

## Planning Commission Agenda Item for April 8, 2014

Case Number 14.010V: Vacation of a 60 Foot Wide Right-of-Way Adjacent to the West Lot Lines of Lots 1A and 1B, a Resubdivision of Lot 1, of the Resubdivision of Tract E, Sunburst Subdivision No. 4

Applicant/Owner: Jon Frederick Persian and Jenean Kay Persian Revocable Trust, Jenean Kay Persian, Trustee

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 vacation of the right-of-way was discussed as a part of the review of a Commercial Site Plan for a Tractor Supply Store on Lot 1A. It was noted that the right-of-way was bifurcated by the extension of Shoshone Road east of South Douglas Highway and vacated south of Shoshone Road. All City Divisions have been notified and comments related to the need for a Utility Easement in the area were stated.

### Planning Requirements:

- 1) Lots 1A and 1B shall be replatted to incorporate the vacated 60 foot wide right-of-way into the respective lots 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 Lines of Lots 1A and 1B, a Resudivision of Lot 1, of the 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 April 15, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.010V PC Case Sheet

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

Case Management: Larry Manning