



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0330  
06/24/2024

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

**Project Address** (Location) 700 South Martin Luther King Boulevard

**Project Name** SNHD BSL3 Lab Expansion **Proposed Use** Office - Lab and Research

**Assessor's Parcel #(s)** 139-33-402-031 **Ward #** \_\_\_\_\_

**General Plan:** Existing Reg. Center Proposed Reg. Center **Zoning:** Existing T6-UG-L Proposed T6-UG-L

**Additional Information** Vacation of existing storm drain and sewer easements

**Property Owner** Southern Nevada Health District **Contact** N/A

**Address** 700 S Martin L King Blvd **City** Las Vegas **State** NV **Zip** 89127

**E-mail** leguen@snhd.org **Phone** 702-759-1508

**Applicant** Southern Nevada Health District **Contact** Sean Beckham

**Address** 700 S Martin L King Blvd **City** Las Vegas **State** NV **Zip** 89127

**E-mail** beckham@snhd.org **Phone** 702-759-1236

**Representative** The WLB Group, INC **Contact** Mark Bangan

**Address** 3663 E Sunset Road, Suite 204 **City** Las Vegas **State** NV **Zip** 89120

**E-mail** mbangan@wlbgroup.com **Phone** 702.458.2551

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** Fermin Leguen

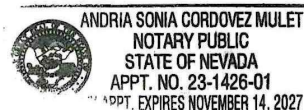
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Fermin Leguen

Subscribed and sworn before me

This 17<sup>th</sup> day of June, 20 24

ANDRIA SONIA GORDOVEZ MULET  
Notary Public in and for said County and State



**APN 139-33-402-031**

FILE: 424026 SNHD EXPANSION

JUNE 13, 2024

EXHIBIT "A"  
**LEGAL DESCRIPTION**  
SNHD EXPANSION  
DRAINAGE EASEMENT VACATION

THE PURPOSE OF THIS VACATION IS TO VACATE 10.00 FEET WIDE DRAINAGE EASEMENT RECORDED IN BOOK 20020124 AS INSTRUMENT NO. 01716 OFFICIAL RECORDS, CLARK COUNTY NEVADA, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SEE PAGES 2 OF 2, EXHIBIT "B" TO BE MADE PART OF THIS DESCRIPTION.

PREPARED BY: KATHY M. SMITH, PLS,  
AS AN AGENT FOR THE WLB GROUP, INC.



JUNE 13, 2024

**24-0330**  
06/20/2024

10.00' CITY OF LAS VEGAS  
DRAINAGE EASEMENT  
PER OR: 20020124:01716

**APN:**  
**139-33-402-031**  
CLARK COUNTY  
HEALTH DEPARTMENT  
1.47 ACRES

**APN: 139-33-402-021**  
CITY OF LAS VEGAS 0.18 ACRES

WELLNESS WAY  
PUBLIC ROW  
PER OR: 20180814:03337

PUBLIC ROW  
PER OR: 0001:01454

#### LEGEND

- EASEMENT LINE  
——— PROPERTY LINE  
OR OFFICIAL RECORDS  
APN ASSESSOR PARCEL NUMBER  
//// AREA OF VACATION  
ROW RIGHT-OF-WAY



Q:\423035-A-001 SNHD Warehouse B&T\SURVEY\LEGAL\424026 ESMT VAC.dwg

EXHIBIT 'B'

SCALE: 1"=50'

SHEET 2 OF 2

The  
**WLB**  
Group  
INC.

**WLB**

Engineering • Landscape Architecture  
Planning • Urban Design • Surveying  
Offices located in Las Vegas, Nevada, and  
Tucson, Phoenix, and Flagstaff, Arizona  
3663 EAST SUNSET ROAD, SUITE 204  
LAS VEGAS, NV. 89120 (702) 458-2551

**24-03330**  
06/20/2024

**APN 139-33-402-031**

FILE: 424026 SNHD EXPANSION

JUNE 13, 2024

EXHIBIT "A"  
**LEGAL DESCRIPTION**  
SNHD EXPANSION  
SEWER EASEMENT VACATION

THE PURPOSE OF THIS VACATION IS TO VACATE 17.50 FEET WIDE SEWER EASEMENT RECORDED IN BOOK 20020124 AS INSTRUMENT NO. 01717 OFFICIAL RECORDS, CLARK COUNTY NEVADA, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SEE PAGES 2 OF 2, EXHIBIT "B" TO BE MADE PART OF THIS DESCRIPTION.

PREPARED BY: KATHY M. SMITH, PLS,  
AS AN AGENT FOR THE WLB GROUP, INC.



