

RIGHT-OF-WAY
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0690-POLV LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). JG/rp/syp (For possible action)

RELATED INFORMATION:

APN:
162-21-301-001

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Harmon Avenue located along the north property line of the project site. The applicant states that the vacation and abandonment is necessary for the construction, operation, and maintenance of the improvements and support structures for the Harmon Bridge connection.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Use permit and design review for a monorail	Approved by BCC	May 2023
UC-22-0518	Resort hotel with all associated and accessory uses, structures, and incidental buildings and structures	Approved by BCC	October 2022
UC-19-0922	Tourist club, restaurants, on-premises consumption of alcohol (service bar, supper club, tavern), retail sales and services, and offices, with waivers to reduce parking and alternative landscaping, and design review for modifications to an existing commercial building and parking garage	Approved by BCC	February 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0978-14	Deviations to development per plan on file, allow exterior accent colors with vivid hues, with a design review demolish entrance façade and exterior remodel/modifications of the entrance façade of an existing shopping center	Approved by BCC	February 2015
UC-0465-14	Increased the height of antennas attached to an existing parking garage for a communications facility	Approved by PC	July 2014
UC-0095-14	Amusement theme park with restaurants, on-premises consumption of alcohol, outdoor live entertainment with increased building height, reduced parking, non-standard improvements within the right-of-way, and encroachment into airspace	Denied by BCC	November 2014
ZC-0021-12	Reclassified from R-4 and H-2 to C-2 zoning with a use permit for automobile repair and automobile minor paint/body shop; waivers for landscaping and buffering and allow automobile maintenance uses outside and not within an enclosed building; modified improvement standards; wall enclosed trash enclosure; and reduce drive aisle; and design review for an existing commercial development consisting of automobile repair and maintenance uses, automobile sales, accessory outside storage and office uses	Approved by BCC	April 2012
WS-0061-12	Allowed an overhead communication line on existing utility structures along a public right-of-way	Approved by PC	April 2012
UC-0924-02	Established a new use tourist club in conjunction with an existing restaurant/supper club	Approved by PC	August 2002
UC-1556-01	Office use (timeshare booth) in conjunction with an existing restaurant	Approved by PC	January 2002
UC-1131-00	Outside dining with variance to reduce parking in conjunction with a restaurant	Approved by PC	September 2000
VC-2176-97 (ET-0032-99)	Extension of time to commence a reduction of required parking	Approved by PC	January 1998
VC-1055-97	Permit a wall sign to project 3.5 feet from a wall and allow 4,800 square feet of signage	Approved by PC	September 1998
DR-1461-96	Four story Harley Davidson themed restaurant and lounge with incidental uses	Approved by BCC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Harmon Corner, Planet Hollywood Resort Hotel, & Miracle Mile Shopping Center (portions)
South	Entertainment Mixed-Use	H-1	MGM Grand Resort Hotel & Showcase Mall
East	Entertainment Mixed-Use	H-1	Polo Towers & MGM Grand Resort Hotel
West	Entertainment Mixed-Use	H-1	City Center, Park MGM Resort Hotels, & CVS Pharmacy

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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- If the pedestrian bridge is being attached directly to the building, an agreement with Public Works is required for said attachment;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS: 1 card

PROTESTS:

PLANNING COMMISSION ACTION: December 5, 2023 – HELD – To 02/06/24 – per the applicant.

APPLICANT: POLV, LLC

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