

Mayor  
**Pamela A. Goynes-Brown**

City Manager  
**Ryann Juden, J.D., Ph.D.**

Council Members  
**Isaac E. Barron**  
**Scott Black**  
**Richard J. Cherchio**  
**Ruth Garcia-Anderson**



**Department of Public Works – Dale Daffern, P.E.**  
2250 Las Vegas Boulevard, North · Suite 200 · North Las Vegas, Nevada 89030  
Telephone: (702) 633-1919 · Fax: (702) 649-4696 · TDD: (800) 326-6868  
[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

### **INTEROFFICE MEMORANDUM**

Date: April 17, 2023

From: David R. Smith, P.E., PTOE 

To: Duane McNelly

Cc: Tim Reesman, P.E., PTOE

**Subject: AMP-000002-2023 Golden Triangle Building 6.** Amendment to the Master Plan of Streets and Highways to remove a portion of Washburn Road starting at Pecos Road and extending east to Donovan Way

Public Works – Traffic Engineering has reviewed the proposed amendment to remove a portion of Washburn Road starting at Pecos Road extending east to Donovan Way. The current version of the Master Plan of Streets and Highways incorporates a previously approved amendment (AMP-07-12) that removed La Madre Way west of Lamb Blvd to Donovan Way. Previous versions of the adopted Plan intended for an extension of Washburn Road over the Union Pacific Railroad tracks as an 80-foot collector street extending east of Donovan Way, southeast across I-15 connecting to La Madre Way and then ultimately to Lamb Blvd. However, due to development activity occurring at the time, AMP-07-12 was approved on December 19, 2012, leaving the remaining segment of Washburn Road from Donovan Way to Pecos Road.

Consequently, development patterns have changed and are reflected in the most current version of the adopted Plan and the previously anticipated regional connection of Washburn Road is no longer necessary and likely not even feasible. Thus, Public Works – Traffic Engineering recommends approval of the proposed amendment to the Master Plan of Streets and Highways to remove Washburn Road starting at Pecos Road and extending east to Donovan Way.

Sincerely,



David R. Smith, P.E., PTOE  
Senior Traffic Engineer  
City of North Las Vegas Public Works



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

March 30, 2023

City of North Las Vegas  
Planning and Zoning Department  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**Re: Pecos & Washburn (Golden Triangle Building 6)**  
**APN: 123-31-301-001 & 123-31-301-011**  
**Letter of Intent**

To whom it may concern:

On behalf of our client, Golden Triangle R, LLC, for Washington Capital Management, Inc., Taney Engineering is respectfully submitting a Letter of Intent for a Comprehensive Plan Amendment (Streets).

### **Comprehensive Plan Amendment (Streets)**

As requested in the Real Property Services pre-application review email for our proposed right-of-way vacation, we are submitting a Comprehensive Plan Amendment to the Master Plan of Streets and Highways to eliminate the Washburn Road alignment from Pecos Road to the west to Donovan Way to the east. This alignment is no longer necessary due to the proposed Golden Triangle Building 6 industrial development and accompanying 20-foot right-of-way vacation.

