

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-26-700003-BUFFALO LAS VEGAS LAND, LLC:**

**PLAN AMENDMENT** to redesignate the land use category from Business Employment (BE) to Neighborhood Commercial (NC) on 9.55 acres.

Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rk  
(For possible action)

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RELATED INFORMATION:

**APN:**

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

**EXISTING LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.55
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Neighborhood Commercial (NC). The applicant is also requesting a zone change on these parcels from Commercial Core to Commercial General. This zone change requires a Master Plan Amendment to the Neighborhood Commercial (NC) land use category. According to the applicant, the proposed Master Plan amendment to Neighborhood Commercial is an appropriate request for the area that is already home to several industrial and commercial uses that include various auto-related services like the proposed dealership. The proposed plan amendment to Neighborhood Commercial will not cause a detriment to public health, safety and general welfare to residents of Clark County. Instead, the plan amendment will enhance the welfare of residents in proximity to the site by providing commercial services without negatively impacting the overall area with high intensity uses or creating traffic issues.

### 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of time for a use permit to modify development standards and a design review for an approved mixed-use development	Withdrawn	May 2021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
ET-19-400101 (VS-0907-15)	Second extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	September 2019
WS-19-0017	Waiver of development standards and design review for a proposed freestanding sign	Approved by BCC	March 2019
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 located within the Public Facilities Needs Assessment (PFNA) area.

## Related Applications

Application Number	Request
ZC-26-0052	A zone change to reclassify the site from CC to CG is a companion item on this agenda.
VS-26-0053	A vacation and abandonment of easements and right-of-way 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 ADOPTION:

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

### Analysis

#### Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Neighborhood Commercial (NC) can be compatible with the immediate area. Staff agrees with the applicant's assumption that Neighborhood Commercial (NC) is appropriate as the area has already proven capable of balancing multi-family residential, commercial, and light industrial uses of various intensities. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is appropriate for this location.

#### Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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.

**PLANNING COMMISSION ACTION:** March 17, 2026 – ADOPTED – Vote: Unanimous  
**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPROVALS:** 1 card

**PROTEST:**

**APPLICANT:** CANOPY 5, LLC

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE #650, LAS VEGAS, NV 89135

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE SPRING VALLEY LAND USE PLAN MAP  
OF THE  
CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on March 17, 2026, the Clark County Planning Commission adopted an amendment to the Spring Valley Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on April 22, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Spring Valley Land Use Plan Map by:

PA-26-700003 - Amending the Spring Valley Land Use Plan Map of the Clark County Master Plan on APNs 176-03-101-009 and 176-03-101-019 from Business Employment (BE) to Neighborhood Commercial (NC). Generally located on the east side of Buffalo Drive south of Sunset Road within Spring Valley.

**PASSED, APPROVED, AND ADOPTED this 22<sup>nd</sup> day of April, 2026.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
MICHAEL NAFT, CHAIR

ATTEST:

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LYNN GOYA, COUNTY CLERK