



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 24, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura, Chair
Kriselle Gabriel
Justine McDowell

Matthew Tramp, Vice Chair
Patrick Dierson

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for February 10, 2026. (For possible action)
- IV. Approval of the Agenda for February 24, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft and Helen Meyer Community Center Present: Spring Family Fun Fair & Children’s Mini Market, Saturday March 28, 2026 10 am – 1 pm at the Helen Meyer Community Center, 4525 New Forest Dr.
Join us for games, music, food (available for purchase), a resource fair, and a market with young entrepreneurs showcasing their businesses. Questions: 702-455-7723

VI. Planning and Zoning

- 1. **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) **03/17/26 PC**
- 2. **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) **03/17/26 PC**
- 3. **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) **03/17/26 PC**
- 4. **WS-26-0054-BUFFALO LAS VEGAS LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow attached sidewalk; and 4) alternative driveway geometrics.
DESIGN REVIEW for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rg/cv (For possible action) **03/17/26 PC**

5. **WS-26-0040-STANFILL, TIFFANY LEIGH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for existing sheds in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Westpark Court and west of Aspen Street within Spring Valley. MN/rp/cv (For possible action) 03/17/26 PC

VII. General Business

1. None.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: March 10, 2026.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>

03/17/26 PC AGENDA SHEET

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)

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 Corridor Mixed-Use (CM). More specifically, the site is proposed for development of a Tesla vehicle dealership. 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 use or creating traffic issues.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400083 (UC-0906-15)	Forth extension of time for a modified pedestrian realm and reduced parking in conjunction with a 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 modified pedestrian realm and reduced parking in conjunction with a mixed-use development	Approved by BCC	May 2021
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking in conjunction with a 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	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking in conjunction with a mixed-use development	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacated and abandoned patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way, and permitted an over-length cul-de-sac, along with a design review for modifications to 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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	RS20, RM32 (AE-60)	Undeveloped & multi-family complex

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.
WS-26-0054	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.
VS-26-0053	A vacation and abandonment of government patent easement and portions of right-of-way 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 will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

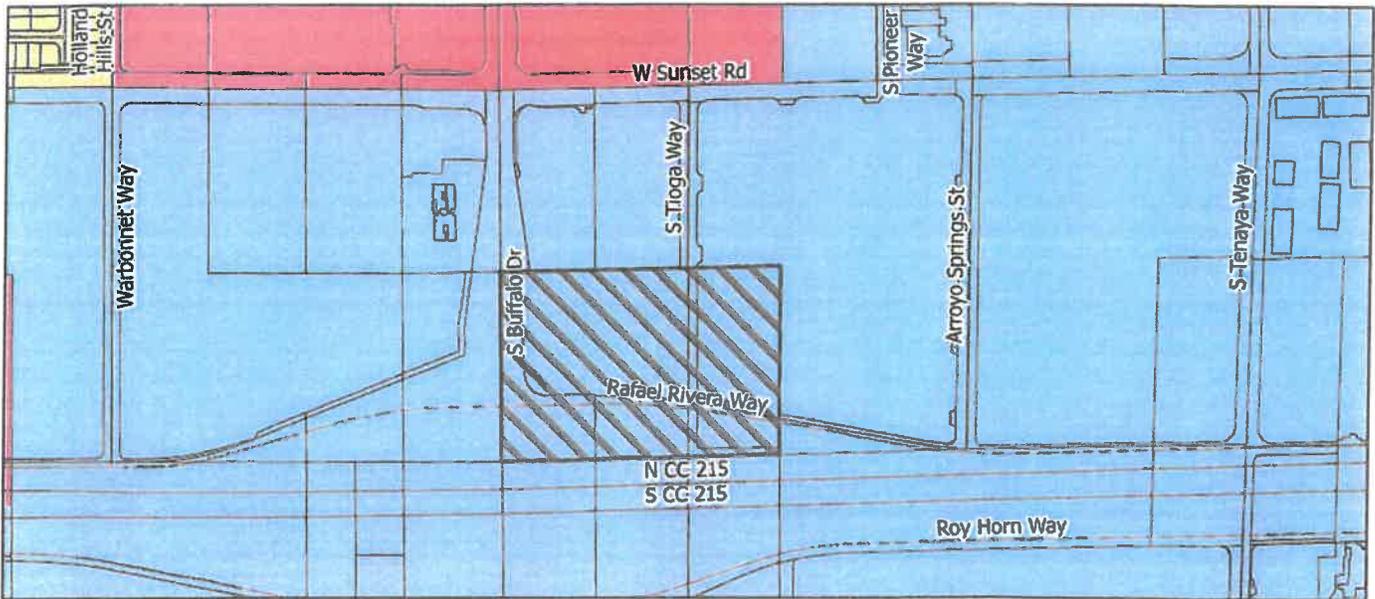
PROTEST:

APPLICANT: CANOPY 5, LLC

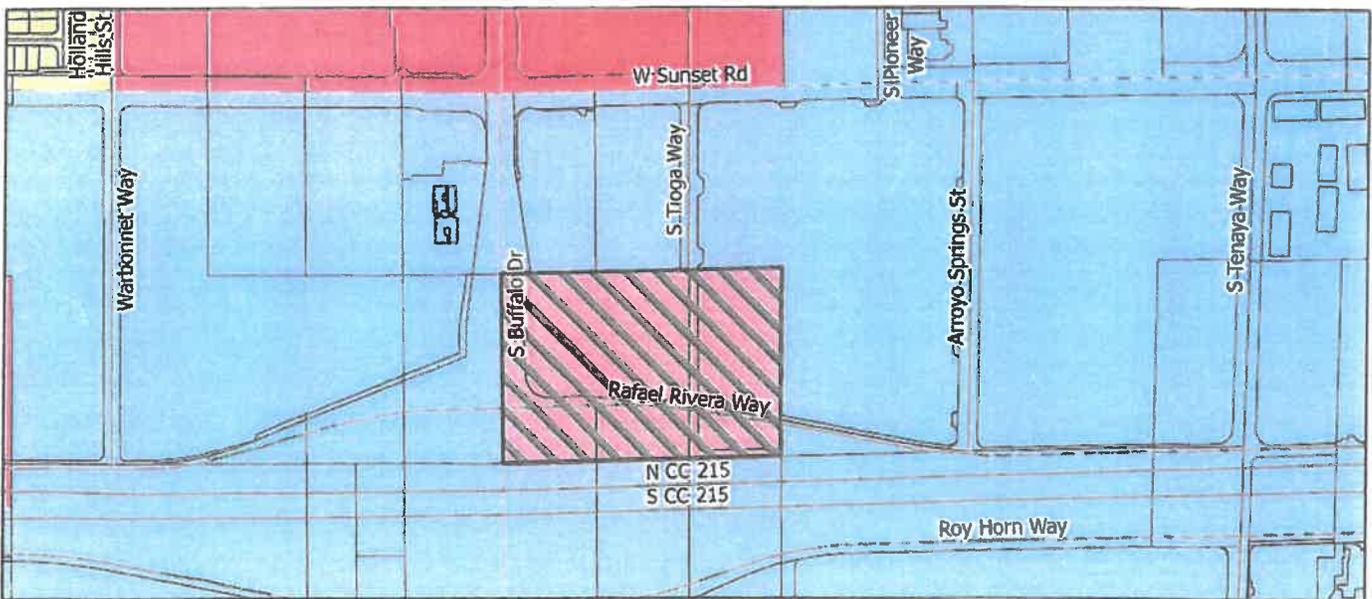
CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-26-700003

DRAFT



Current



Requested

-  Requested Area To Change
-  Planning Areas

Neighborhoods

-  Outlying Neighborhood (ON)
-  Edge Neighborhood (EN)
-  Ranch Estate Neighborhood (RN)
-  Suburban Estate Neighborhood (SN)
-  Low-Intensity Suburban Neighborhood (LN)
-  Mid-Intensity Suburban Neighborhood (MN)
-  Compact Neighborhood (CN)
-  Urban Neighborhood (UN)

Commercial and Mixed Use

-  Neighborhood Commercial (NC)
-  Corridor Mixed-Use (CM)
-  Entertainment Mixed-Use (EM)

Employment

-  Business Employment (BE)
-  Industrial Employment (IE)

Other

-  Agriculture (AG)
-  Open Lands (OL)
-  Public Use (PU)
-  Major Projects (MP)

Spring Valley Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700003, ZC-26-0052, VS-26-0053 & WS-26-0054

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 2/24/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 3/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101361
 ASSESSOR PARCEL #(s): 17603101019 and 17603101009
 PROPERTY ADDRESS/ CROSS STREETS: Buffalo and Rafael Rivera Way

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed vehicle sales dealership with limited vehicle maintenance and repair and outdoor storage.
 MPA, ZC, DR and VS.