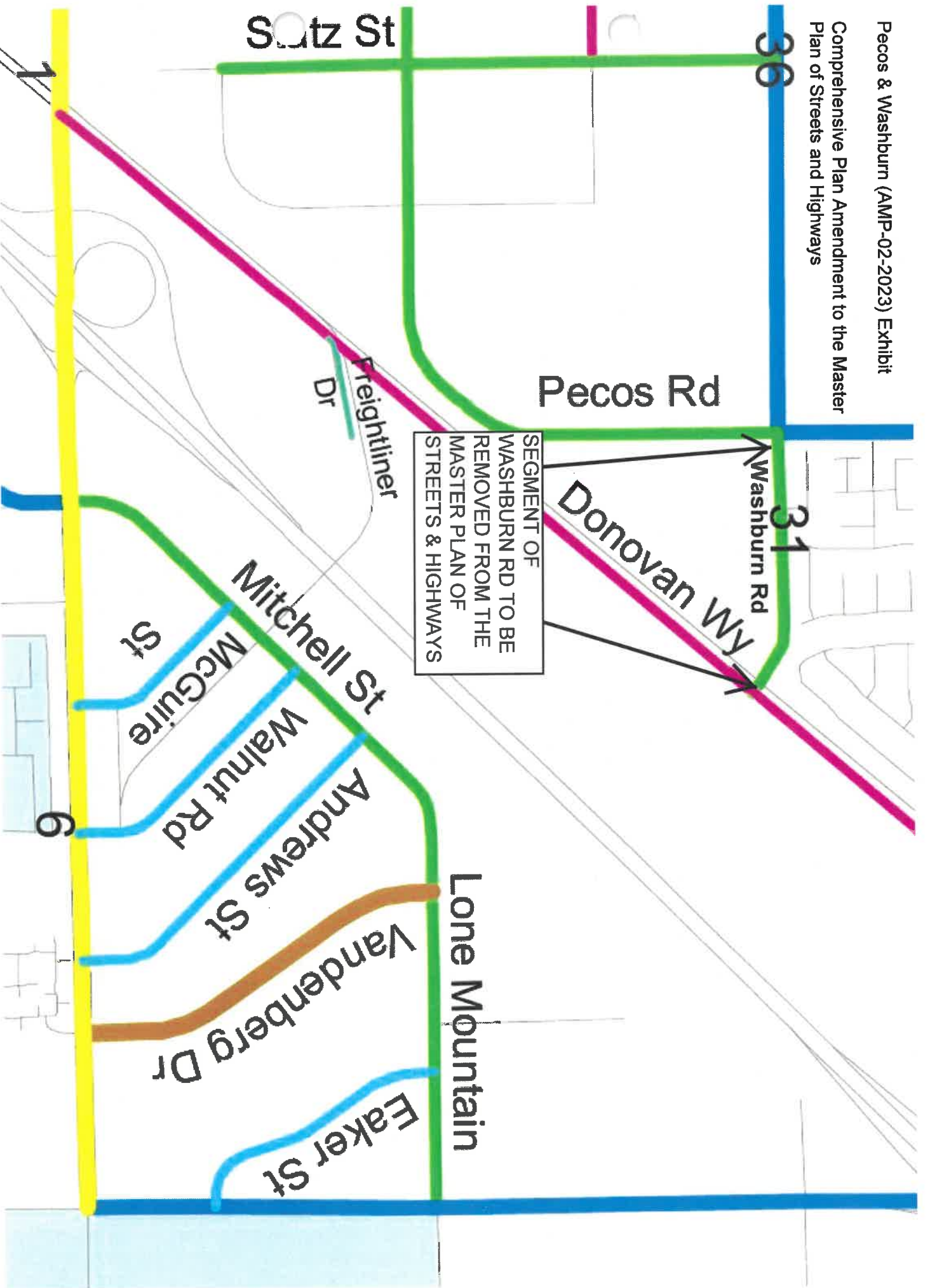
We are hopeful that this letter clearly describes the intent of the request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Delci-Johnson'.