JUNE 13, 2024

**24-0330**  
06/20/2024

17.50' SEWER  
EASEMENT TO BE  
VACATED  
OR: 20020124: 01717

**APN:**  
**139-33-402-031**

CLARK COUNTY  
HEALTH DEPARTMENT  
1.47 ACRES

**APN: 139-33-402-021**  
CITY OF LAS VEGAS 0.18 ACRES

WELLNESS WAY  
PUBLIC ROW  
PER OR: 20180814: 03337

**LEGEND**

----- EASEMENT LINE

————— PROPERTY LINE

OR OFFICIAL RECORDS

APN ASSESOR PARCEL NUMBER

////// AREA OF VACATION

ROW RIGHT-OF-WAY

PUBLIC ROW  
PER OR: 0001: 01454



Q:\423035-A-001 SNHD Warehouse B&T\SURVEY\LEGAL\424026 ESMT VAC.dwg

**EXHIBIT 'B'**

SCALE: 1"=50'

SHEET 2 OF 2

The  
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**21-03330**  
06/20/2024



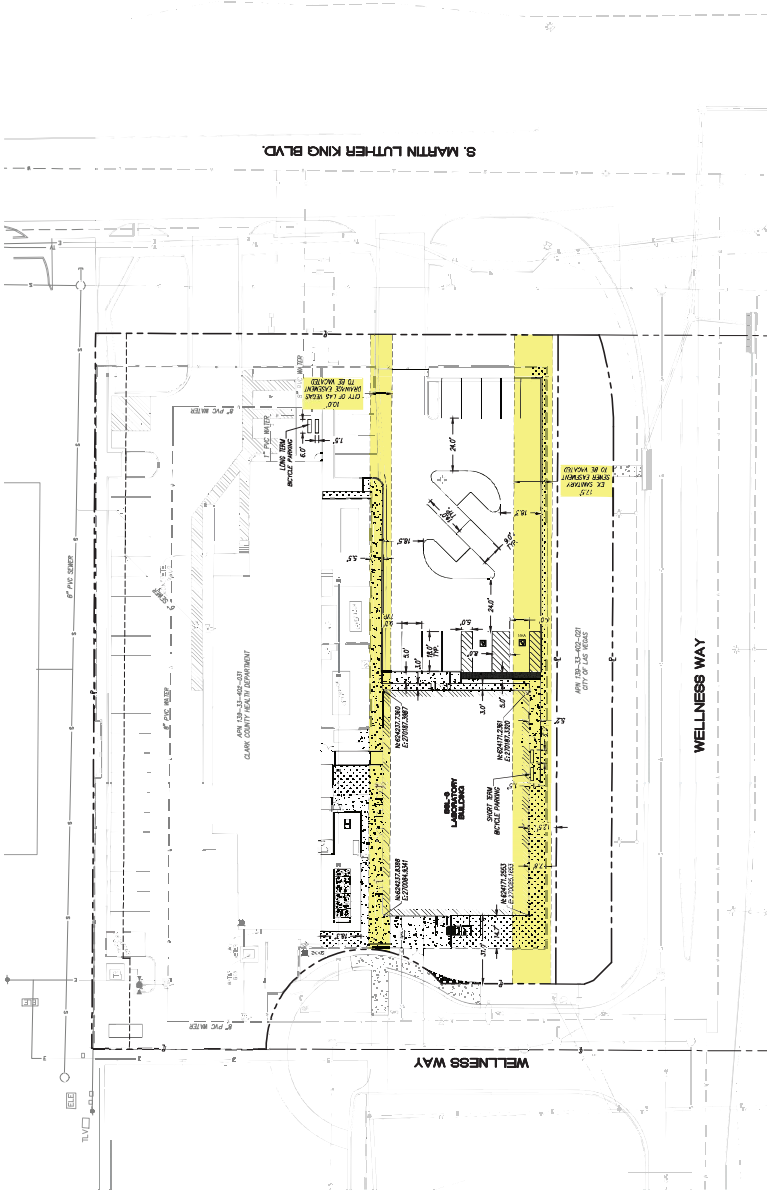
4011 W. BURNING WOOD  
LAS VEGAS, NV 89119  
TEL: 702.735.1720

24-0330  
06/23/2024



IMPROVEMENTS LEASED

- PROPOSED 8" CURB
- PROPOSED 8" RAIL
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED AC PAVING
- PROPOSED EXISTING DRIVE
- PROPOSED BUILDING



PROJECT  
RESEARCH PLANNER  
ARCHITECT  
ARCHITECTURAL DESIGNER  
ENGINEER

NO.	BY	DESCRIPTION	DATE

Southern Nevada Health District  
700 South M.L.K. Blvd  
Las Vegas, NV 89106

DRAWN BY: PJL DATE: 6/13/2024  
PROJECT NO: 2023033 SCALE: 1"=20'

SITE PLAN  
FLOODSECTION PAGE

DATE: 6/13/2024  
DRAWN BY: PJL  
C-102

NOT FOR CONSTRUCTION

