

Planning Commission Agenda Item for May 13, 2014

Case Number 14.017V: Vacation of a 60 Foot Wide Right-of-Way Adjacent to the West Lot Line of Lot 2C, a Resubdivision of Tract E, Sunburst Subdivision No. 4

Applicant/Owner: Nelson Brothers Mining Services, LLC

Agent: PCA Engineering, Inc.

Summary:

The property owner is requesting that a 60 foot wide right-of-way be vacated where no constructed roadway exists. It is the position of City Engineering Division that there is no anticipated use of the area as a future roadway.

Background:

The right-of-way to be vacated was platted as part of the Resubdivision of Tract E, Sunburst Subdivision No. 4, which was platted in the County and then annexed into the City in 2001. Currently several public utilities are located within the 60 foot wide right-of-way. The portion of the right-of-way to the north was recently vacated as a part of the development of a Tractor Supply Store. The right-of-way to the south was bifurcated by the extension of Shoshone Road east of South Douglas Highway and vacated south of Shoshone Avenue. All City Divisions have been notified and comments related to the need for a Utility Easement in the area were stated.

Planning Requirements:

- 1) Lot 2C shall be replatted to incorporate the vacated 60 foot wide right-of-way into the lot adjacent thereto.
- 2) A 60 foot wide General Utility Easement shall be dedicated to the public on the required Final Plat in the location of the previous right-of-way.
- 3) The Ordinance and Exhibit "A" Map shall be recorded at the Campbell County Clerk's Office, upon approval of the Vacation and the Final Plat by City Council.

Staff Recommendation:

Staff recommends Approval of the Vacation of a 60 Foot Wide Right-of-Way Adjacent to the West Lot Line of Lot 2C, a Resubdivision of Tract E, Sunburst Subdivision No. 4, as shown on the Exhibit "A" Map, subject to all Planning requirements.

*This case is tentatively scheduled for First Reading of City Council on May 20, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.017V PC Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit "A" Map

Case Management: Larry Manning