

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0773-OCEAN SHOWBOAT, INC.:**

**VACATE AND ABANDON** a portion of a right-of-way being Wynn Road located between Pioneer Avenue and Spring Mountain Road; and a portion of a right-of-way being Pioneer Avenue located between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-18-506-001; 162-18-506-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans provided depict the vacation and abandonment of portions of the Pioneer Avenue and Wynn Road rights-of-way. This vacation is being proposed in order to accommodate the development of detached sidewalks in conjunction with a proposed shopping center.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-24-900762	Administrative extension of time for ZC-22-0427	Approved by ZA	November 2024
ZC-22-0427	Zone Change from M-1 to R-5 for 352 unit multi-family residential development - expired	Approved by BCC	September 2022
DR-0213-12	Design Review for a truck wash and covered parking structure in conjunction with an approved freight terminal - expired	Approved by BCC	June 2012
NZC-0233-11	Non-Conforming Zone Change from H-1 to M-1 for a freight terminal – expired	Approved by BCC	August 2011
UC-1439-06	Use Permit for a 2,200 room resort hotel and expansion of Gaming Enterprise District - expired	Approved by BCC	December 2006
ZC-1276-06	Zone Change from C-2 and M-1 to H-1 for a future resort hotel	Approved by BCC	November 2006
VS-1038-06	Vacated and abandoned a portion of the Pioneer Avenue right-of-way - expired	Approved by PC	November 2006

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1978-04	Zone Change from C-2 and M-1 to C-2 for a 199 foot tall hotel condominium timeshare tower with shopping center - expired	Approved by BCC	December 2004
WS-1216-04	Waiver for Temporary off-site parking lot - expired	Approved by BCC	September 2004
UC-0616-03	Use Permit to increase the height of a previously approved hotel/timeshare and reduce setbacks and street tree - expired	Approved by BCC	July 2003
UC-1846-02	Use Permit for a hotel/timeshare building and shopping center with increased building height - expired	Approved by BCC	March 2003
TM-0377-02	1 lot commercial subdivision map - expired	Approved by PC	October 2002
ZC-0756-02	Zone Change from M-1 to C-2 for a 165,500 square foot shopping center with increased building height - expired	Approved by BCC	July 2002
UC-0469-96	Use Permit for a 10,000 square foot helipad - expired	Approved by BCC	May 1996
AC-97-86	92,000 square foot shopping and automotive service center - expired	Approved by PC	September 1986

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	IL	Office/warehouse uses & distribution building
South	Entertainment Mixed-Use	IL	Office/warehouse & retail complex
East	Entertainment Mixed-Use	RM50 & CR	Undeveloped & commercial center
West	Entertainment Mixed-Use	IL	Warehouse use & commercial building

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0774	A zone change from RM50 to CG is a companion item on this agenda.
UC-25-0775	A use permit, waiver of development standards, and design review for a shopping center is 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ALI KAVEH

**CONTACT:** ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118