AMENDED VACATE AND ABANDON a portion of right-of-way being Santa Margarita Street located between Dewey Drive and Russell Road, and easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Dewey Drive and Russell Road (previously not notified) in a C-2 (General Commercial) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/mc/ed (For possible action)

RELATED INFORMATION:

APN;
163-26-405-001; 163-26-406-001 & 002 (previously not notified)

LAND USE PLAN:
SPRING VALLEY- COMMERCIAL GENERAL

BACKGROUND:
Project Description
The approved plan shows the vacation of a 30 foot wide portion of right-of-way that is dedicated for Santa Margarita Street, on the east side of APN 163-26-405-001. This vacation was approved on September 3, 2013. The revised plan also shows the vacation of a 30 foot wide patent easement located adjacent to the previously vacated 30 foot right-of-way (Santa Margarita Street), which was not part of the previous approval of VS-0445-13.

The applicant states that Santa Margarita Street has already been vacated to the north, where Spring Valley Hospital is located, and to the south of Russell Road. This portion of Santa Margarita Street would only serve 3 lots. By vacating the street, a decorative wall with landscaping can be constructed to screen the future congregate care development and provide a buffer for the residence to the east.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0640-12</td>
<td>A hospital on the subject site and waived the condition of a 30 foot dedication for Santa Margarita Street</td>
<td>Approved by BCC</td>
<td>December 2012</td>
</tr>
<tr>
<td>VS-0224-11</td>
<td>Vacated a portion of Rainbow Boulevard and Russell Road</td>
<td>Approved by PC</td>
<td>July 2011</td>
</tr>
<tr>
<td>Application Number</td>
<td>Request</td>
<td>Action</td>
<td>Date</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>VS-0098-11</td>
<td>Vacate same portion of Santa Margarita Street as subject request- expired</td>
<td>Approved by BCC</td>
<td>May 2011</td>
</tr>
<tr>
<td>ZC-0097-11</td>
<td>Reclassified to C-2 zoning on the subject site.</td>
<td>Approved by BCC</td>
<td>May 2011</td>
</tr>
<tr>
<td>TM-0034-11</td>
<td>1 lot commercial subdivision</td>
<td>Approved by BCC</td>
<td>May 2011</td>
</tr>
</tbody>
</table>

**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>Office Professional</td>
<td>C-P</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Neighborhood &amp; Commercial General</td>
<td>C-1 &amp; C-2</td>
<td>Commercial uses</td>
</tr>
<tr>
<td>East</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
<td>Single family residence &amp; undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Commercial uses</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 right-of-way and easements that are not necessary for site, drainage, and/or road development.

**Fire Department**
This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**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.

**TAB/CAC:** Spring Valley – approval.
**APPROVALS:** None
**PROTESTS:** None

**PLANNING COMMISSION ACTION:** September 3, 2013 – APPROVED – Vote: Unanimous

**Current Planning**
- Satisfy utility companies' requirements.
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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
• Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 45 feet to back of curb for Russell Road, 30 feet for Dewey Street and related spandrels;
• Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
• Vacation to be recordable prior to building permit issuance or applicable map submittal;
• Revise legal description, if necessary, prior to recording.

APPLICANT:  Ramsey Development
CONTACT:  Lucy Stewart, LAS Consulting, 1916 Trail Peak Lane, Las Vegas, NV 89134