being the centerline of W. Charleston Blvd., 1,028.65 feet the northwest corner of the West Half (1/2) of Government Lot 7; Thence along the westerly boundary of the West Half (1/2) said Government Lot 7, South 02°36'43" East, 50.05 feet to a point on the southerly right-of-way of W. Charleston Blvd.; Thence continuing along westerly boundary of the West Half (W 1/2) of Government Lot 7, South 02°36'43" East, 651.27 feet to the **Point of Beginning**; The departing the westerly boundary, North 89°42'35" East, 170.80 feet to a point on the easterly boundary of the West Half (1/2) Government Lot 7; Thence along said easterly boundary, South 02°33'42" East, 20.02 feet to the southeast corner of the West Half (1/2) Government Lot 7; Thence along the southerly boundary, South 89°42'35" West, 170.78 feet to the southwest corner of the West Half (1/2) Government Lot 7; Thence along said westerly boundary of the West Half (1/2) Government Lot 7, North 02°36'43" West, 20.02 feet to the **Point of Beginning**.

Containing 3,415 square feet, more or less.



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02/15/2023

APN 163-03-501-006

JOB#: 221253

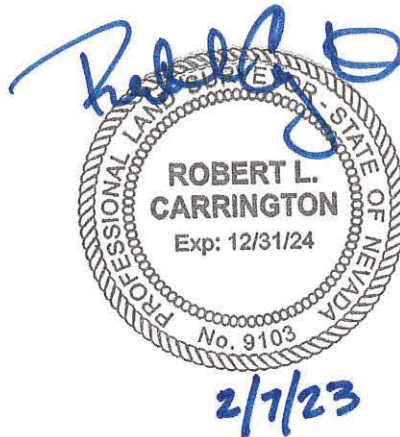
February 6, 2023

PAGE 2 OF 2

Basis of Bearings: Grid north as defined by the central meridian of the Nevada coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American datum of 1983; said meridian being coincident with  $114^{\circ}58'$  west of the Greenwich meridian. The bearing equation for this project would be the centerline of W. Charleston Blvd. and being the north line of the Northeast Quarter (NE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.M, City of Las Vegas, Clark County, Nevada, having a bearing of North  $89^{\circ}56'33''$  West also being South  $89^{\circ}53'08''$  West as shown on map thereof in book 138 of plats, page 99, official records, Clark County, Nevada.

Prepared by:

