



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) Major Modification, Special Use, Site Development Plan, Vacation

Project Address (Location) Oso Blanca Rd & Doe Brook Trail

Project Name Oso Blanca & Doe Brook Proposed Use Mini- Storage

Assessor's Parcel #(s) 125-21-101-001 Ward # 4

General Plan: Existing TC Proposed TC Zoning: Existing UC-TC & PF Proposed UC-TC

Additional Information _____

Property Owner Oso Blanca Place LLC Contact Maria Bash
Address 10161 W. Park Run Drive Suite 150 City Las Vegas State NV Zip 89145
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 S. 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 Maria T Bash

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

Print Name Maria T Bash

Subscribed and sworn before me

This 11th day of October, 2022

See Attached California Notary Certificate

Notary Public in and for said County and State

22-0528
10/20/2022

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

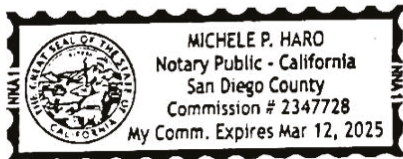
County of San Diego

Subscribed and sworn to (or affirmed) before me

on this 11th day of October, 2022,
by _____
Date Month Year(1) Maria Bash

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.Signature Michele P. Haro
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Application / Petition Form & StatementTitle or Type of Document: of Financial Interest Document Date: 10/19/2022Number of Pages: 1 Signer(s) Other Than Named Above: _____

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

September 29, 2022

City of Las Vegas
Department of Planning

RE: **Justification Letter for
Vacation of Doe Brook Right of Way**
Doe Brook Trail & Oso Blanca Road
APN: 1251101001

On September 7, 2022, representatives from developer of the proposed Oso Blanca & Doe Brook Storage project met with City of Las Vegas staff members Brian M Halverson and Joseph J Corrado for a Pre-Application Conference. Public Works provided comments related to the Storage project which includes the following request:

" Submit a petition to vacate the public ROW to the west of the parcel; utilities existing (and easements will be retained)... "

The public ROW in question is the last existing segment of Doe Brook Trail and it lies between the south property line and Oso Blanca Road.

This application is in response to this requirement.

Thank you,

Michael G Murphy, PE
Director, Civil Engineering

22-0528
10/20/2022

APN: 125-21-199-006

EXHIBIT 'A'



Doe Brook Drive Vacation

Explanation

This legal describes an area for proposed Vacation of existing Doe Brook Drive Right-Of-Way as shown per Book 65 of Deeds, Page 244, Official Record 0000:0379825.

Legal Description

Situate in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 19 South, Range 60 East, Mount Diablo Meridian, City of Las Vegas, County of Clark, State of Nevada, described as follows:

Beginning at the North Sixteenth Quarter corner (N1/16) bordering Section 20 and Section 21 of said deed; thence departing said corner traveling north along the north sectional line of said Section 20 and Section 21 North 00°23'17" East, a distance of 593.66 feet; thence departing said sectional line South 36°30'52" East, a distance of 49.96 feet; thence South 00°23'17" West, a distance of 555.01 feet ; thence North 87°07'40" West, a distance of 30.03 feet to the **Point of Beginning**.

Containing 17,230 square feet more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

Basis of Bearing

North 00°23'17" East being the east line of Section 21 as shown in Book 148 of Plats at Page 43, Clark County, Nevada Recorder's Official Records.

End of Legal Description

Jeffrey C. Miller, PLS
Professional Land Surveyor
Nevada Certificate No. 21266



APN: 125-21-199-006

EXHIBIT B

APN 125-21-199-005
PUBLIC RIGHT-OF-WAY
NOT A PART

S36°30'52"E
49.96'

APN 125-20-599-001
PUBLIC RIGHT-OF-WAY

APN 125-20-599-013
PUBLIC RIGHT-OF-WAY
OFFICIAL RECORD
2007040903965
NOT A PART

APN 125-20-501-007
CITY OF LAS VEGAS
NOT A PART

BASIS OF BEARING
N00°23'17"E 593.66'

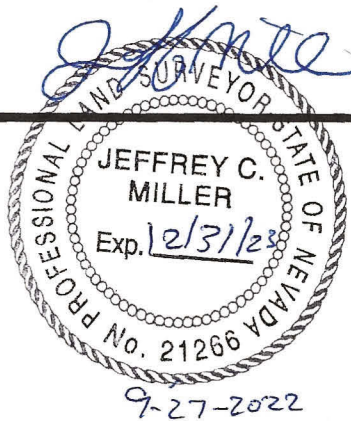
17,230 SQUARE FEET
S00°23'17"W 555.01'