Jeremiah Delci-Johnson  
Land Planner

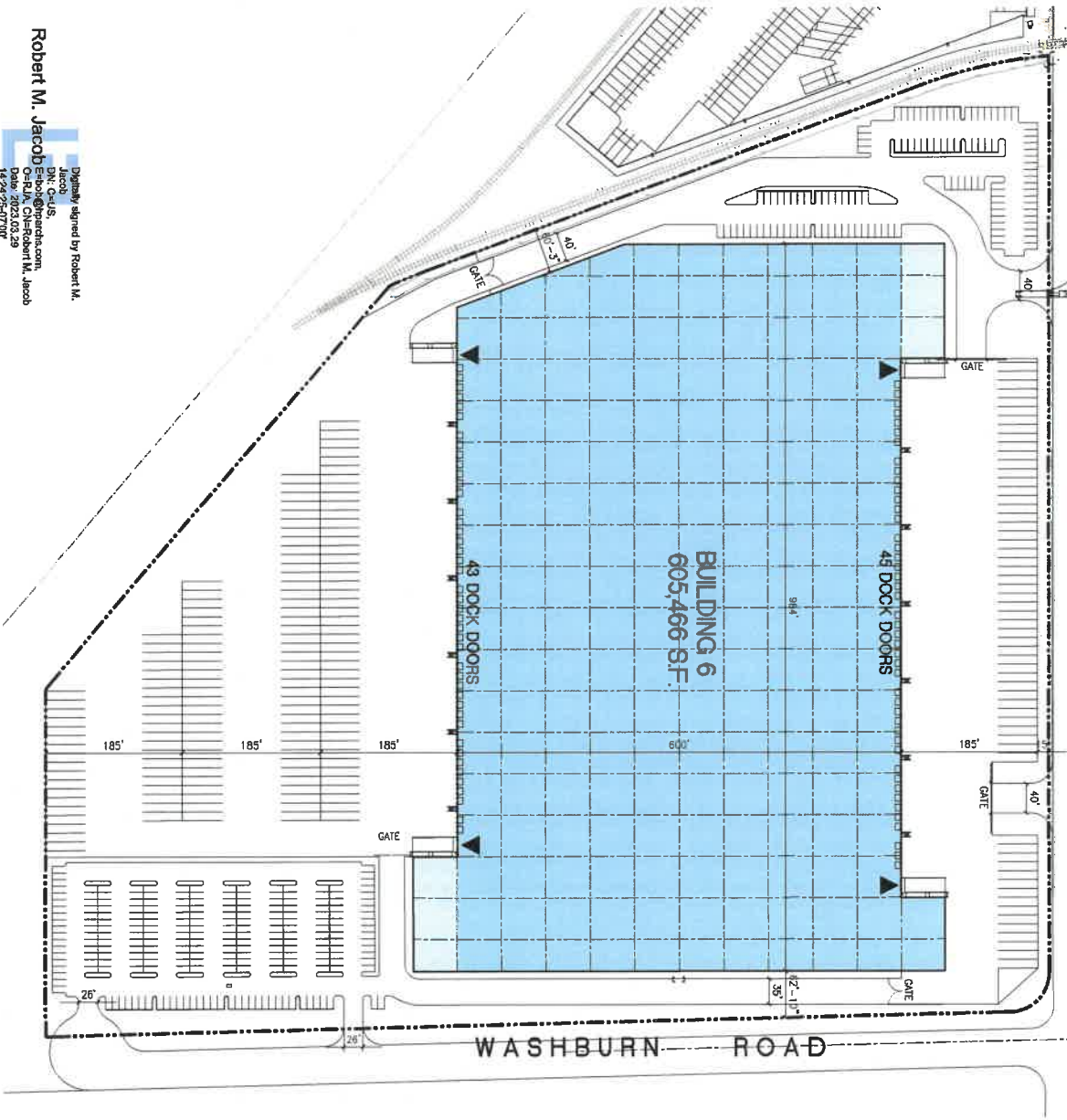
Pecos & Washburn (AMP-02-2023) Exhibit  
Comprehensive Plan Amendment to the Master  
Plan of Streets and Highways



CAUTION: IF THIS SHEET IS NOT 30"x42", IT IS A REPRODUCED PRINT

PECOS ROAD

WASHBURN ROAD



3/29/23

Robert M. Jacob  
DN: C=US,  
E=rmjacob@ipeds.com,  
O=IPEDS, CN=Robert M. Jacob  
Date: 2023.03.29  
14:51:25-0700