PROPERTY OWNER INFORMATION

NAME: BUFFALO LAS VEGAS LAND, LLC
 ADDRESS: 1605 LBJ Freeway, Suite 700
 CITY: Dallas STATE: TX ZIP CODE: 75234
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Yo-leven Vegas SSD, LLC
 ADDRESS: 1351 Roosevelt Ave Suite 102
 CITY: Indianapolis STATE: IN ZIP CODE: 46202
 TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.



 Property Owner (Signature)*

Bradford A. Phillips, President

 Property Owner (Print)

11/14/25

 Date

January 22, 2026

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Master Plan Amendment
(APNs: 176-03-101-019 and 176-03-101-009)***

To Whom It May Concern:

This firm represents Yo-Leven Vegas SSD, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.67 acres north of the 215 beltway and east of Buffalo Drive, more specifically described as Assessor’s Parcel Number 176-03-101-019 and 176-03-101-009 (the “Site”). The Applicant is requesting a master plan amendment from Business Employment (BE) to Neighborhood Commercial (NC) as more fully described below. Separate applications for a zone change, design review, and vacations are submitted concurrently herewith. The Applicant proposes the development of a Tesla car dealership on Site.

The Site is currently master planned BE and zoned Commercial Core (CC). To the north of the Site is an existing commercial center and vacant land, planned BE and zoned CG. To the south is the 215 beltway and off-ramp. To the east is an existing office/warehouse facility, planned BE and zoned Industrial Park (IP). To the west, across Buffalo Drive, is a vacant parcel planned BE and zoned Residential Single Family (RS20).

The Applicant requests a master plan amendment from BE to NC to allow for a proposed car dealership, with incidental uses to include outdoor storage and limited vehicle maintenance and repair. This would allow for a conforming zone change to CG which is a companion item to this application.

The proposed master plan amendment to NC 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 plan amendment to NC is appropriate as it contemplates a mix of retail, restaurant, office, and other professional services. A key characteristic of NC is low-intensity retail that serves residents of the immediate neighborhoods. While there isn’t residential immediately adjacent to the Site, the proposed plan amendment to NC will do just that by limiting the potential uses to commercial/retail uses adding intense industrial uses which is already permitted under the existing BE designation.

This proposed amendment to NC is also compatible with the surrounding area as is the proposed dealership. Considering the influx of industrial and commercial development in the area and the sporadic residential development near the 215 beltway, the proposed amendment to NC will coincide with other low intensity uses. It will further serve as an appropriate buffer between other commercial uses to the north and residential beyond that.

As stated above, the transitioning area is marked by a mix of industrial and residential development which creates other needs for commercial activity to coincide with surrounding and future neighborhoods. The proposed amendment to NC will allow for that commercial element. As the demand for housing is met, so too should the demand for commercial services. The proposed amendment is appropriate for the area and supports the core goals and policies of the Master Plan.

The proposed amendment to NC will not have a negative effect on adjacent properties or transportation services. There are no existing Ranch Estate Neighborhoods near the Site and NC is meant to co-exist with nearby residential communities, though none are adjacent to the Site. The proposed plan amendment to NC will not burden service provisions in the area. A significant mix of residential, industrial and commercial development is already existing or being developed in the surrounding area and as such, utilities have already been contemplated and will not be an issue for the proposed commercial development.

The proposed plan amendment to NC 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 near the Site by providing commercial services without negatively impacting the overall area with high intensity use or creating traffic issues, for example. The increase in residents to this growing area supports the proposed plan amendment. Fire and police services will not be substantially affected by the development of the Site in an NC designation.

Lastly, there are several car dealerships in the area south of the 215 beltway. Those dealerships have similar zoning of CG which indicates this request to NC, which allows for CG is appropriate for this use and overall area.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

January 22, 2026

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KAEMPFER

CROWELL

2

03/17/26 PC AGENDA SHEET

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. There is a related land use application for development of a Tesla vehicle dealership. According to the applicant, the zone change to Commercial General is in-line with the existing commercial uses to the north and while remaining compatible with the more intense industrial use 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 car dealership use in an area abutting a busy freeway. It also further permits the primary dealership use without the need for a special use permit. 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)	Forth extension of time for a modified pedestrian realm and reduced parking in conjunction with a 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 modified pedestrian realm and reduced parking in conjunction with a mixed-use development	Approved by BCC	May 2021
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking in conjunction with a 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	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking in conjunction with a mixed-use development	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacated and abandoned patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way, and permitted an over-length cul-de-sac, along with a design review for modifications to 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 complex

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

Related Applications

Application Number	Request
PA-26-700003	A plan amendment to redesignate the site from Business Employment (BE) to Neighborhood Commercial (NC) is a companion item on the agenda.
WS-26-0054	A waiver of development standards and design review for single-family residential development is a companion item on this agenda.
VS-26-0053	A vacation and abandonment of government patent easement and portions of right-of-way 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 commercial 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 will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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.

