VS-0531-17 – TODD FERGUSON & CHINSUK KIM FAMILY TRUST:

**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mesa Verde Lane (alignment), and between Durango Drive and Gagnier Boulevard (alignment), and a portion of a right-of-way being Windmill Lane located between Durango Drive and Gagnier Boulevard (alignment) within Spring Valley (description on file). SS/pb/ml (For possible action)

**RELATED INFORMATION:**

**APN:**
176-09-401-003

**LAND USE PLAN:**
SPRING VALLEY – COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**
The plans show the vacation of 33 foot wide government patent easements along the north, east, and west boundaries of the parcel. The plans also show the vacation of a 5 foot wide portion of Windmill Lane between Durango Drive and Gagnier Boulevard (alignment). The applicant indicates that the easements and a portion of the right-of-way are no longer required and approval of this application will allow development of the parcel.

**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Public Facilities</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-1)</td>
<td>Single family residential</td>
</tr>
<tr>
<td>East</td>
<td>Office Professional</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Public Facilities &amp; Commercial Neighborhood</td>
<td>R-E &amp; C-2</td>
<td>Undeveloped &amp; commercial center</td>
</tr>
</tbody>
</table>

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-0530-17</td>
<td>A request to re-classify the site from R-E to R-2 zoning for a single family residential development is a companion item on this agenda.</td>
</tr>
</tbody>
</table>
**Related Applications**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>TM-0108-17</td>
<td>A map consisting of 34 single family residential lots and common lots is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

**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 rights-of-way and easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**
Approval. This item has been forwarded to the Board of County Commissioners.

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.

**TAB/CAC:** Spring Valley – approval.

**APPROVALS:**

**PROTESTS:**

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

**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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**APPLICANT:** StoryBook Homes

**CONTACT:** LAS Consulting, Lucy Stewart, 1930 Village Center Circle, Building 3, Suite 577, Las Vegas, NV 89134