

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0162-BLUE DIAMOND ACQUISITION R E 2022, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Robindale Road (alignment), and between Las Vegas Boulevard South and I-15; a portion of right-of-way being Parvin Street located between Blue Diamond Road and Robindale Road (alignment); and a portion of right-of-way being Blue Diamond Road located between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

177-08-803-001; 177-08-803-010; 177-08-803-014; 177-08-803-019

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate a patent easement and portions of right-of-way being Parvin Street and Blue Diamond Road. The vacation and abandonment of the patent easement and sections of rights-of-way will facilitate the future development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Use permit for a monorail system (proposed Vegas Loop connection point)	Approved by BCC	May 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-2, CR, & RS20 (AE-60)	Undeveloped
South	Entertainment Mixed-Use	IP, CR, & RS20 (AE-60)	Manufactured home park & undeveloped
East	Entertainment Mixed-Use	CR & CG (AE-60)	Mini-warehouse, retail, & undeveloped
West	Entertainment Mixed-Use	IP (AE-60)	I15

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 patent easement 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 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

- Applicant to dedicate or grant right-of-way easement for the Windy Road/ Parvin Street alignment;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND ACQUISITION R E 2022, LLC

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