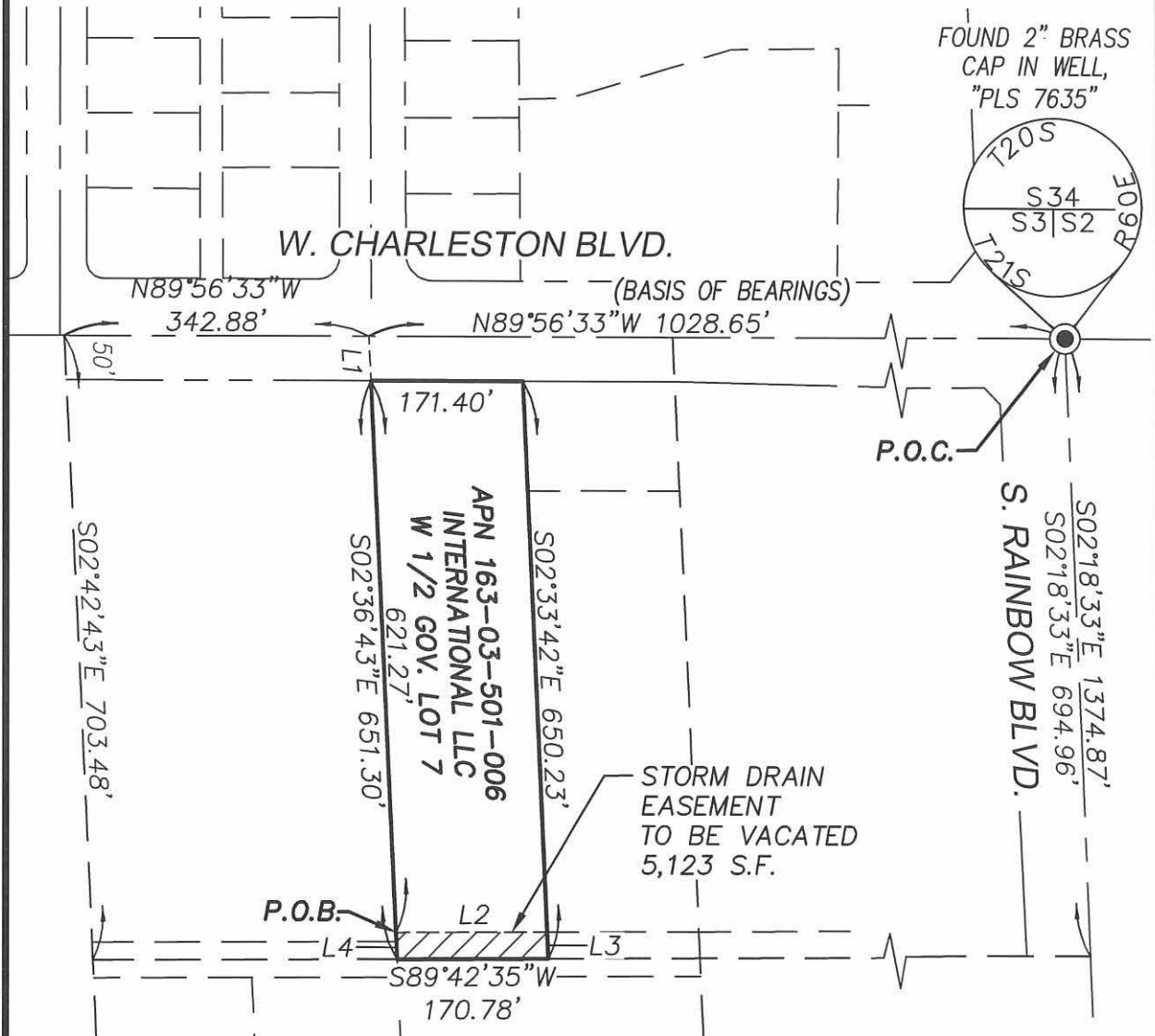
Robert L. Carrington, PLS  
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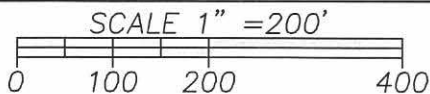
23-0032  
02/15/2023

# EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S2°36'43"E	50.05'
L2	N89°42'35"E	170.81'

Line Table		
Line #	Direction	Length
L3	S2°33'42"E	30.02'
L4	N2°36'43"W	30.02'



JOB NUMBER: 221253	
DRAWN BY: RLC	DATE: 2/6/23
CHECKED BY: TJK	DATE: 2/6/23
PAGE 1 OF 1	



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23-0032  
02/15/2023

**Storm Drain Vacation**  
**APN 163-03-501-006**

Point of Beginning : North: 622526.0162' East: 245291.2984'

Segment #1 : Line

Course: N89°42'35"E Length: 170.81'

North: 622526.8819' East: 245462.1049'

Segment #2 : Line

Course: S02°33'42"E Length: 30.02'

North: 622496.8883' East: 245463.4468'

Segment #3 : Line

Course: S89°42'35"W Length: 170.78'

North: 622496.0227' East: 245292.6667'

Segment #4 : Line

Course: N02°36'43"W Length: 30.02'

North: 622526.0162' East: 245291.2984'

Perimeter: 401.64' Area: 5123.86 Sq. Ft.