# Golden Triangle Building 6

North Las Vegas, NV

18831 Barden Ave., Ste. #100  
Las Vegas, NV 89132  
(949) 889-1770  
www.ipeds.com

## Tabulation

BLDG. 6	
Site Area	1,372,820 s.f.
to s.f.	31.5 ac.
BUILDING AREA	
Office	20,000 s.f.
Warehouse	605,466 s.f.
TOTAL	605,466 s.f.
COVERAGE	44.1%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	40 stalls
Warehouse: 1/2,000 s.f.	283 stalls
TOTAL	323 stalls
TOTAL PARKING PROVIDED	
Garage (8' x 18')	340 stalls
Truck (12' x 30')	210 stalls
Zoning Ordinance - 100' minimum	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 60' (CONCRETE)	
Height - 100' (STEEL)	
Height - 150' (STEEL)	
Height - 200' (STEEL)	
Height - 250' (STEEL)	
Height - 300' (STEEL)	
Height - 350' (STEEL)	
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Height - 850' (STEEL)	
Height - 900' (STEEL)	
Height - 950' (STEEL)	
Height - 1,000' (STEEL)	

## Aerial Map



## Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



## Conceptual Site Plan

Trammell Crow Company

January 28, 2022 Job #18359  
Scheme 55 - B6



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

**Neighborhood Meeting for Comprehensive Plan Amendment (Streets)  
Golden Triangle Building 6  
Monday, March 27, 2023 @ 5:30 PM - 951 W Lake Mead Blvd,  
Las Vegas, NV 89106 West Las Vegas Library**

**Type of Meeting:** Neighborhood Meeting for Comprehensive Plan Amendment (Streets)

**Meeting Facilitator:** Jeremiah Johnson – Taney Engineering

**Invitees:** City of North Las Vegas residents/property owners within 1,000' radius of

**Assessor's Parcel Numbers:** 123-31-301-001, -002, -003, -004, -011, & a portion of 123-31-311-001.

**I. Call to Order by Jeremiah Johnson, Land Planner (Taney Engineering):** Meeting began at 5:35 p.m.

**II. In attendance:**   3   Persons in attendance:

**III.     0     Number of persons opposed to project**

**IV.     3     Number of persons in support of project**

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**V. Open issues and additional information:**

- Neighbors were in favor of eliminating the Washburn alignment east of the site and vacating 20 feet of the right-of-way for a total width of 60 feet.
- Neighbors want the corner of Washburn and Pecos finished.
- Neighbors want to stop the illegal dumping and people riding dirt bikes on the site.
- Two of the neighbors had questions about grading and the dimensions of the building.
- Two neighbors did not want the sidewalk constructed on the north side of Washburn because they were concerned about people jumping their wall.

**VI. Adjournment:** Meeting ended at 6:25 p.m.



**NOTES**

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE FEE WHEN MAP REDUCED FROM 11X17 ORIGINAL.

**MAP LEGEND**

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

**PARCEL BOUNDARY** (Solid line)  
**SUB BOUNDARY** (Dashed line)  
**PAID BOUNDARY** (Dotted line)  
**ROAD EASEMENT** (Double line)  
**MATCH / LEADER LINE** (Thin solid line)  
**HISTORIC LOT LINE** (Thin dashed line)  
**HISTORIC SUB BOUNDARY** (Thin dotted line)  
**SECTION LINE** (Thick dashed line)

**CONDOMINIUM UNIT** (Green box)  
**AIR SPACE PCL** (Blue box)  
**RIGHT OF WAY PCL** (Yellow box)  
**SUB-SURFACE PCL** (Pink box)

