

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0052-BUFFALO LAS VEGAS LAND, LLC:**

**ZONE CHANGE** to reclassify 9.55 acres from a CC (Commercial Core) Zone to a CG (Commercial General) Zone.

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

RELATED INFORMATION:

**APN:**

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

**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 zone change to a CG (Commercial General) Zone. According to the applicant, the zone change to Commercial General is in-line with the existing commercial uses to the north while remaining compatible with the more intense industrial uses to the northeast and east. The presence of several other existing car dealerships nearby, south of the 215, further indicates that the Commercial General zoning is appropriate for a car dealership use in an area abutting a busy freeway. Commercial General zoning also permits the incidental uses that are otherwise prohibited in the existing Commercial Core zoning district.

**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of time for a use permit to modify development standards and a design review for an approved mixed-use development	Withdrawn	May 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
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
PA-26-700003	A plan amendment from Business Employment (BE) to Neighborhood Commercial (NC) is a companion item on the 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 APPROVAL:

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

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning is appropriate and compatible with the surrounding area. The abutting properties to the north and northwest are developed with commercial uses and are zoned CG. Furthermore, the site is located on an arterial street (Buffalo Drive) and near the 215 Beltway which are major streets conducive to commercial development. There are several similar vehicle dealerships that exist along the 215 Beltway making this request suitable for the area. For these reasons, staff finds the request for CG zoning is appropriate for this location.

#### 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.

#### PLANNING COMMISSION ACTION: March 17, 2026 – APPROVED – Vote: Unanimous Fire Prevention Bureau

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0270-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:** 1 card

**PROTESTS:**

**APPLICANT:** CANOPY 5, LLC

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
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