CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

Petitioner: Shauna Bradley, Director of Real Property Management

Recommendation:

Approve the First Amendment to Lease Agreement (First Amendment) between Clark County (County) and EJM Buffalo Property LLC (EJM Buffalo) to revise the legal description of the leased premises to reflect the property lines established with the parcel map recorded during the design of the related commercial development; and authorize the Director of Real Property Management or designee to execute the First Amendment and other related documents. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

On January 2, 2001, the Board of County Commissioners (Board) approved a Lease Option Agreement between the County and Rainbow Beltway LLC for the development, construction, and operation of commercial facilities on approximately 250 acres of County-owned land within the Cooperative Management Area. On December 20, 2022, the Board approved a Lease Agreement between the County and EJM Buffalo for approximately 31.58 acres of the option property on portions of former Assessor's Parcel Numbers 176-03-201-010, 176-03-301-003 and 004, generally located at the northeast corner of Buffalo Drive and Badura Avenue. On February 20, 2025, a parcel map was recorded during design of the related commercial development and established new parcel property lines. The leased premises for EJM Buffalo now consists of approximately 28.12 acres of County-owned land now known as Assessor's Parcel Numbers 177-03-201-016 and 177-03-301-006.

An amendment to the Lease Agreement is required to revise the legal description of the leased premises to accommodate the recordation of the parcel map. Staff is requesting approval of the First Amendment.

This item was presented to the County Long Range Planning Committee on August 26, 2026.

Cleared for Agenda

10/06/2026

File ID#

26-2243