



Meeting Date: July 18, 2018

**Mission Statement**

To provide our growing dynamic community excellent municipal services to make Fernley a great place to live, work, and play. Together, we enhance the desirability, safety, friendliness, aesthetics and quality of life in our city.

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**CITY OF FERNLEY CITY COUNCIL MEETING STAFF REPORT**

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**REPORT TO:** Mayor & City Council

**REPORT THRU:** Daphne Hooper, City Manager

**REPORT BY:** Melinda Bauer, Assistant Planner

**REVIEWED BY:** Tim Thompson, Planning Director

**REVIEWED BY:** Brandi Jensen, City Attorney

**REVIEWED BY:** Denise Lewis, Finance Director

**AGENDA ITEM:** **Public Hearing, RA 2018-001** – Consideration and possible approval of a request to abandon a portion of a public right-of-way, identified as Wild Flower Lane as shown on the Official Plat of Silverland Estates Phase 2, filed in the Office of the County Recorder of Lyon County, State of Nevada, on March 2, 2006, as Document Number 376480, Official Records, APN(s): 022-402-02, 03, 022-403-01, 02, and 03.

**ACTION REQUESTED:**  Consent  Ordinance  Resolution  Motion  Receive/File

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**RECOMMENDED ACTION BY CITY COUNCIL**

I move to approve the public right-of-way abandonment request as outlined by staff.

**Key Points:**

1. The proposed right-of-way abandonment is not necessary to provide access to adjacent parcels, applicant will submit a merger & resubdivision of lots 13-17 of subdivision tract map 376480 and Wild Flower Lane into three parcels.
2. Staff finds that the public will not be materially injured by the proposed abandonment and recommends approval.

**POLICY REFERENCE**

*Nevada Statutes:* NRS 278.480  
*Fernley Municipal Code:* FMC Title 10  
*Policies & Procedure Manual:* N/A  
*Community Assessment:* N/A  
*City of Fernley Development Code:* Chapter 35

**SUPPORTING INFORMATION**

N/A

**FINANCIAL INFORMATION**

**FISCAL IMPACT:**

- 1. Is There A Fiscal Impact? NO
- 2. Is it Currently Budgeted? NA
- 3. If Budgeted, Which Line Item/Account?

**FISCAL SYNOPSIS:**

Processing of this application is covered by the \$1,500.00 application fee collected at the time of submittal.

**BACKGROUND INFORMATION**

The overall Silverland Planned Development (PD) was proposed and originally approved with five phases in 2004. Final Subdivision Maps for Phase 1 and Phase 2 were recorded in 2006. In 2009, the area previously delineated in the PD as Phases 3 and 4 were rezoned and pulled out of the Planned Development and is now the site of the Silverland Middle School and a future elementary school.

The City of Fernley has received a request to abandon or vacate their interest in public right-of-way for roadway and utility purposes granted to the City pursuant to Subdivision Tract Map 376480 (Silverland Estates Phase 2), File Number 376480, as filed for record on March 2, 2006, Official Records of Lyon County, Nevada. The right-of-way abandonment is located west of Jasmine Lane and north of Windrow Drive.

Wild Flower Lane was originally intended to serve the future Phase 3 of the Silverland Development. However, upon the land being sold and with the construction of the school, Wild Flower Lane was terminated at the Phase 2 boundary with a “hammerhead” turnaround offered for dedication on what is now the school property. The current developer was unable to develop the lots served by Wild Flower Lane because of grading and utility challenges. This request is to abandon the Wild Flower Lane right-of-way, thus creating a separate parcel. The applicant will then submit a merger and re-subdivision request which would simultaneously merge the abandoned Wild Flower Lane right-of-way and the 5 residential lots, then re-subdivide the area into three (3) new residential lots. The three new residential lots would be accessed via Jasmine Lane.

## **ANALYSIS**

The abandonment order (attached) for the requested abandonment has been reviewed by staff and has been found acceptable. The owners of property abutting the proposed abandonment have been properly notified via certified mail as required by NRS 278.480 (4) (a). The extent of the proposed abandonment and the date of the public hearing were published in the Fernley Leader-Courier as required by NRS 278.480 (4) (b). Reservations of easement (per NRS278.480 (6)) are included where applicable. Staff finds that the public will not be materially injured by the proposed abandonment and recommends approval.

## **ATTACHED INFORMATION**

1. Abandonment Order with map exhibits