Error Closure: 0.0038 Course: S74°16'39"E

Error North: -0.00104 East: 0.00368

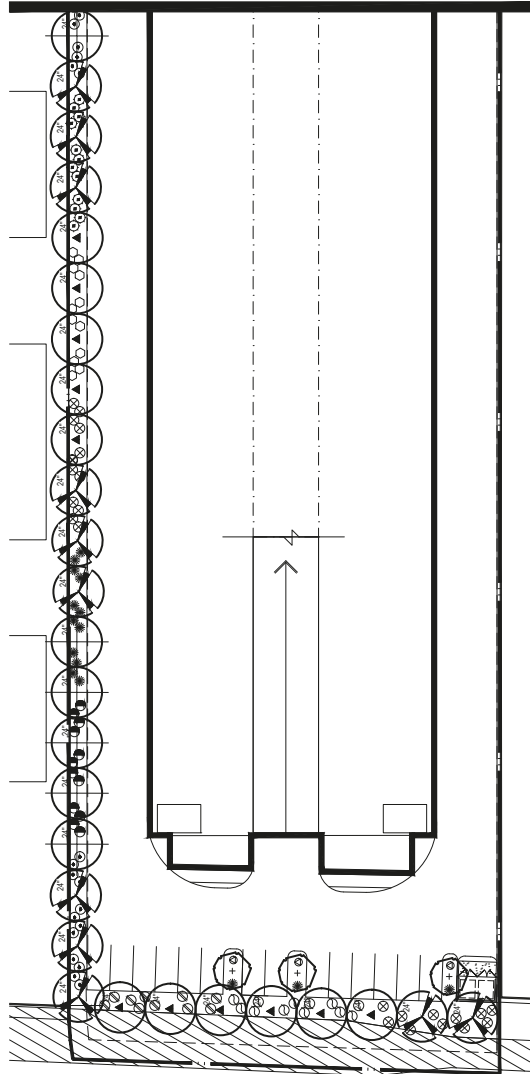
Precision 1: 105692.11

**23-0032**  
02/15/2023









PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	<i>Fraxinus velutina</i>	Arizona Ash	24" box	10	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	14	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	8	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	16	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	5	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	12	
	<i>Pinus ponderosa</i>	Red Pine	24" box	42	
	<i>Pinus ponderosa</i>	Red Pine	24" box	8	
	<i>Pinus ponderosa</i>	Red Pine	24" box	22	
	<i>Pinus ponderosa</i>	Red Pine	24" box	24	
	<i>Pinus ponderosa</i>	Red Pine	24" box	36	
	<i>Pinus ponderosa</i>	Red Pine	24" box	20	
	<i>Pinus ponderosa</i>	Red Pine	24" box	26	
	<i>Pinus ponderosa</i>	Red Pine	24" box	19	
	<i>Pinus ponderosa</i>	Red Pine	24" box	27	

10,300 SF

DATE: 03.20.2023

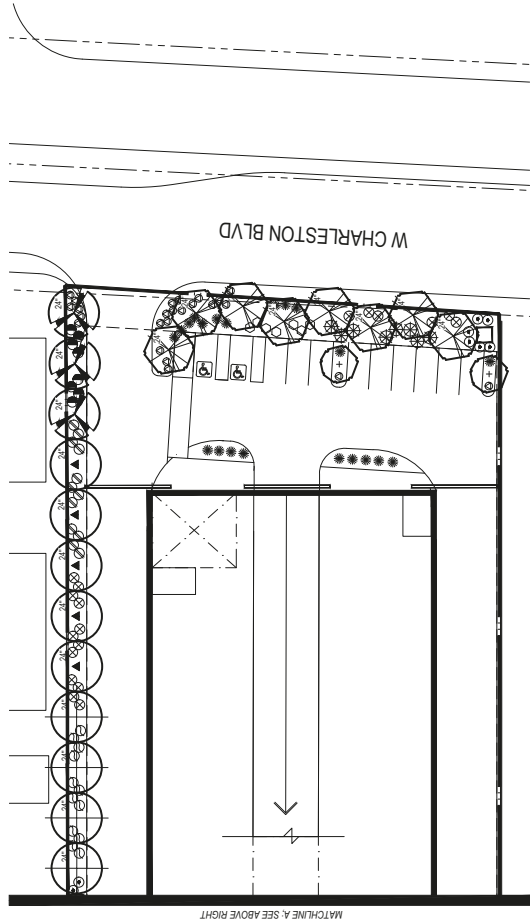
PREPARED FOR: WM ARCHITECTS

JDA Storage

PRELIMINARY LANDSCAPE PLAN

LAS VEGAS, NEVADA

Studio DPA  
Planning and Landscape Architecture  
P.O. Box 3489 - Gilbert, AZ 85298  
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www.studiopda.com