APN 125-21-101-002 - STATE OF NEVADA TRANSPORTATION - NOT A PART
OFFICIAL RECORD 19950830:00001103
U.S. 95 FREEWAY

APN 125-21-101-001
OSO BLANCA PLACE LLC
NOT A PART

N 1/16
20 | 21

N87°07'40"W
30.03'



SMITH
& Associates
LAND SURVEYING, LLC

WWW.SMITHLANDSURVEY.COM

(702) 724-2694

6725 S. EASTERN AVENUE, SUITE 7
LAS VEGAS, NEVADA 89119

WARE MALCOMB
DOE BROOK DRIVE VACATION
XXX012229

09/27/2022
SRH
2 OF 2
22-0528
10/20/2022

U. S. Highway 95 and Section 8 & 9, 16 & 17, Township 19S, Range 60E

C. D. Baker

Thirty (30') foot right of way adjacent to the section line,
more fully described as bordering any portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$
of Section 21, Township 19S, Range 60E

No. 379825
Recorded at the Request of Clark Co. Clerk
Date JAN 15 1952 At 3:50 p.m. in Book of Deeds
Clark County, Nevada. Records, Paul C. O'Malley, Recorder
Indexed RC Compared BN Done BN
RECORDER'S NOTE 2nd City

IN WITNESS WHEREOF, the said Grantor has hereunto affixed
his signature and seal this 13th day of Oct, 1950.

By C.D. Baker

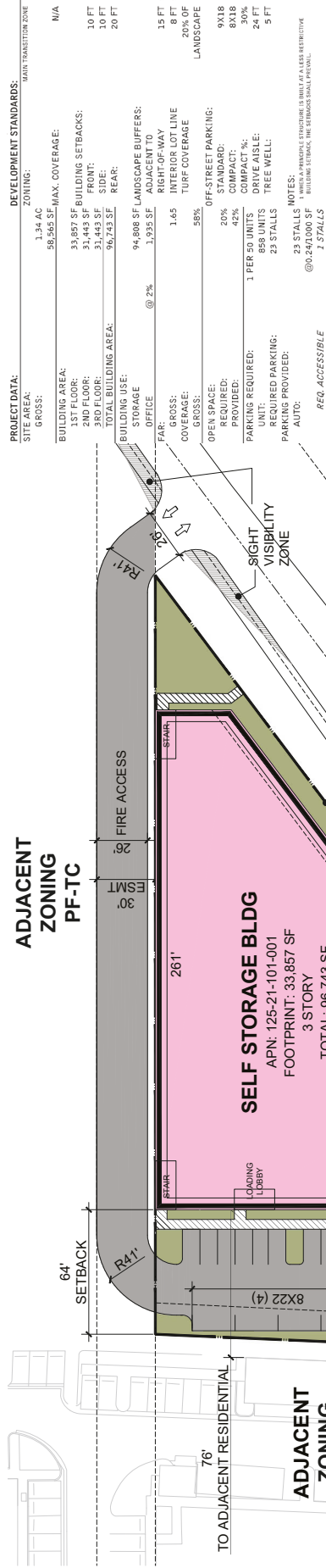
W. V. Brower October, 1950, personally appeared
C. D. Baker, A Notary Public in and
for the State of Nevada, known to me to
be the person described in and who executed the foregoing instrument,
and he executed the same freely and volun-
tarily for the uses and purposes therein mentioned:

WHEREOF, I have hereunto set my hand and affixed my
notary seal in the County of Clark the day and year
first above written.

(NOTARIAL SEAL)