PRELIMINARY STAFF CONDITIONS:

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:
APPROVALS:
PROTESTS:

APPLICANT: CANOPY 5, LLC

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700003, ZC-26-0052, VS-26-0053 & WS-26-0054

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 2/24/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 3/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101361
 ASSESSOR PARCEL #(s): 17603101019 and 17603101009
 PROPERTY ADDRESS/ CROSS STREETS: Buffalo and Rafael Rivera Way

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed vehicle sales dealership with limited vehicle maintenance and repair and outdoor storage.
 MPA, ZC, DR and VS.

PROPERTY OWNER INFORMATION

NAME: BUFFALO LAS VEGAS LAND, LLC
 ADDRESS: 1605 LBJ Freeway, Suite 700
 CITY: Dallas STATE: TX ZIP CODE: 75234
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Yo-leven Vegas SSD, LLC
 ADDRESS: 1351 Roosevelt Ave Suite 102
 CITY: Indianapolis STATE: IN ZIP CODE: 46202
 TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.



 Property Owner (Signature)*

Bradford A. Phillips, President

 Property Owner (Print)

11/14/25

 Date

January 22, 2026

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Zone Change to CG
(APNs: 176-03-101-019 and 176-03-101-009)***

To Whom It May Concern:

This firm represents Yo-Leven Vegas SSD, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.67 acres north of the 215 beltway and east of Buffalo Drive, more specifically described as Assessor’s Parcel Number 176-03-101-019 and 176-03-101-009 (the “Site”). The Applicant requests a zone change from Commercial Core (CC) to Commercial General (CG) as more fully described below. Separate applications for a master plan amendment, design review, and vacations are submitted concurrently herewith.

The Site is currently master planned Business Employment (BE) and zoned CC. The current zoning is nonconforming with existing BE designation. The Site was zoned to CC (previously U-V) along with an approved mixed-use project (22-40083) which has since expired. To the north of the Site is an existing commercial center and vacant land, planned BE and zoned CG. To the south is the 215 beltway and off-ramp. To the east is an existing office/warehouse facility, planned BE and zoned Industrial Park (IP). To the west, across Buffalo Drive, is a vacant parcel planned BE and zoned Residential Single Family (RS20).

The Applicant requests a zone change from CC to CG to allow for a proposed car dealership, with incidental uses to include outdoor storage and limited vehicle maintenance and repair. The zone change to CG is in line with the existing commercial uses to the north and while remaining compatible with the more intense industrial use to the northeast and east. Worth noting is the presence of several other existing car dealerships nearby, south of the 215. This further indicates that the CG zoning is appropriate for a car dealership use in an area abutting a busy freeway. The Site is also appropriate for the proposed car dealership given its proximity to a portion of the 215 freeway that lines a busy industrial and commercial corridor.

The requested zone change would allow this Site to fall in line with the adjacent parcels to the north that are zoned CG for the sake of consistency. It also further permits the primary dealership use without the need for a special use permit. CG zoning also permits the incidental uses that are otherwise prohibited in the existing CC zoning district.

January 22, 2026

KAEMPFER

CROWELL

Page 2

This zone change is appropriate and will not change the existing character and nature of the area. The zone change to CG will provide the Applicant the ability to develop its commercial use with an appropriate intensity for the surrounding area, without overextending the intensity to industrial when in fact, a car dealership is undoubtedly commercial in nature.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

03/17/26 PC AGENDA SHEET

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 modified pedestrian realm and reduced parking in conjunction with a 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 modified pedestrian realm and reduced parking in conjunction with a mixed-use development	Approved by BCC	May 2021
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	June 2019
WS-19-0017	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	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 modified pedestrian realm and reduced parking	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacation of patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way, and permitted an over-length cul-de-sac, along with a design review for modifications to 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, office/warehouse, & undeveloped
South	Business Employment	CG & RS20 (AE-60)	Undeveloped, retail (Costco), & 215 beltway
East	Business Employment	IP (AE-60)	Warehouse
West	Business Employment	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700003	A plan amendment to redesignate the existing land use category from Business Employment (BE) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-26-0052	A zone change to reclassify the site 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 will be forwarded to the Board of County Commissioners for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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.

