PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**VS-0188-13 – NV I-215 BUFFALO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and the 215 Beltway, and between Buffalo Drive and Warbonnet Way (alignment), and a portion of right-of-way being Wagon Trail Avenue located between Warbonnet Way (alignment) and Buffalo Drive in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (AE-60) Zone, a C-2 (General Commercial) Zone under resolution of intent to R-4 (Multiple Family Residential - High Density) Zone, and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts within Spring Valley (description on file). SS/bk/ml (For possible action)

**RELATED INFORMATION:**

**APN:**
176-04-501-006, & 014 thru 016

**LAND USE PLAN:**
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**
**Project Description**
This is a request to vacate and abandon government patent easements and a portion of Wagon Trail Avenue. The 33 foot wide government patent easements are on the perimeter of the lots. The approximate 287 foot portion of Wagon Trail Avenue is located north of the eastern parcel.

**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>ZC-0633-12</td>
<td>Non-conforming zone change to R-4 for a multiple family residential development</td>
<td>Approved by BCC</td>
<td>January 2013</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (across Sunset)</td>
<td>C-2 &amp; M-D</td>
<td>Undeveloped, office/warehouse development &amp; office and retail development</td>
</tr>
<tr>
<td>Planned Land Use Category</td>
<td>Zoning District</td>
<td>Existing Land Use</td>
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</tr>
<tr>
<td>East &amp; West Business and Design/Research Park</td>
<td>R-E, C-2, &amp; M-D (ROI to R-4)</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South 215 Beltway</td>
<td>215 Beltway</td>
<td>Rafael Rivera Way frontage road &amp; 215 Beltway</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 patent easements and rights-of-way that are not necessary for site, drainage or roadway development.

**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.

**PRELIMINARY STAFF CONDITIONS:**

**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**
- Grant a 20 foot wide access easement to Clark County along the south property line of Parcel 176-04-501-015;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**
- No objection.

**TAB/CAC:**
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** NV I-215 Buffalo, LLC
**CONTACT:** Bob Gronauer, 8345 West Sunset Road, Suite 250, Las Vegas, NV 89113