UPDATE
BRYNER AVE/ALLEN STEWARD ST
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-0545-17 – WALL, WILLIAM H., ET AL:

APPEAL VACATE AND ABANDON a portion of a right-of-way being Allen Steward Street located between Bryner Avenue and Ryan Avenue within Moapa Valley (description on file). MK/jvm/ml (For possible action)

RELATED INFORMATION:

APN:
071-07-401-015, 016, 019, & 020

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) – RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:
Project Description
This application is a request to vacate and abandon a portion of right-of-way being Allen Steward Street located between Bryner Avenue and Ryan Avenue as dedicated to Clark County by document number 920819:00611.

The applicant states the road is not used and would be difficult and costly to improve.

<table>
<thead>
<tr>
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<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Rural (up to 0.5 du/ac)</td>
<td>R-U</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-U</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>Residential Agriculture (up to 1 du/ac)</td>
<td>R-U</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Residential Agriculture (up to 1 du/ac)</td>
<td>R-U</td>
<td>Undeveloped</td>
</tr>
</tbody>
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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 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: Moapa Valley – denial.
APPROVALS: 1 letter
PROTESTS: 1 letter

PLANNING COMMISSION ACTION: August 15, 2017 – DENIED – Vote: Unanimous
Absent: Kirk

APPEAL: This item has been appealed by the applicant who states that he needs clarification of the denial.

APPLICANT: William Wall
CONTACT: William Wall, 395 N. Donlee Drive, Saint George, UT 84770