PRELIMINARY STAFF CONDITIONS:

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:

APPROVALS:

PROTESTS:

APPLICANT: CANOPY 5, LLC

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700003, ZC-26-0052, VS-26-0053 & WS-26-0054

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 2/24/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 3/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

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Indian Springs Civic Center
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LOWER KYLE CANYON

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Mia Davis, Secretary
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Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>

November 19, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Design Review and Waivers of Development
Standards (APNs: 176-03-101-019 and 176-03-101-009)***

To Whom It May Concern:

This firm represents Yo-Leven Vegas SSD, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.67 acres north of the 215 beltway and east of Buffalo Drive, more specifically described as Assessor’s Parcel Number 176-03-101-019 and 176-03-101-009 (the “Site”). The Applicant is requesting several vacations described below and as indicated on the vacation site plan submitted herewith. Separate applications for a Master Plan Amendment, Zone Change and Design Review are submitted concurrently herewith.

Vacations

Vacation #1 – Tioga Way 30.0’ Right-of-Way

The Tioga Way 30.0’ Right-of-Way will be vacated to allow the combination of the two separate parcels. Tioga Way will not continue past the cul-de-sac at the southernmost portion of the road.

Vacation #2 – 33.0’ Patent Easement

The 33.0’ patent easements will be vacated. These remnants of easements will be removed as they are not necessary for the full development of this site. No additional roads will be proposed within their vicinity and now public infrastructure will be proposed within the patent easements.

Vacation #3 – Slope Easement

The slope easement will be vacated to allow the encroachment of the design within the ramp embankment. The slope will then be reinstated per the proposed limits of our design to allow Clark County access to the remaining slope.

November 19, 2025

Page 2

KAEMPFER

CROWELL

Vacation #4 – License and Maintenance Easement

The license and maintenance easement will be vacated and replaced with the full dedication of the Tioga Way cul-de-sac.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

RJG/mtf



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101361
 ASSESSOR PARCEL #(s): 17603101019 and 17603101009
 PROPERTY ADDRESS/ CROSS STREETS: Buffalo and Rafael Rivera Way

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed vehicle sales dealership with limited vehicle maintenance and repair and outdoor storage.
 MPA, ZC, DR and VS.

PROPERTY OWNER INFORMATION

NAME: BUFFALO LAS VEGAS LAND, LLC
 ADDRESS: 1605 LBJ Freeway, Suite 700
 CITY: Dallas STATE: TX ZIP CODE: 75234
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Yo-leven Vegas SSD, LLC
 ADDRESS: 1351 Roosevelt Ave Suite 102
 CITY: Indianapolis STATE: IN ZIP CODE: 46202
 TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.



 Property Owner (Signature)*

Bradford A. Phillips, President

 Property Owner (Print)

11/14/25

 Date

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0054-BUFFALO LAS VEGAS LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow attached sidewalk; and 4) alternative driveway geometrics.

DESIGN REVIEW for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Buffalo Drive where 10 feet is required behind an attached sidewalk per Section 30.04.01D.7.
 - b. Eliminate street landscaping along Rafael Rivera Way where 10 feet is required behind an attached sidewalk per Section 30.04.01D.7.
2.
 - a. Increase the retaining wall height along the south side of the site to 24 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 700% increase).
 - b. Increase the retaining wall height along the west side of the site to 13 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 300% increase).
3. Allow the existing attached sidewalk along Buffalo Drive to remain where detached sidewalk is required per Section 30.04.08C.
4.
 - a. Reduce throat depth to 7 feet for the driveway on the east side of Tioga Way where 150 feet is required per Uniform Standard Drawing 222.1 (a 73% reduction).
 - b. Reduce throat depth to 17 feet for the driveway on the west side of Tioga Way where 150 feet is required per Uniform Standard Drawing 222.1 (a 37% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 9.67
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): Up to 24
- Square Feet: 60,185
- Parking Required/Provided: 8/8
- Sustainability Required/Provided: 7/6

Site Plan

The plan depicts the development of a 9.67 acre auto dealership located on the east side of Buffalo Drive, north of Rafael Rivera Way. The project consists of a single 60,185 square foot dealership building situated on the western portion of the site, with substantial setbacks on all sides, including 129 feet from the north property line, 119 feet from the west property line, 96 feet from the south property line, and over 514 feet from the east property line. Vehicular access to the site is provided from Tioga Way to the north, with internal circulation established through a network of 24 foot wide drive aisles and select 18 foot aisles serving inventory parking areas.

