

**ATTACHMENT A**  
**MOAPA VALLEY TOWN ADVISORY BOARD**  
**ZONING AGENDA**  
**WEDNESDAY, 7:00 P.M., FEBRUARY 15, 2017**

03/07/17 PC

1. **VS-0004-17 – ERICKSEN, DAVID & MICHELLE:**  
**VACATE AND ABANDON** a portion of a right-of-way being Wittwer Avenue located between Pioneer Road (alignment) and Rice Street within Moapa Valley (description on file). MK/co/ml (For possible action)

RIGHT-OF-WAY  
(TITLE 30)

RICE ST/WITTWER AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-0004-17 – ERICKSEN, DAVID & MICHELLE:**

**VACATE AND ABANDON** a portion of a right-of-way being Wittwer Avenue located between Pioneer Road (alignment) and Rice Street within Moapa Valley (description on file). MK/co/ml  
(For possible action)

**RELATED INFORMATION:**

**APN:**  
041-34-201-017 & 041-34-301-012

**LAND USE PLAN:**  
NORTHEAST COUNTY (MOAPA VALLEY) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon a portion of right-of-way being Wittwer Avenue located east of the Pioneer Road (alignment) and west of Rice Street. The area involved with this application is 16,116 square feet in size and runs between the south line of parcel number 041-34-201-017 and the north line of parcel number 041-34-301-012.

The applicant states that the Vacation request is being made to stop ATV traffic from driving on both parcels involved in the application.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>   | <b>Zoning District</b> | <b>Existing Land Use</b>                       |
|-------|------------------------------------|------------------------|--|
| North | Rural Neighborhood (up to 2 du/ac) | R-U                    | Developed residential                          |
| South | Rural Neighborhood (up to 2 du/ac) | R-A                    | Developed residential                          |
| East  | Rural Neighborhood (up to 2 du/ac) | R-A & R-U              | Developed & undeveloped residential properties |
| West  | Rural Neighborhood (up to 2 du/ac) | R-E & R-U              | 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 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;
- Grant access easement to APN 041-34-201-018;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building/Fire Prevention**

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** Michelle Ericksen

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