

RIGHTS-OF-WAY/EASEMENTS  
(TITLE 30)

HARMON AVE/KOVAL LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0460-LV DIAMOND PROPERTY I, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Koval Lane and Paradise Road, and between Flamingo Road and Harmon Avenue; a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue; portions of right-of-way being Rochelle Avenue located between Koval Lane and Paradise Road; and a portion of right-of-way being Harmon Avenue located between Koval Lane and Paradise Road within Paradise (description on file). JG/jgh/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

162-21-510-038 through 162-21-510-040; 162-21-601-001; 162-21-601-005; 162-21-601-007; 162-21-613-001 through 162-21-613-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The applicant indicates the previously dedicated rights-of-way for the existing driveways surrounding the property along Rochelle Avenue, Koval Lane, and Harmon Avenue are no longer needed for the proposed development. In addition, the numerous existing easements within the site are no longer needed for the proposed development. There are multiple easements and rights-of-way being vacated throughout the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-23-900303	Underground pedestrian tunnel with an approved racetrack	Approved by ZA	July 2023
UC-22-0556	Racetrack with accessory uses	Approved by BCC	November 2022
UC-19-0667	High Impact Project for a resort hotel and an expansion to the Gaming Enterprise District, design review for a resort hotel, 3 high-rise towers, and a shopping center	Approved by BCC	November 2019

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0574	High Impact Project for a multiple family residential development on the northwest portion of this site adjacent to Rochelle Avenue and Koval Lane - expired	Approved by BCC	September 2019
UC-1100-08 (ET-0011-17)	Third extension of time for a High Impact Project (resort hotel) - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0009-17)	Fourth extension of time for a resort hotel with deviations and a design review - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-0813-02 (ET-0010-17)	Fifth extension of time to redesign the resort hotel on the western portion of the site - subject to applicant to file a design review application to include the GED expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0008-14)	Third extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2014
UC-0813-02 (ET-0079-13)	Fourth extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	October 2013
UC-1100-08 (ET-0010-13)	Second extension of time for a High Impact Project (resort hotel) - expired	Approved by BCC	March 2013
UC-1584-06 (ET-0004-12)	Second extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2012
UC-0813-02 (ET-0084-11)	Third extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	November 2011
UC-1100-08 (ET-0012-11)	First extension of time for a High Impact Project (resort hotel) - subject to maintaining the site free of trash and weeds - expired	Approved by BCC	March 2011
UC-1584-06 (ET-0014-09)	First extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	February 2009
UC-1100-08	Original application with a waiver of conditions of a use permit (UC-0207-06), waiver to reduce parking, and design review - expired	Approved by BCC	February 2009
UC-0813-02 (ET-0215-08)	Second extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	September 2008
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review - expired	Approved by BCC	January 2007
UC-0813-02 (ET-0204-03)	First extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	June 2003

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0813-02	Redesigned the resort hotel on the western portion of the site - expired	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site - expired	Approved by BCC	July 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Tuscany Suites & Casino & Ellis Island Casino & Hotel
South	Entertainment Mixed-Use	H-1 & R-5	Multiple family developments, including the Marie Antoinette & hotel/timeshare
East	Entertainment Mixed-Use	H-1	Multiple family development & undeveloped
West	Entertainment Mixed-Use	H-1	Undeveloped

### Related Applications

Application Number	Request
WS-23-0484	A waiver of development standards to allow roof signs and increase the building height is 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 easements and right-of-way 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KIMLEY-HORN & ASSOCIATES

**CONTACT:** KIMLEY-HORN & ASSOCIATES, INC., 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119