Parking is distributed throughout the site and includes customer, employee, inventory, ADA, and electric-vehicle charging spaces. A total of 666 parking spaces are provided, consisting of 120 customer and employee parking spaces and 524 inventory spaces located throughout the site. Twelve EV charging stations, including 4 superchargers, are installed, with an additional 4 EV-capable spaces provided. ADA parking and accessible paths of travel are located adjacent to the primary dealership entrance. A screened trash enclosure is located along the south property line.

The applicant is requesting waivers to increase the maximum permitted retaining wall height along the south side of the property up to 24 feet, and along the west side of the property up to 13 feet.

Landscaping

The applicant requests waivers to eliminate the required street landscaping along both Buffalo Drive and Rafael Rivera Way. Buffalo Drive contains an existing attached sidewalk. Along Tioga Way, the landscape plan provides the required streetscape landscaping, including street trees and shrubs consistent with Title 30.

Parking lot landscaping is provided throughout the site to the Code standard.

Elevations

The plan depicts the building measuring up to 24 feet in height, with parapet variations, wall-plane shifts, glazing, and material and color transitions incorporated throughout the façades. These elements establish the primary massing and façade composition. The elevations illustrate a contemporary tilt-up structure with alternating material sections that provide the required horizontal articulation consistent with Title 30.

Floor Plan

The plan depicts a 60,185 square foot building with a showroom, customer lounges, customer conference rooms, offices, hallway circulation, restrooms, janitor's closet, IT closet, breakroom, multiple parts and storage rooms, a designated delivery area, and a service shop with work bays, equipment areas, and associated utility spaces.

Applicant's Justification

The applicant states the request for a design review and waivers is to allow development of a Tesla dealership and notes that vehicle sales, outdoor display, and vehicle maintenance are conditional uses in the CG zoning district, asserting that all applicable Title 30 conditions are met and no special use permits are required. The applicant indicates the proposed building meets height, setback, architectural, parking, and sustainability requirements, and that landscaping along the northern and eastern boundaries exceeds minimum standards. The applicant requests waivers for throat depth, street-frontage landscaping, increase of the retaining walls height, and an attached sidewalk along Buffalo Drive, stating that the throat depth waiver is warranted due to site constraints and traffic separation, that landscaping along Buffalo Drive and Rafael Rivera Way is infeasible due to steep slopes and retaining walls, and that significant grade changes, retaining wall height, and existing pedestrian barriers justify retaining the attached sidewalk. The applicant concludes that the proposed design and requested waivers are appropriate and consistent with the intent of Title 30.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400083 (UC-0906-15)	Fourth extension of time for a modified pedestrian realm and reduced parking in conjunction with a 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 modified pedestrian realm and reduced parking in conjunction with a mixed-use development	Approved by BCC	May 2021
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	June 2019
WS-19-0017	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacation of patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way, and permitted an over-length cul-de-sac, along with a design review for modifications to 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, office/warehouse, & undeveloped
South	Business Employment	CG & RS20 (AE-60)	Undeveloped, retail (Costco), & 215 beltway
East	Business Employment	IP (AE-60)	Warehouse
West	Business Employment	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700003	A plan amendment to redesignate the existing land use category from Business Employment (BE) to Neighborhood Commercial (NC) is a companion item on this agenda.
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 to vacate patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff finds that eliminating the required street landscaping along Buffalo Drive and Rafael Rivera Way is justified because the site sits at a lower grade and the slope conditions along both rights-of-way make the installation of landscaping impractical and of limited functional benefit. These same grade conditions also necessitate increased retaining wall heights along the south and west sides of the site to properly support the site. Because the site is situated at a lower elevation than the adjacent streets, the increased retaining wall heights do not create impacts to the surrounding area. Staff has no objection to these waiver requests; however, staff is unable to support the other waiver requests. Therefore, staff recommends denial.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed development is compatible with adjacent uses and maintains a harmonious relationship with the surrounding industrial and employment corridor through its single-story massing, consistent materials, and cohesive architectural treatment. The building elevations incorporate appropriate articulation, material transitions, and defined rooflines, and the overall design avoids unsightly or undesirable visual conditions. Site access and internal circulation operate efficiently, with adequate maneuvering space, visibility, and parking-lot organization, and the project does not introduce traffic or safety concerns for adjacent roadways or nearby development. Staff supports the companion plan amendment and zone change requests; however, because staff cannot support the waivers of development standards, which are integral to the site's development configuration, staff recommends denial of the design review request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to allow the existing attached sidewalks to remain Buffalo Drive. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #4

Staff has no objection to the reduced throat depth for the commercial driveways on Tioga Way. Since Tioga Way sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts.

