

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., JANUARY 31, 2017**

02/07/17 PC

1. **VS-0861-16 – WIDMAN, DYANN KAY:**
VACATE AND ABANDON a portion of a right-of-way being Vegas Street located between Main Street and Exchange Street within Goodsprings (description on file). SB/co/ml (For possible action)

RIGHT-OF-WAY
(TITLE 30)

VEGAS ST/MAIN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0861-16 – WIDMAN, DYANN KAY:

VACATE AND ABANDON a portion of a right-of-way being Vegas Street located between Main Street and Exchange Street within Goodsprings (description on file). SB/co/ml (For possible action)

RELATED INFORMATION:

APN:

202-26-610-042; 043; 067; & 132

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon a portion of Vegas Street located between Main Street and Exchange Street. Vegas Street was dedicated to Clark County as part of the map for the Townsite of Goodsprings as recorded in Book 001, Page 14.

The applicant states the street is no longer needed and vacation of Vegas Street will allow further development of the adjoining residential property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood (up to 2 du/ac)	R-T	Developed & undeveloped residential

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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Drainage study and compliance;
- 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:

APPROVALS:

PROTESTS:

APPLICANT: Dyann Widman

CONTACT: Dyann Widman, 210 W. Main St., Jean, NV 89019