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	<i>Fraxinus velutina</i>	Arizona Ash	24" box	10	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	14	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	8	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	16	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	5	STANDARD
	<i>Pinus ponderosa</i>	Red Pine	24" box	12	
	<i>Pinus ponderosa</i>	Red Pine	24" box	42	
	<i>Pinus ponderosa</i>	Red Pine	24" box	8	
	<i>Pinus ponderosa</i>	Red Pine	24" box	22	
	<i>Pinus ponderosa</i>	Red Pine	24" box	24	
	<i>Pinus ponderosa</i>	Red Pine	24" box	36	
	<i>Pinus ponderosa</i>	Red Pine	24" box	20	
	<i>Pinus ponderosa</i>	Red Pine	24" box	26	
	<i>Pinus ponderosa</i>	Red Pine	24" box	19	
	<i>Pinus ponderosa</i>	Red Pine	24" box	27	

10,300 SF

DATE: 03.20.2023

PREPARED FOR: WM ARCHITECTS

JDA Storage

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LAS VEGAS, NV 89102-0049-00

LANDSCAPE PLAN

WM ARCHITECTS  
LAS VEGAS, NV

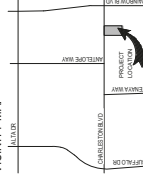
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PAGE 6

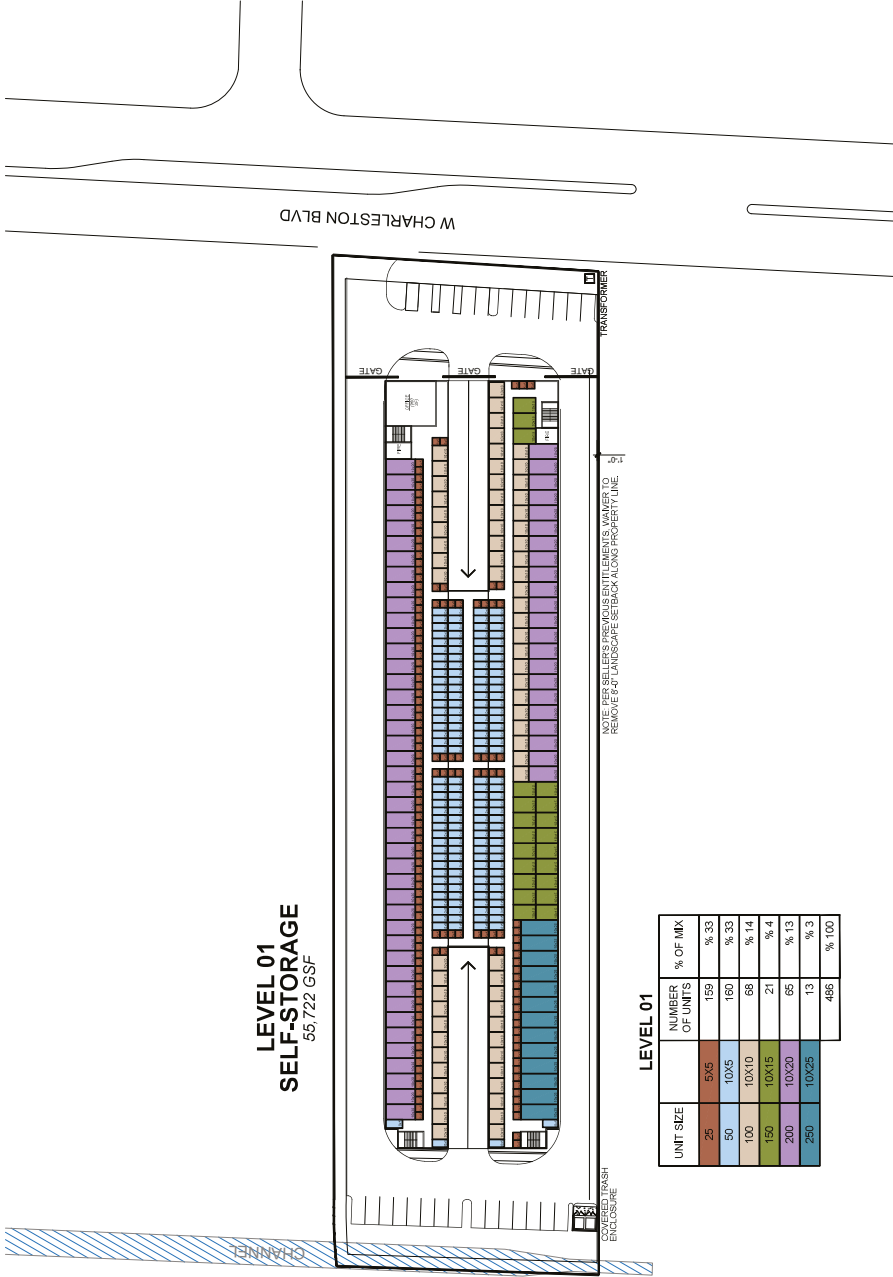
23-0032  
03/20/2023

DIG ALERT:  
CALL 811 OR ACCESS  