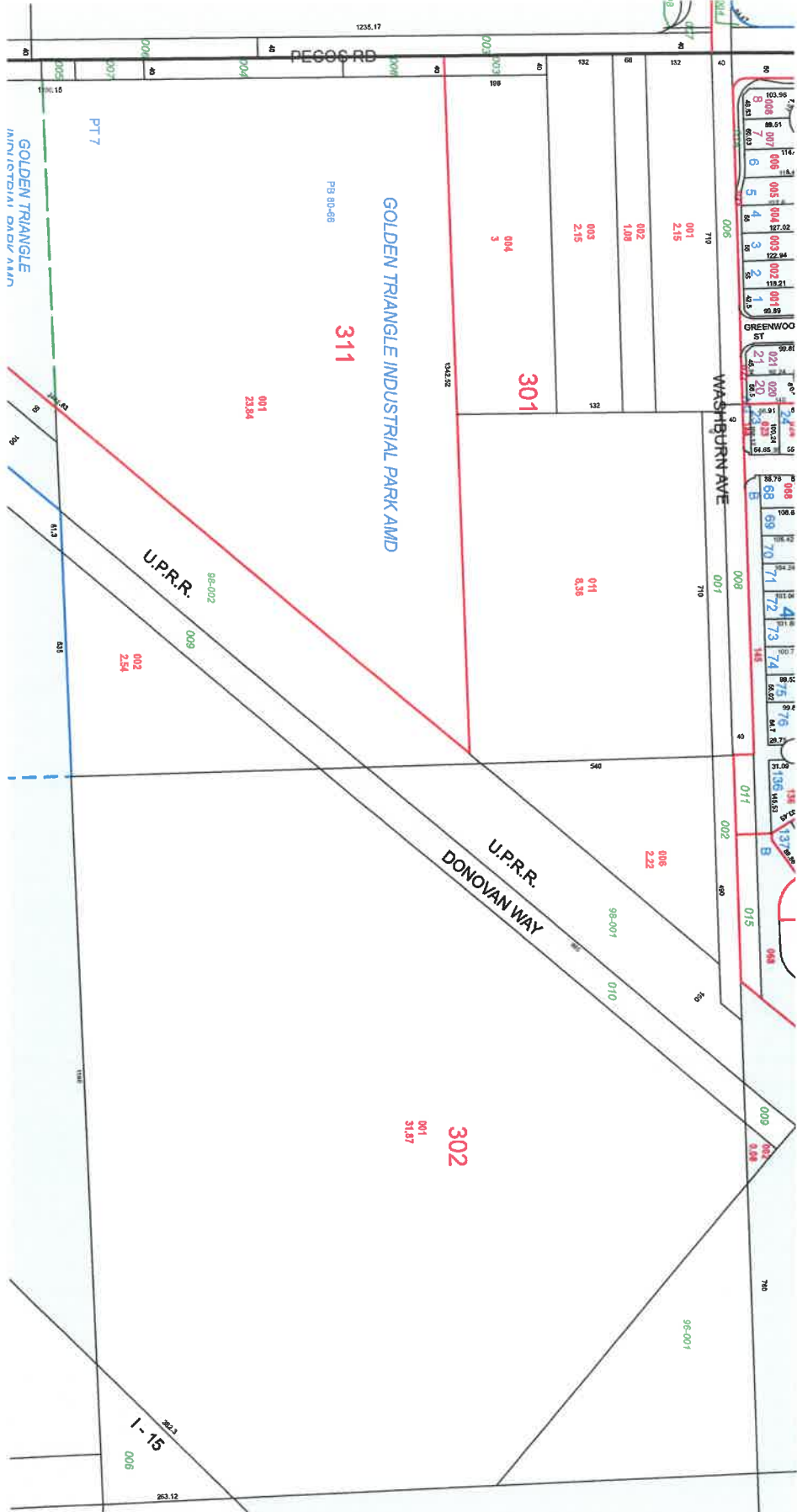
**007 ROAD PARCEL NUMBER**  
**001 PARCEL NUMBER**  
**1.00 ACREAGE**  
**202 PARCEL SUBSEA NUMBER**  
**FB 24-65 PLAT RECORDING NUMBER**  
**5 BLOCK NUMBER**  
**5 LOT NUMBER**  
**GLS 90X LOT NUMBER**

