

RIGHT-OF-WAY
(TITLE 30)

MULLEN AVE/ROME ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0366-EINARSSON HAROLD PAUL & TAMLYNN RAE:

VACATE AND ABANDON a portion of a right-of-way being Rome Street located between Mullen Avenue and Volunteer Boulevard within Enterprise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

191-10-801-005

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate 8,859 square feet (generally 30 feet by 301 feet) of Rome Street between Mullen Avenue and approximately 580 feet south of Volunteer Boulevard. The applicant is concerned about security and the potential use of the Rome Street right-of-way as a recreational racing area. The northern property has access to Paradise Road and does not need Rome Street access. The south and west property is owned by the Roman Catholic Church and has access from Mullen Avenue and Paradise Road. The Bureau of Land Management (BLM) continues to have control of the eastern property and industrial development will take place further south on Rome Street. The 8,859 square foot area of Rome Street is currently paved and provides access to 3 driveways on the applicant’s property and dead ends at the 5 acre parcel at the north end.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South & West	City of Henderson	PS	Undeveloped
East	City of Henderson	N/A	Undeveloped

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 Comprehensive 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

- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HAROLD PAUL EINARSSON

CONTACT: HAROLD EINARSSON, 2224 DOGWOOD RANCH AVE, HENDERSON, NV 89052