www.digalert.com AT LEAST  
TWO BUSINESS DAYS  
BEFORE ANY  
EXCAVATION



VICINITY MAP





<b>PROJECT DATA:</b>	
<b>SITE AREA:</b>	
<b>GROSS:</b>	2,600 AC
<b>LANDSCAPE:</b>	113,168 SF
<b>NET:</b>	15,743 SF
<b>BUILDING AREA:</b>	17,425 SF
<b>LEVEL 1:</b>	43,362 SF
<b>LEVEL 2:</b>	44,041 SF
<b>TOTAL BUILDING GSF:</b>	87,403 SF
<b>BUILDING USE:</b>	
<b>STORAGE:</b>	69,389 SF
<b>OFFICE &amp; COMMON SPACES:</b>	21,500 SF
<b>FAR:</b>	
<b>GROSS:</b>	0.03
<b>COVERAGE:</b>	
<b>REQUIRED:</b>	20%
<b>PROVIDED:</b>	58%
<b>PARKING REQUIRED:</b>	1 PER 50 UNITS
<b>UNITS:</b>	855
<b>STALLS:</b>	0 STALLS
<b>OFFICE:</b>	0 STALLS
<b>ANCILLARY:</b>	0 STALLS
<b>PARKING PROVIDED:</b>	
<b>UNITS:</b>	25 STALLS
<b>ACC PROVIDED:</b>	2 STALLS

NOTE: PER SELLER'S PREVIOUS ENTITLEMENTS, VARIATION TO REMOVE 5'0" LANDSCAPE SETBACK ALONG PROPERTY LINE.

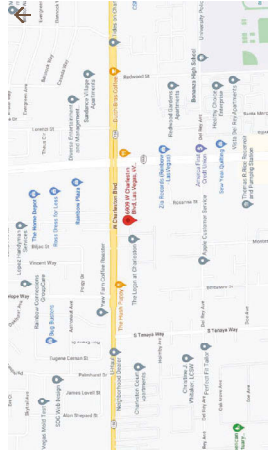
### LEVEL 01

UNIT SIZE	NUMBER OF UNITS	% OF MIX
25	159	% 33
50	160	% 33
100	68	% 14
150	21	% 4
200	65	% 13
250	13	% 3
<b>TOTAL</b>	<b>486</b>	<b>% 100</b>

This conceptual design is based upon a preliminary review of unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: N/A (SEE REGIONAL REQUIREMENTS)

