

06/06/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SUNSET RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0170-UNLV RESEARCH FOUNDATION:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cimarron Road and Jim Rogers Way, and between Sunset Road and Patrick Lane within Spring Valley (description on file). MN/jgh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-33-401-025

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The subject parcel is located at the corner of Sunset Road and Cimarron Road. The applicant indicates this request is needed to replace a streetlight and traffic control easement. This application proposes to vacate a 3 foot streetlight and traffic control device easement which lies along Sunset Road.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-23-900181 (UC-21-0065)	An administrative extension of time for a use permit to allow an office as a principal use	Approved by ZA	April 2023
DR-22-0089	Finished grade in conjunction with an office building	Approved by BCC	April 2022
UC-21-0065	Office as a principal use	Approved by BCC	April 2021
VS-0746-16	Vacated and abandoned a portion of right-of-way being Cimarron Road - recorded	Approved by BCC	January 2017
WS-0745-16	Waived street landscaping and off-site improvements in conjunction with a design review for an office/warehouse building - expired	Approved by BCC	January 2017
VS-0533-16	Vacation and abandonment of patent easements	Withdrawn	September 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0245-16	Reclassified 5.1 acres from R-E to M-D zoning for an office/warehouse building	Approved by BCC	June 2016
VS-0959-14	Vacated and abandoned a portion of a cul-de-sac which was part of Jim Rogers Way - recorded	Approved by PC	February 2014
UC-0448-08 (ET-0095-10)	First extension of time for public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA - expired	Approved by BCC	August 2010
VS-1398-07 (ET-0356-09)	First extension of time to vacate patent easements and right-of-way for Gagnier Street and Sobb Avenue - recorded	Approved by PC	February 2010
UC-0448-08	Public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA	Approved by BCC	June 2008
TM-0103-08	UNLV Harry Reid Research and Technology campus - expired	Approved by PC	June 2008
VS-1398-07	Vacated patent easements and right-of-way for Gagnier Street and Sobb Avenue	Approved by PC	January 2008
ZC-1715-05	Reclassified 122 acres from R-E, R-2 & R-3 zoning to M-D zoning	Approved by BCC	December 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-D & R-E	Undeveloped
South	Business Employment	C-2 & R-4	Office buildings & multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Business Employment	M-D	Office building

**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 streetlight and traffic control device easements that are not necessary 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Grant new easements as required;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GARDNER COMPANY

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, SUITE 100, LAS VEGAS, NV 89118