

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0155-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-301-017

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing easements which are no longer needed for the use of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900564	Administrative design review for portable classrooms	Approved by ZA	July 2025
UC-24-0209	Use permit, waiver of development standards, and design review for a school expansion	Approved by BCC	July 2024
VS-24-0141	Vacation and abandonment for easements and right-of-way	Approved by BCC	July 2024
UC-20-0084	Use permit for an expansion of existing school and design review for new classroom buildings and school amenities - expired	Approved by BCC	April 2020
VS-19-0245	Vacation and abandonment for patent easements	Approved by PC	May 2019
ZC-1715-05	Zone change to reclassify approximately 122 acres from R-2, R-3, and R-E to M-D zoning	Approved by BCC	December 2005

*Additional land use applications have been previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
East, West & South	Business Employment	IP	Office/warehouse complexes, offices, hotel, commercial centers & undeveloped

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

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 easements that are not needed for site, drainage, or roadway development.

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

- Coordinate with Traffic Management to return any County assets to Public Works;
- Coordinate with adjacent parcel for the vacation of Sobb Avenue;
- If the adjacent parcel does not vacate Sobb Avenue, applicant will be responsible for the vacation of Sobb Avenue;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: UNLV RESEARCH FOUNDATION

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