

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0169-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Patrick Lane and Post Road and a portion of a right-of-way being Patrick Lane located between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/rr/cv (For possible action)

RELATED INFORMATION:

APN:

163-33-301-001; 163-33-301-002; 163-33-301-007; 163-33-301-008; 163-33-301-018

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of portions of rights-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0698	Zone change from R-E to M-D (now IP) for an expansion to a technical park development on APN 163-33-301-007 only	Approved by BCC	January 2022
TM-21-5000194	Tentative map for a 1 lot commercial subdivision	Approved by BCC	January 2022
VS-19-0171	Vacation and abandonment of easements of interest	Approved by PC	May 2019
UC-0448-08 (ET-0095-10)	First extension of time for use permits, waivers of development standards, and a design review for the UNLV research foundation	Approved by BCC	August 2010
WS-0139-10	Waivers and a design review for monument signs	Approved by BCC	May 2010
VS-1398-07 (ET-0356-09)	First extension of time for vacation and abandonment of easements of interest	Approved by PC	February 2010
TM-0103-08	Tentative map for a 7 lot commercial subdivision - expired	Approved by PC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0448-08	Use permits, waivers of development standards, and a design review for the UNLV research foundation	Approved by BCC	June 2008
VS-1398-07	Vacation and abandonment of easements of interest	Approved by PC	November 2007
ZC-1715-05	Zone change for 122 acres from R-2, R-3 & R-E to M-D zoning	Approved by BCC	December 2005
ZC-0236-95 (ET-0111-99)	Second extension of time to reclassify APNs 163-33-301-001 & -002 from R-E to R-3 zoning and a use permit for 184 condominium units	Approved by BCC	May 1999
DR-1484-98	Design review for a gated apartment complex	Approved by PC	November 1998
WC-0328-98	Waiver of conditions of ZC-0236-95	Approved by BCC	October 1998
ZC-0236-95	Zone change for APNs 163-33-301-001 & -002 from R-E to R-3 zoning and a use permit for 184 condominium units	Approved by BCC	April 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS3.3	Offices & single-family residential subdivision
South	Business Employment	IP	Medical offices & office/warehouses
East	Business Employment	IP	School & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & CG	Single-family residential subdivision & retail

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-26-0170	Use permits, waivers of development standards and a design review for a hospital a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: IHC HEATH SERVICES

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NV 89135