

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0053-BUFFALO LAS VEGAS LAND, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street, and Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-101-009; 176-03-101-019

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of existing patent, slope, and license and maintenance easements within the subject site. The patent easements are no longer needed for the proposed vehicle sales facility. The slope easement will be reinstated within revised limits to maintain access to the remaining slope area. The existing license and maintenance easements will be replaced through the full dedication of the Tioga Way cul-de-sac. Since Tioga Way is proposed to terminate as a cul-de-sac, the remaining southern portion of the right-of-way is not needed for this development and is proposed to be vacated.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400083 (UC-0906-15)	Fourth extension of time for a use permit to modify development standards and a design review for an approved mixed-use development	Withdrawn	May 2021
ET-21-400015 (VS-0907-15)	Third extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	April 2021
ET-21-400013 (UC-0906-15)	Third extension of time for a use permit to modify development standards and a design review for an approved mixed-use development	Approved by BCC	May 2021
ET-19-400048 (UC-0906-15)	Second extension of time for a use permit to modify development standards and a design review for an approved mixed-use development	Approved by BCC	June 2019
WS-19-0017	Second extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by BCC	March 2019

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-18-400227 (UC-0906-15)	First extension of time for a use permit to modify development standards and a design review for an approved mixed-use development	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation and abandonment easements and a portion of Tioga Way - expired	Approved by PC	May 2018
TM-0023-16	Tentative Map for a mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacation and abandonment and abandoned patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016
UC-0906-15	Use permit to modify development standards and a design review for an approved mixed-use development	Approved by BCC	April 2016
ZC-0830-06	Reclassified the site to U-V zoning for a mixed-use development	Approved by BCC	August 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	CG & IP (AE-60)	Retail complex, office/warehouse complex & undeveloped
South	Business Employment	CG & RS20 (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Office/warehouse complex
West	Business Employment	RS20 & RM32 (AE-60)	Undeveloped & multi-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-26-700003	A plan amendment from Business Employment (BE) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-26-0052	A zone change to from CC to CG is a companion item on this agenda.
WS-26-0054	A waiver of development standards and design review for a vehicle sales facility 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 easements and rights-of-way that are not needed for site, drainage, or roadway development.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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:**

#### **Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Coordinate with Public Works - Development review for the improvement in or adjacent to the slope easement and an alternative sidewalk along Buffalo Drive;
- Grant an easement to Public Works to allow for access to and maintenance of the slop;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **Building Department - Addressing**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CANOPY 5, LLC

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