W. V. Brower
Notary Public in and for the
County of Clark, State of Nevada.

22-0528
10/20/2022



22-0528
 10/20/2022

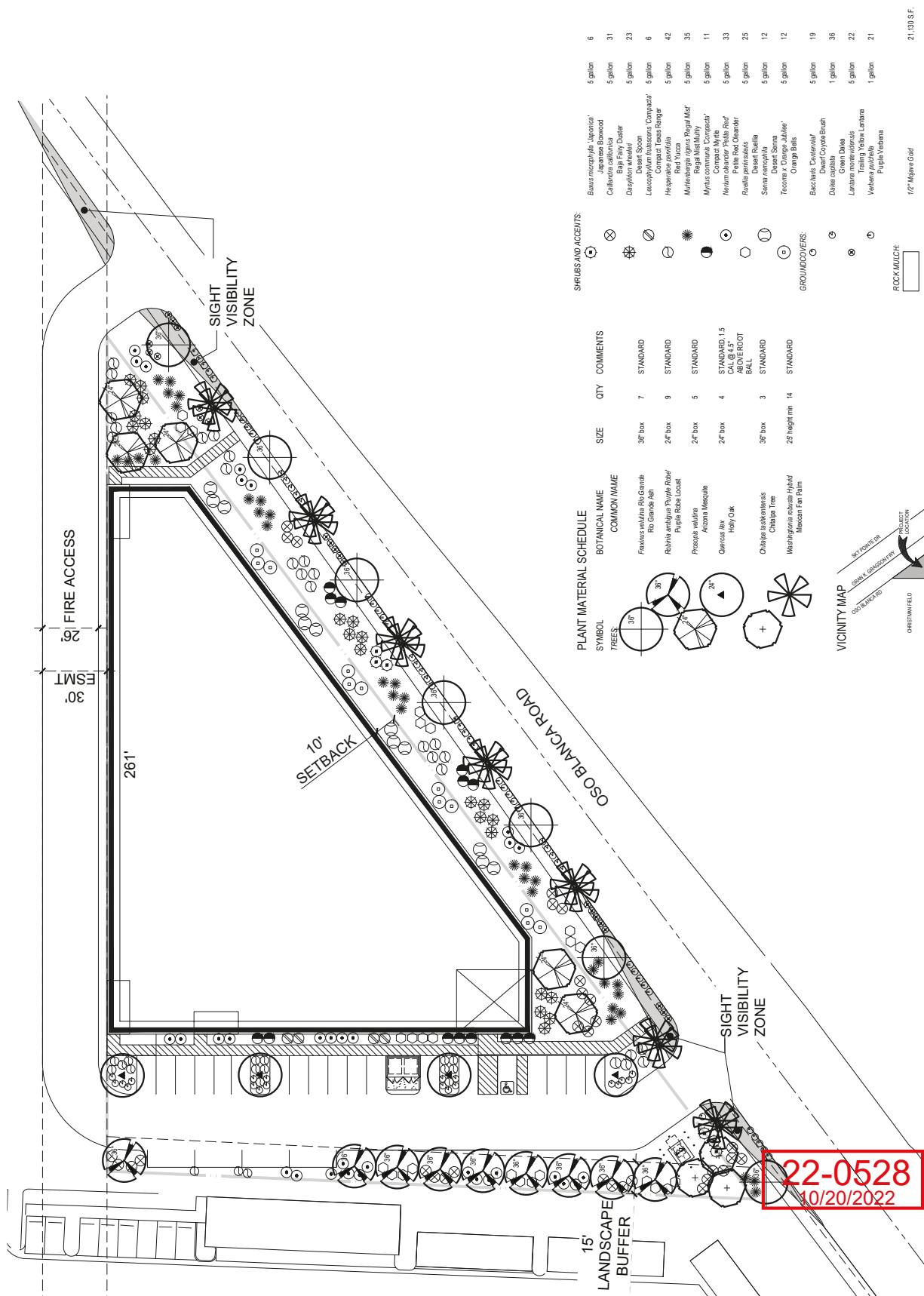


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

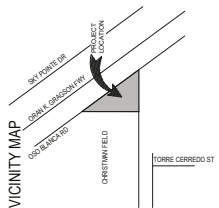


SITE PLAN
JDA OSO BLANCA ROAD
 LAS VEGAS, NV SEA22-0032-00



[illegible]

DIG ALERT:
CALL 811 OR ACCESS
www.digalert.com AT LEAST
TWO FULL WORKING DAYS
BEFORE YOU BEGIN
EXCAVATION





First Floor

Unit Size	Number of Units	% of mix
25	5x5	47
50	5x10	67
75	10x7.5	3
100	10x10	79
150	10x15	49
200	10x20	20
250	10x25	2
		267
		100%

FLOOR PLAN - LEVEL 1
SCALE: 3/8" = 1'-0"

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FLOOR PLAN - LEVEL 1

JDA OSO BLANCA ROAD
LAS VEGAS, NV 89122-0032-00

WM ARCHITECTS
NEVADA, INC.