Boundary Source: GIS Map & Aerial Image



### UNIT MATRIX - LEVEL 1

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LAS VEGAS, NV SEA22-0049-00

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PERSPECTIVE VIEW

JDA LAS VEGAS@ CHARLESTON BLVD  
LAS VEGAS, NV SEA22-0049-00





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23-0032  
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**PERSPECTIVE VIEW**  
**JDA LAS VEGAS@ CHARLESTON BLVD**  
LAS VEGAS, NV SEA22-0049-00



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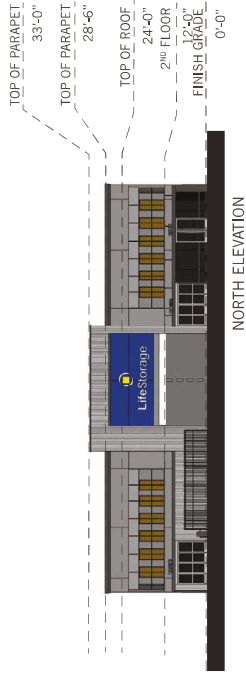


23-0032  
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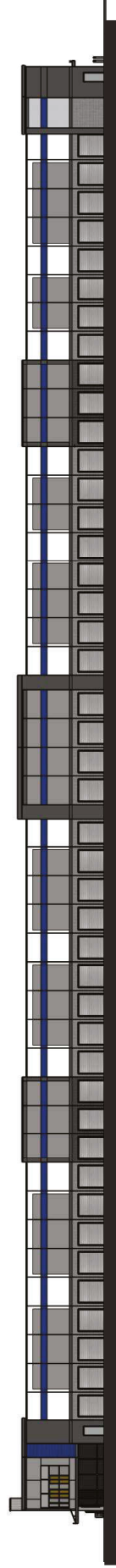
**PERSPECTIVE VIEW**  
**JDA LAS VEGAS@ CHARLESTON BLVD**  
LAS VEGAS, NV SEA22-0049-00

03.14.2023  
PAGE 9

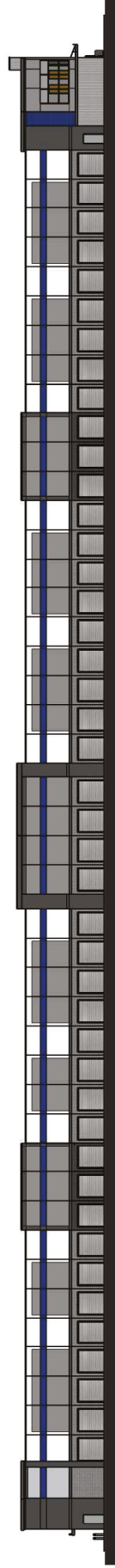
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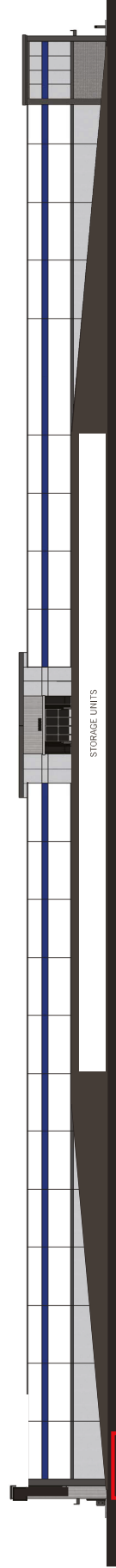
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH SOUTH SECTION / ELEVATION

