

01/18/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HARMON AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0689-4520 ARVILLE & MCKINLEY MANOR:

VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

162-19-701-004

LAND USE PLAN:

WINCHESTER/PARADISE – INDUSTRIAL

BACKGROUND:

Project Description

This is a Clark County Public Works initiated vacation and abandonment of a portion of Harmon Avenue. Previously, a cul-de-sac bulb was dedicated on Harmon Avenue; however, with the completion of the Harmon Avenue/Valley View Boulevard/Union Pacific Railroad grade separation project, the southern portion of the cul-de-sac bulb is no longer necessary. Vacating this 892 square foot portion of the right-of-way, will create a straight alignment for the Harmon Avenue right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-08-85	Reclassified the site to M-1 zoning for a warehouse complex	Approved by BCC	July 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility & Commercial Tourist	M-1	Drainage channel & undeveloped
South	Industrial	M-1	Warehouse complex
East	Industrial	M-1	Outside storage & warehouses
West	Public Facility & Commercial Tourist	P-F & H-1	Flood control channel & Orleans Resort Hotel

Related Applications

Application Number	Request
VS-21-0690	A vacation and abandonment for the northern portion of the same Harmon Avenue cul-de-sac bulb is a related 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 that is 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:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY PUBLIC WORKS - SURVEY

CONTACT: CCPW - SURVEY, 500 S. GRAND CENTRAL PKWY, 2ND FLOOR CCPW
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