Staff Recommendation

Approval of waiver of development standards #4; denial of waivers of development standards #1 through #3 and the design review. This item will be forwarded to the Board of County Commissioners for final action on April 22, 2026 at 9:00 a.m., unless otherwise announced.

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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 slop;
- Coordinate with Clark County Public Works - Director's Office for the Beltway Frontage road improvement project.

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:
APPROVALS:
PROTESTS:

APPLICANT: CANOPY 5, LLC
CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700003, ZC-26-0052, VS-26-0053 & WS-26-0054²

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 2/24/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 3/17/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101361
 ASSESSOR PARCEL #(s): 17603101019 and 17603101009
 PROPERTY ADDRESS/ CROSS STREETS: Buffalo and Rafael Rivera Way

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed vehicle sales dealership with limited vehicle maintenance and repair and outdoor storage.
 MPA, ZC, DR and VS.

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NAME: BUFFALO LAS VEGAS LAND, LLC
 ADDRESS: 1605 LBJ Freeway, Suite 700
 CITY: Dallas STATE: TX ZIP CODE: 75234
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Yo-leven Vegas SSD, LLC
 ADDRESS: 1351 Roosevelt Ave Suite 102
 CITY: Indianapolis STATE: IN ZIP CODE: 46202
 TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*

Bradford A. Phillips, President
 Property Owner (Print)

11/14/25
 Date

January 22, 2026

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Design Review and Waivers of Development
Standards (APNs: 176-03-101-019 and 176-03-101-009)***

To Whom It May Concern:

This firm represents Yo-Leven Vegas SSD, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.67 acres north of the 215 beltway and east of Buffalo Drive, more specifically described as Assessor’s Parcel Number 176-03-101-019 and 176-03-101-009 (the “Site”). The Applicant is requesting a design review and waivers of development standards for a proposed Tesla dealership. Separate applications for a master plan amendment, zone change and vacations are submitted concurrently herewith.

The Applicant proposes the development of a Tesla car dealership on Site. In the Commercial General (CG) zoning district, *vehicle rental or sales* is a conditional use. All conditions imposed by Title 30 for this use are either met or do not apply to the subject site. Specifically, while vehicles will be on display for sale, the Site does not share parking with another use and thus, no special use permit is required.

Additionally, there is an accessory *outdoor display* component to this use as common with a dealership primary use. Outdoor display is also a conditional use in a CG zoning district. As designed, all conditions imposed on the outdoor display use are met. The analysis is the same for an accessory *vehicle maintenance and repair* use that will occur on Site. Vehicle maintenance and repair is similarly a conditional use in CG. All conditions imposed by Title 30 for this use are met and special use permit is not required. All maintenance will occur within the building’s service area as detailed on the floor plans.

Worth noting, there is a multifamily residential development to the west across Buffalo Drive. However, the multifamily development is more than 400 feet from the Site. Further, the vacant parcel just west of Buffalo Drive is master planned Business Employment (BE) and zoned Residential Single Family (RS20). Based on the land use designation of BE, residential adjacency standards do not apply to the proposed project.

Design Review – General

The Site will be accessed from a cul-de-sac on Tioga Way via Sunset Road. There is one 60,185 SF building on Site, located on the western half of the overall site. The building is comprised of a lobby, showroom, office area, service area, and parts and storage. Vehicle washing will also occur within the building which is permitted as an accessory use in CG so long as it remains accessory to a primary use (vehicle sales) and will not be open to the public. These requirements will be met. The maximum height of the building is 24'-0" to the parapet where 50' is permitted in CG. The Applicant proposes a concrete tilt-up building with a color scheme of light and dark grey with Tesla's signature red accents. An aluminum glass storefront is located on the eastern elevation where the customer entrance is located.

As designed, the Site exceeds all required setbacks for the CG zoning district. There is also an enclosure for the trash and recycling containers located along the southern boundary line to the rear of the building. The Applicant will also provide a container for recycled tires. Pedestrian connectivity is provided by stamped and colored AC paving crosswalks and connects from the detached sidewalk along the cul-du-sac to the northeast corner of the building. Customer access to the building is provided through doors on the eastern and northern elevations.

