

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0490-PARADISE SPA OWNERS ASSN:**

**VACATE AND ABANDON** a portion of right-of-way being Las Vegas Boulevard South located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise (description on file). MN/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

List on file.

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of portions of Las Vegas Boulevard South, Serene Avenue, Haven Street, and Richmar Avenue. The vacation of indicated rights-of-way is needed for the development of detached sidewalks and the increased vacation of Haven Street will allow for existing utility poles to remain in place.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

**Related Applications**

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
PUD-25-0489	A planned unit development for a 275 lot single-family attached and detached residential development is a companion item on this agenda.
TM-25-500121	A tentative map for 275 single-family residential lots 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 4 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0490; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMY RENEE GRAYBILL

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