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EXTERIOR ELEVATIONS

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03.14.2023

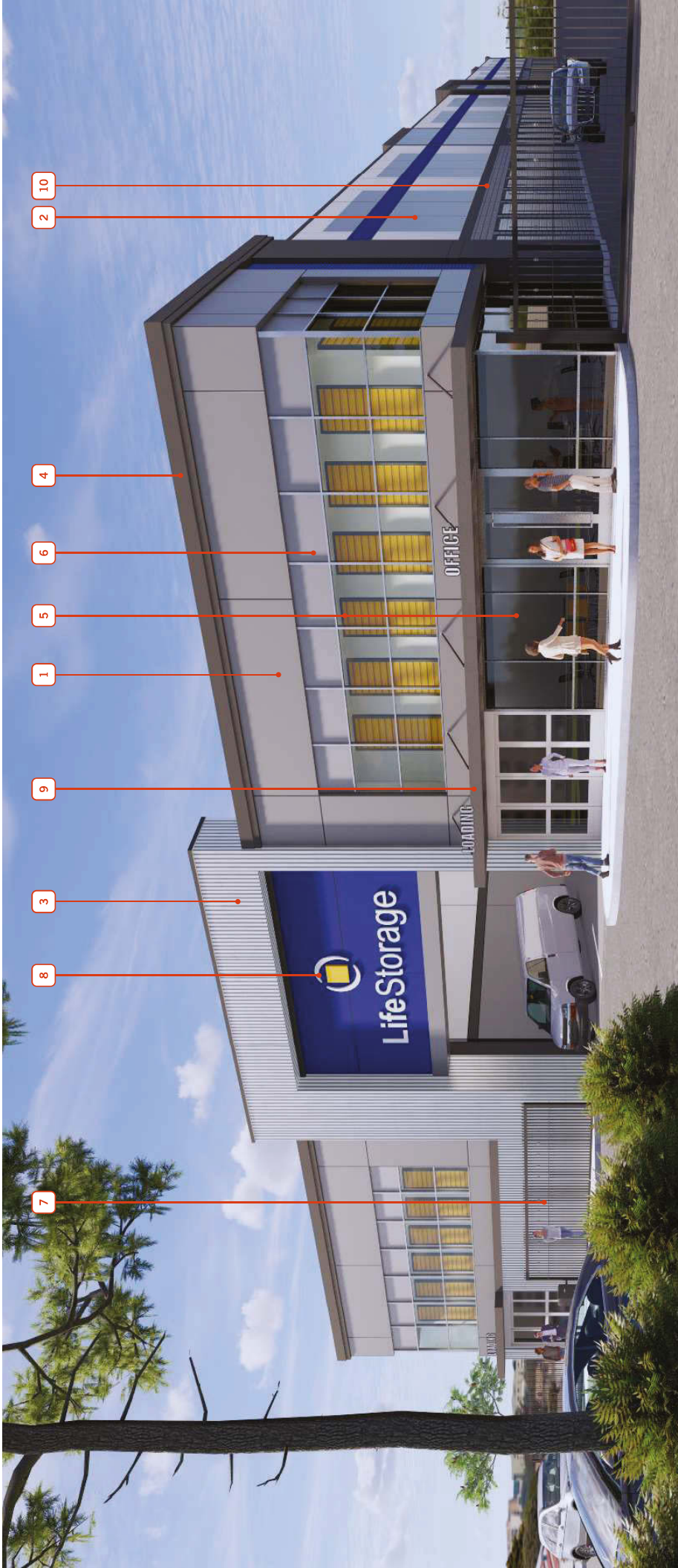
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10

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23-0032  
03/20/2023





## KEYNOTES

- |   |  |   |  |   |                           |    |                 |
|---|--|---|--|---|---------------------------|----|-----------------|
| 1 | SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP. | 4 | METAL CORNICE & FLASHING                         | 7 | WROUGHT IRON GATE         | 10 | SPLIT FACED CMU |
| 2 | SMOOTH FINISH STUCCO W/ ACCENT COLOR               | 5 | VISION GLASS W/ ANODIZED ALUMINUM MULLION SYSTEM | 8 | BRANDING SIGNAGE, LIGHTED |    |                 |
| 3 | CORRUGATED METAL PANEL                             | 6 | SPANDREL GLASS                                   | 9 | METAL CANOPY              |    |                 |

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**MATERIAL REFERENCE**

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**JDA LAS VEGAS@ CHARLESTON BLVD**  
LAS VEGAS, NV SEA22-0049-00

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