EASEMENTS  
BUFFALO DR/LA MADRE WY  
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0207-13 – LA BUFF I, LLC:

VACATE AND ABANDON easements of interest to Clark County located on the northwest corner Buffalo Drive and La Madre Way (alignment) in an R-E (Rural Estates Residential) (RNP-I) Zone within Lone Mountain (description on file). LB/co/ml (For possible action)

RELATED INFORMATION:

APN:
125-33-712-017

LAND USE PLAN:
LONE MOUNTAIN – RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description
This application is a request to vacate and abandon a small portion of a public drainage easement created by the recordation of the map for Conough Estates (Book 137 Page 18). The exhibit on file shows the vacation of an 8 inch wide, approximate 534 foot long section of the easement along the north property line and the vacation of an 8 inch wide, approximate 686 foot long section of the easement along the south property line which is the width of the block walls on both sides of the drainage easement.

Applicant’s Justification
The applicant is requesting the vacation of the drainage easement so improvement plans for Conough Estates can be revised to show the use of a retaining wall in lieu of cast-in-place concrete within Common Element B to match current field construction. The vacation is necessary because Clark County Public Works will not maintain masonry walls. With the vacation, the homeowners association will be responsible for maintaining the existing walls.

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>VS-0095-06</td>
<td>Vacation and abandonment of a portion of La Madre Way - recorded</td>
<td>Approved by PC</td>
<td>March 2006</td>
</tr>
<tr>
<td>TM-0454-06</td>
<td>Single family residential subdivision consisting of 15 lots and 7 common lots</td>
<td>Approved by PC</td>
<td>December 2006</td>
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<tr>
<td>TM-0638-04</td>
<td>Single family residential subdivision consisting of 15 lots and 4 common lots - expunged</td>
<td>Approved by BCC</td>
<td>December 2004</td>
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</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 &amp; East Rural</td>
<td>Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
</tr>
<tr>
<td>South</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I) &amp; R-T</td>
</tr>
<tr>
<td>West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E (RNP-I)</td>
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**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis:**
**Public Works – Development Review**
Public Works staff cannot support this waiver because the applicant is trying to correct a construction error with the vacation of a portion of the public drainage easement. Approved improvement plans called for a concrete drainage channel within a public drainage easement; however, CMU retaining walls were constructed. The applicant wants to vacate the portion of the easement where the retaining walls were constructed. Per the approved drainage study, a concrete channel must be constructed in order to convey the flows and protect the adjacent properties. Flow against the CMU wall does not meet criteria for public safety.

**Staff Recommendation**
Denial.

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 approval of this request does not approve any block walls and retaining walls; all walls must comply with title 30 standards, 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 channel must be constructed per approved plans.

**TAB/CAC:**
**APPROVALS:**
**PROTESTS:**
APPLICANT: LA Buff 1, LLC
CONTACT: Darryl Lattimore, 2677 African Violet Avenue, Henderson, NV 89014