

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-25-0555-COUNTY OF CLARK (AVIATION):

STREET NAME CHANGE to name an unnamed public right-of-way to Costco Way.

Generally located south of Roy Horn Way and east of Buffalo Drive within Spring Valley.
MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-201-010; 176-03-301-004

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6832 S. Buffalo Drive & 6880 S. Buffalo Drive
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to name an unnamed public right-of-way situated to the north of an approved retail establishment (Costco). The subject street is an unnamed public cul-de-sac south of Roy Horn Way, which the applicant is proposing to name Costco Way. The street name change is necessary to facilitate the construction of street lighting for the cul-de-sac.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-24-900576 (UC-23-0492)	Revised plans for a redesigned sidewalk and associated landscaping	Approved Administratively	September 2024
AV-24-900413	Minor deviation to add additional fuel stations and extend fuel canopy	Approved Administratively	July 2024
VS-23-0493	Vacate and abandon portions of right-of-way being Buffalo Drive, Roy Horn Way, Badura Avenue, Tenaya Way, and an unnamed right-of-way	Approved by BCC	September 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0492	Use permit for a high impact project and tire sales and installation, waivers for light fixture height and driveway throat depth, and design reviews for a retail building with a gas station, signage, lighting, and finished grade	Approved by BCC	September 2023
VS-1063-06	Vacated portions of rights-of-way being Badura Avenue for detached sidewalks	Approved by PC	September 2006
VS-0698-05	Vacated easements and portions of right-of-way being Tioga Way, Maule Avenue, Monte Cristo Way, and Pama Lane - recorded	Approved by PC	June 2005
WS-0688-05	Allowed freestanding signs with a waiver to increase the height of 2 freestanding signs to 60 feet	Approved by BCC	June 2005
UC-0354-05	Allowed 2 office buildings west of Tenaya Way, south of the 215 Beltway and waiver for landscape buffer with a detached sidewalk, increased building height to 56 feet - attached sidewalks along Tenaya Way	Approved by BCC	April 2005
ZC-1852-04	Reclassified 210 acres south of the 215 Beltway, between Buffalo Drive and Rainbow Boulevard from R-E to C-2 zoning	Approved by BCC	November 2004
UC-0399-02	Off-premises signage on the south side of the 215 Beltway, 640 feet west of Tenaya Way	Approved by BCC	June 2002
ZC-0196-02	Reclassified 2.4 acres south of the 215 Beltway and west of Tenaya Way from R-E to C-2 zoning for an office building	Approved by BCC	March 2002
ZC-0649-01	Reclassified 14.5 acres south of the 215 Beltway, north of Maule Avenue, 1,320 feet east of Buffalo Drive from R-E to M-D zoning	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & RS20 (AE-60)	215 Beltway & undeveloped
South	Business Employment	IP & CG (AE-60)	Undeveloped & office/warehouse complexes
East	Business Employment	CG (AE-60)	Undeveloped & office complexes
West	Business Employment	CG & RM32 (AE-60)	Undeveloped & multi-family residential

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Building Department - Addressing

This street name change application is to name an unnamed cul-de-sac south of Roy Horn Way and east of S Buffalo Drive. The street was not previously named with Clark County and is proposed to be officially named Costco Way.

The Combined Fire Communication Center has approved the street name Costco but does not review street suffix. The street suffix of Way does not meet the street naming requirements per the Las Vegas Valley Street Naming and Address Assignment Policy. Per the Policy, "For cul-de-sacs which are not an extension of an existing street, the suffix shall be either Court or Circle."

Naming this street will have a positive impact on the new Costco store, the community, and emergency services. Staff would have no objection to the street name if the suffix were Court or Circle but must recommend denial because the suffix Way cannot be used for cul-de-sacs.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

Public Works - Development Review

- No comment.

Building Department - Addressing

- Subject to the street name Costco and the suffix approved by the Planning Commission.

TAB/CAC: Spring Valley - approval (subject to Costco Circle).

APPROVALS:

PROTESTS:

APPLICANT: TERRY ODLE

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