

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/CHARTAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Kane Springs Street (alignment), and between Chartan Avenue and Wolf Wood Court and a portion of a right-of-way being Buffalo Drive located between Chartan Avenue and Wolf Wood Court (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-34-301-009

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential subdivision. The request is to vacate a 5 foot wide portion of Buffalo Drive to allow for a detached sidewalk and to vacate government patent easements that are not needed for development in the area. All required right-of-way dedications and utility and drainage easements will be provided with the future subdivision of the site.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & P-F	Single family residential & Jones Blackhurst Elementary School
West	Open Lands	R-E	Undeveloped

This site and the parcels to the west are located within the Public Facilities Needs Assessment Area.

Related Applications

Application Number	Request
ZC-22-0262	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-22-500089	A tentative map for 15 single family residential lots is a companion item on this agenda.

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 right-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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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