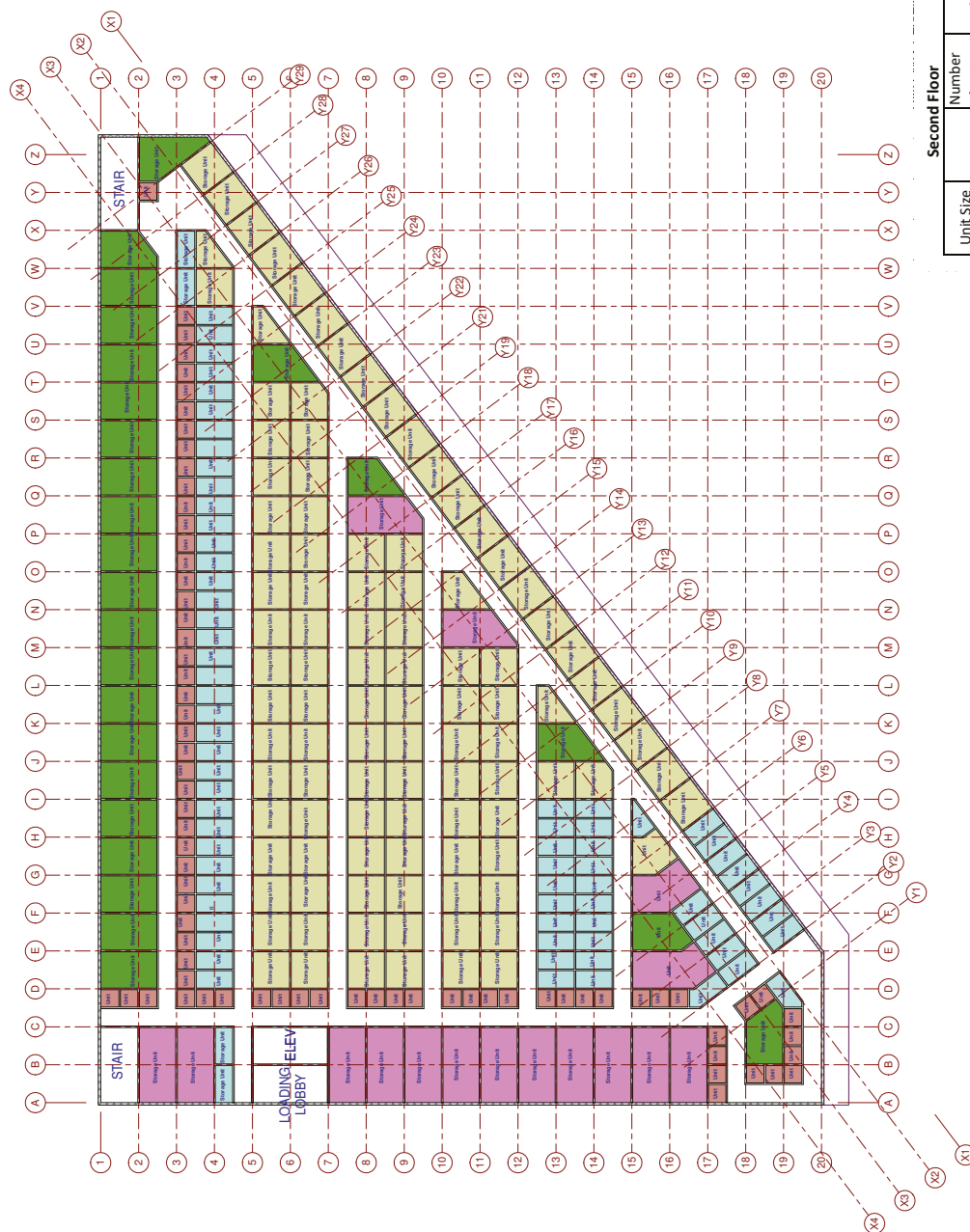
22-0528
10/20/2022

JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of The Johnson Group

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JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of The Johnson Group



02_SECOND FLOOR 1
SCALE: 3/32" = 1'-0"

Second Floor		
Unit Size	Number of Units	% of mix
25	5x5	74
50	5x10	76
75	10x7.5	3
100	10x10	101
150	10x15	26
200	10x20	16
		206
		100%

