

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the liquor uses proposed by Grocery Outlet Inc., as subtenant, on Clark County-owned land leased to Blue Diamond Crossing II, LLC, at 3890 Blue Diamond Road, Suite B, located at the northwest corner of Blue Diamond Road and Valley View Boulevard (portion of Assessor's Parcel Number 177-18-510-015). (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

On July 19, 2005, the Board of County Commissioners (Board) approved a 50-year Lease Agreement (Ground Lease) between Clark County (County) and Blue Diamond Crossing, LLC (BDC II) for commercial development on ±72.1 acres of County-owned land. BDC II has requested the County consent to a sublease with Grocery Outlet, Inc., located at 3890 Blue Diamond Road, Suite B (20,570 SF), operating as a supermarket or grocery store selling typical and lawful items sold in supermarket and grocery stores, including but not limited to beer, wine and other spirits. The sublease term is ten (10) years with four (4) options to extend for five (5) years each. The rent for the first five (5) years is \$27,426.67 per month with annual increases of 10% every five (5) years.

Pursuant to Section 1.4.3.1 of the Ground Lease, liquor uses require County consent. The Ground Lease provides that the refusal to consent to these uses is solely within the discretion of the Board and does not have to be reasonable. If the Board consents to the liquor uses on the leased premises, then BDC II and/or Tenant must also obtain any other necessary licenses and land use approvals required by law.

This item was presented to the County Long Range Planning Committee on October 12, 2022.

Cleared for Agenda

11/15/2022

File ID#

22-1654