08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:
176-16-801-019; 176-16-801-031

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
The applicant seeks approval to vacate and abandon patent easements within the subject site because they are no longer necessary and to accommodate the proposed residential subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-26-700004	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-26-0056	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-26-0058	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500011	A tentative map for an 18 lot single-family residential subdivision 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 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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Ford Avenue, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 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 devices;
- 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: Enterprise - denial.
APPROVALS: 7
PROTESTS: 39

PLANNING COMMISSION ACTION: March 17, 2026 – HELD – To 04/21/26 – per the applicant.

PLANNING COMMISSION ACTION: April 21, 2026 – HELD – To 05/19/26 – per the applicant.

PLANNING COMMISSION ACTION: May 19, 2026 – HELD – To 07/07/26 – per the applicant to rewrite/re-notify.

PLANNING COMMISSION ACTION: July 7, 2026 – FORWARDED – NO RECOMMENDATION.

APPLICANT: BEAZER HOMES HOLDINGS, LLC
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120