**Scale: 1" = 200'**

00 101	102 103
25 124	123 122
38 139	140 141
51 162	151 150

31
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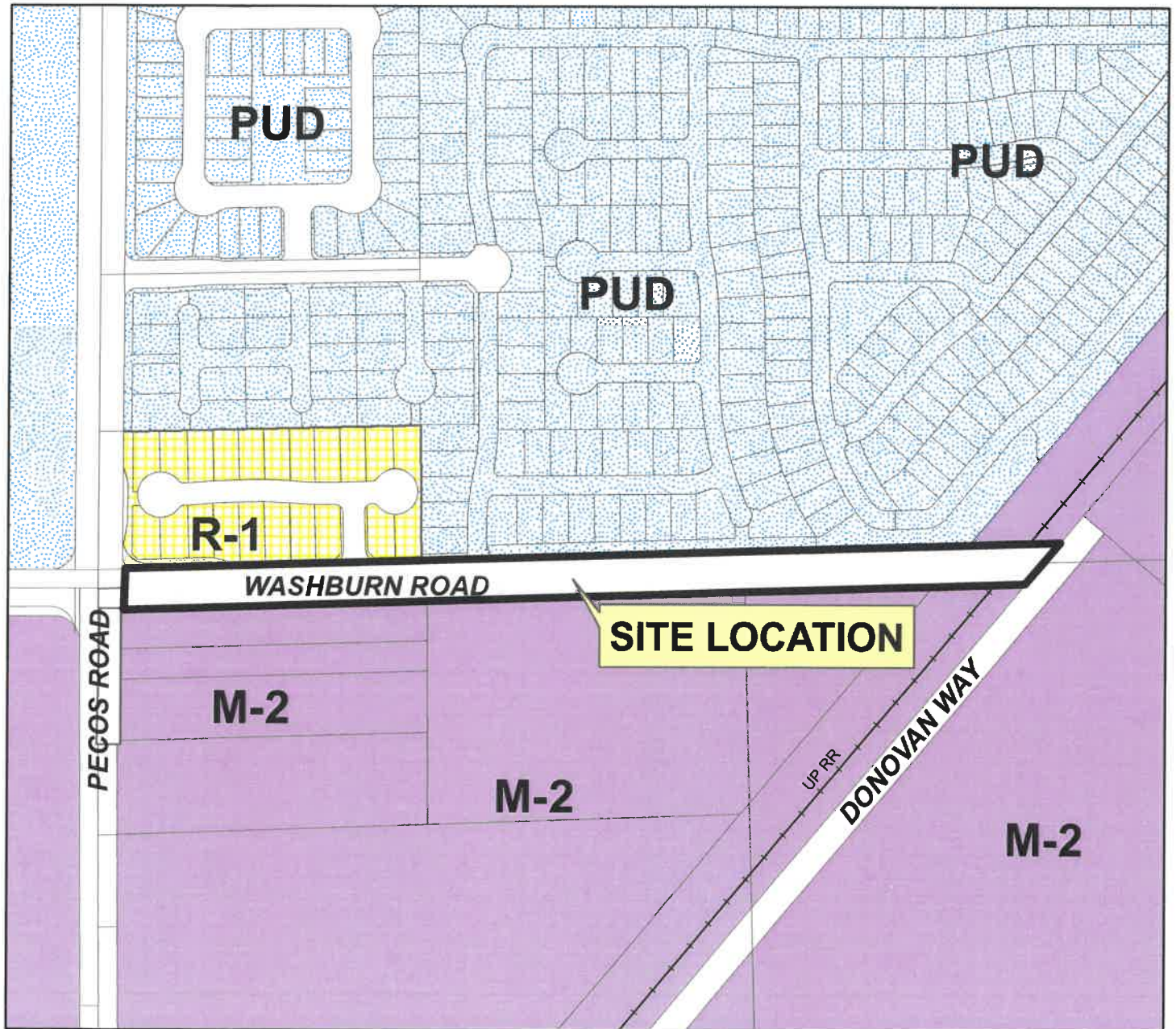


TAX DIST 254



# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: Golden Triangle R, LLC.  
Application Type: Amendment to the Master Plan of the Streets and Highways  
Request: To Remove Washburn Rd. Starting at Pecos Rd. and Extending East to Donovan Wy.  
Case Number: AMP-02-2023

04/05/2023