22-0528
10/20/2022

JDA LIFE STORAGE

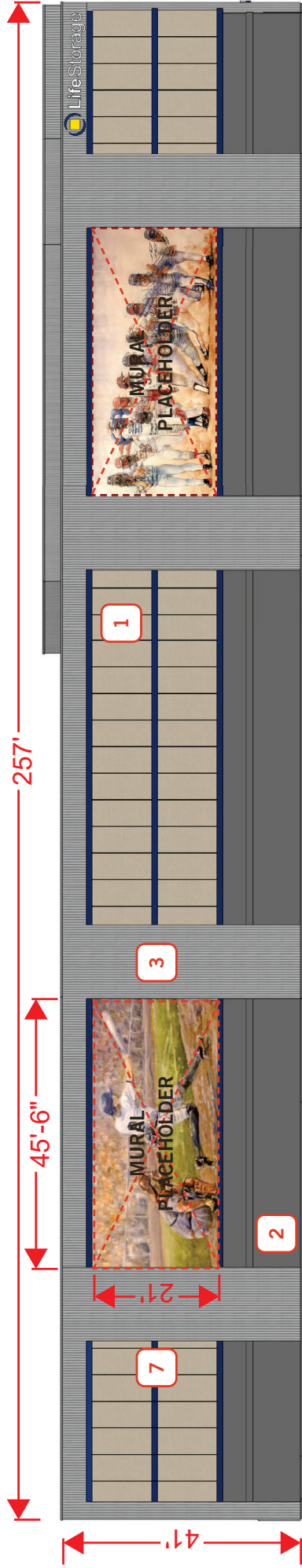
OSO BLANCA ROAD
LAS VEGAS, NV

CONCEPTUAL DESIGN
SEA22-0032-00
02.20.2023

22-0528
02/23/2023

WM ARCHITECTS
NEVADA, INC.





TOTAL FACADE: 10,537sf; TOTAL BOTH MURALS: 1912sf (956sf/each)

WEST ELEVATION

KEYNOTES

- | | | | | | |
|---|--|---|--|---|--|
| 1 | SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP. | 4 | METAL FLASHING, PAINTED | 7 | 2"x12" C-CHANNEL HORIZONTAL ACCENT, PAINT FINISH, TYP. |
| 2 | SPLIT-FACED CMU | 5 | SPANDREL GLASS | 8 | BRANDING SIGNAGE, LIGHTED |
| 3 | CORRUGATED METAL PANEL, TYP. | 6 | VISION GLASS W/ ANNOIDIZED ALUMINUM MULLION SYSTEM | 9 | SMOOTH FINISH STUCCO W/ ACCENT COLOR |

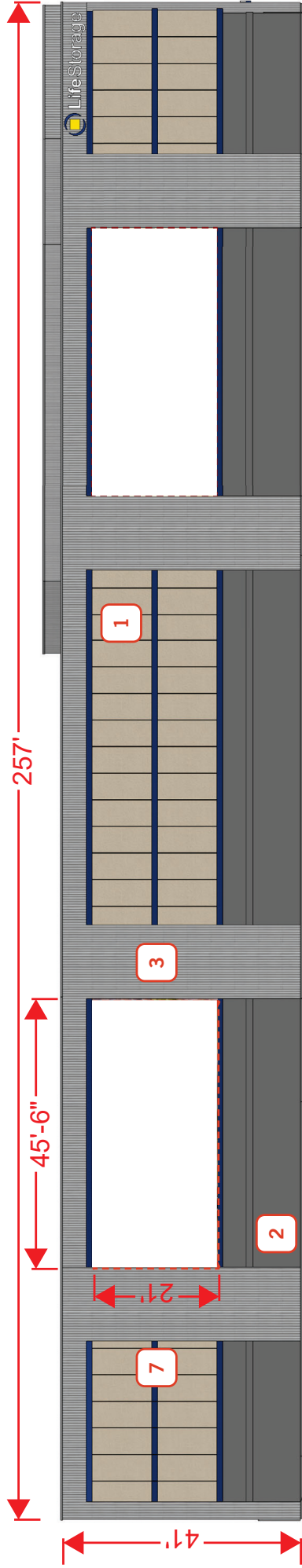
22-0528
02/23/2023



EXTERIOR ELEVATIONS
JDA OSO BLANCA ROAD
LAS VEGAS, NV SEA22-0032-00

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WM ARCHITECTS
NEVADA, INC.



TOTAL FACADE: 10,537sf; TOTAL BOTH MURALS: 1912sf (956sf/each)

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22-0528
02/23/2023



EXTERIOR ELEVATIONS
JDA OSO BLANCA ROAD
LAS VEGAS, NV SEA22-0032-00

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SOUTHWEST PERSPECTIVE VIEW
JDA OSO BLANCA ROAD
LAS VEGAS, NV SEA22-0032-00



WM ARCHITECTS
NEVADA, INC.