

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)

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

Application Number	Request	Action	Date
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of time for a use permit to modify development standards and a design review for an approved mixed-use development	Withdrawn	May 2021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

Application Number	Request	Action	Date
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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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

Application Number	Request
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 has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Public Works - Development Review

- **Right-of-way dedication to include the cul-de-sac on Tioga Way.**

PLANNING COMMISSION ACTION: March 17, 2026 – APPROVED – Vote: Unanimous **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 slope;
- 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: 1 card

PROTESTS:

APPLICANT: CANOPY 5, LLC

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