EASEMENTS  BUFFALO DR/POST RD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0765-13 – KB HOME LV BUFFALO POST, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Pioneer Way, and between Post Road and Patrick Lane within Spring Valley (description on file). SS/bk/ml (For possible action)

RELATED INFORMATION:

**APN:**
163-34-301-011 & 012

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

**BACKGROUND:**

Project Description
This is a request to vacate and abandon the 33 foot wide government patent easements on the north, south, east, and west sides of the property. The applicant will not vacate the 45 foot portion of Buffalo Drive to allow for dedication of the street.

**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-0398-13</td>
<td>Reclassified the property from R-E to R-2 zoning</td>
<td>Approved by BCC</td>
<td>October 2013</td>
</tr>
<tr>
<td>TM-0148-13</td>
<td>32 lot subdivision</td>
<td>Approved by BCC</td>
<td>October 2013</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>Commercial General &amp; Office Professional</td>
<td>R-E</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Business and Design/Research Park</td>
<td>R-E &amp; C-P</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>Rural Neighborhood (up to 2 du/ac)</td>
<td>R-E</td>
<td>Single family residential</td>
</tr>
<tr>
<td>West</td>
<td>Public Facilities</td>
<td>R-E</td>
<td>Undeveloped</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 easements 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
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacate any unnecessary easements;
- 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: KB Home
CONTACT: Aimee Ignatowicz, Advanced Engineering, 6757 West Charleston Boulevard, Suite B, Las Vegas, NV 89146