

11/02/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

SUNSET RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0504-UNLV RESEARCH FOUNDATION:**

**VACATE AND ABANDON** a portion of a right-of-way being Sunset Road located between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-33-401-025

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The subject parcel is located on the north side of Sunset Road between Jim Rogers Way and Cimarron Road. The 5 feet of right-of-way being vacated is a portion of Sunset Road on the south portion of the site. The applicant indicates this request will allow 5 feet of previously dedicated right-of-way to be vacated to back of curb, per current Clark County Public Works standards for detached sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0065	Office as a principal use with increased building height, alternative landscaping, and modified driveway design standards	Approved by BCC	April 2021
WC-21-400022 (ZC-16-0245)	Waived conditions of a zone change requiring right-of-way dedication	Approved by BCC	April 2021
VS-0875-16	Vacated and abandoned easements located between Sunset Road and Post Road	Approved by PC	February 2017
WS-0745-16	Waived street landscaping and off-site improvements along Cimarron Road and Sunset Road	Approved by BCC	January 2017
VS-0746-16	Vacated and abandoned a portion of right-of-way being Cimarron Road - recorded	Approved by BCC	January 2017

### Prior Land Use Requests

Application Number	Request	Action	Date
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VS-0533-16	Vacated and abandoned patent easements	Withdrawn	September 2016
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 to M-D zoning	Approved by BCC	December 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & R-E	Undeveloped
South	Business and Design/Research Park & Commercial General	C-2 & R-4	Office buildings & multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Business and Design/Research Park	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 a portion of the Sunset Road right-of-way to accommodate 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UNLV RESEARCH FOUNDATION

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