

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0830-BFH VEGAS I, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Mojave Road located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-24-802-001

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The plans provided depict the vacation and abandonment of portions of the Mojave Road right-of-way. This vacation is being proposed in order to accommodate the development of detached sidewalks in conjunction with a proposed gas station and convenience store.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-121-86	Zone change from R-1 to C-1 for an 11,700 square foot insurance building and property inspection area	Approved by BCC	June 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Restaurants
East	Neighborhood Commercial	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32 & RS5.2	Multi-family residential & single-family residential

Related Applications

Application Number	Request
UC-25-0017	A use permit, waiver of development standards, and design review for a 12,835 square foot vehicle paint/body shop is a related item on the February 17, 2026 , Planning Commission agenda.
UC-25-0831	A use permit and design review for a gas station and convenience store 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;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS: 7 cards

PROTESTS: 11 cards, 2 letters

PLANNING COMMISSION ACTION: January 20, 2026 – HELD – To 02/03/26 – per the applicant.

APPLICANT: BFH VEGAS I, LLC

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