A new split-faced retaining wall will be added to the Site, starting from the northwest corner, continuing south and around to cease at the southeast corner of the Site. See below for waiver. The cul-de-sac at the end of Tioga Way will have detached sidewalks. However, the existing attached sidewalk along Buffalo Drive will remain in place. A detached sidewalk is not required here per Title 30 as the portion of Buffalo Drive adjacent to the Site is considered part of the off-ramp of the 215 beltway.

Design Review - Overhead Roll-Up Doors

There are 3 roll-up doors on the south elevation and one roll-up door on each of the north, east and west elevations. The easterly roll-up door is slated for the entrance to the service operation; the southerly roll-up doors are for the delivery/inventory component. The remaining roll-up doors are egress from the building.

Only the western roll-up door faces a residential zoning district, specifically, the vacant site across Buffalo Drive to the west. However, due to the slope at the western boundary line, the overhead door is not visible from the street and even less from the residentially zoned parcel.

Parking

The standard customer parking is located just east of the building. The inventory/outdoor display parking is located primarily on the eastern half of the Site. A drive aisle with the minimum width of 23'-5" is provided for vehicle circulation around the Site. Per code, a minimum of 120 parking spaces is required for the building. Here, there will be a total of 667 parking spaces. The

breakdown of total parking spaces is as follows:

- Display/Merchandise Spaces: 525 Spaces
- Customer/Employee Parking Spaces: 120 spaces
- ADA Parking Spaces: 5 Spaces
- Van ADA Parking Spaces: 1 Space
- EV Installed Spaces: 12 Spaces
- EV Capable Spaces: 4 Spaces

Based on the parking site plan, submitted herewith, the standard customer parking spaces are located just east of the building near the main entrance and along the northern property line as mentioned above. The bulk of the outdoor display parking is provided in the eastern half of the Site and along western property line and northwest corner of the Site. The loaner vehicles provided to customers will be located along the northern portion of the building. The EV parking provided on-site will be available for both customer and dealership use.

Landscaping

There is ample landscaping provided along the northern and eastern boundary lines, consisting of large shoestring acacias trees and shrubs within the landscape buffers. The Site also exceeds code requirements in terms of trees which mainly consist of large rosewood trees. Specifically, there are 142 trees where 120 trees are required. The parking lot landscape islands central to the Site are provided every 6 spaces as required by code. Along the perimeter, the parking lot landscape islands are provided more than 6 spaces apart which is permitted by code with the addition of the 8-foot landscape buffer provided behind the parking stalls. The addition of the 8-foot strip also provides an additional safety buffer between the parked vehicles and proposed retaining walls in this area. Due to the slope of the western and eastern boundaries, landscaping will not be provided as any plantings would not be visible from the 215 beltway or Buffalo Drive. See waiver below.

Alternative Landscaping

The Applicant has alternative landscaping in place along the cul-de-sac along Tioga Way, specifically, the handful of small trees dispersed in addition to the large trees where large trees are required. However, the Applicant is still proposed the required number of trees in the area. Even more, the Applicant meets the street frontage trees for Tioga Way and provides more parking lot trees overall than required (145 trees where 112 are required). This use of small trees in this area will allow for additional room where utility equipment may be installed in the future and does not negatively impact the Site.

Sustainability

The Site design also meets the required 6 sustainability measures as follows:

- **Trees:** More than 10% of trees than required (1 point)
- **Water Efficient Planting:** Provided 95% or more of plants with low or very low water needs (1 point)
- **Cool Roofs:** Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)
- **Building Orientation:** Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)
- **Daylighting Strategies:** Provide daylighting strategies to minimize artificial lighting. (1/2 pt)
- **Nonresidential Ventilation:** Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)
- **Low-emissivity Glass:** Provide on all south & west facing windows. (1/2 pt)
- **Building Entrances and ADA Ramps:** Shade with awning or portico or other device. (1/2 pt)

The dealership will be open six days-a-week for the sales and service operations from approximately 8 AM to 7 PM. The dealership will be closed on Sundays. The applicant anticipates one shift with approximately 70 employees on Site. No major body work, collision repair or paint services will be provided on Site.

Waivers of Development Standards

1) Throat Depth

The Applicant requests a waiver for reduced throat depth of both driveways at the access point off of Tioga Way. The Site has throat depths of 17'-6" and 7'-6" where 150'-0" is required for parking lots over 100 spaces. However, the waiver is justified as there are two access points from the Tioga Way cul-du-sac. The easterly driveway leads to outdoor display/delivery/inventory parking area. The westerly driveway provides access to the standard customer parking near the building entrance. The reduced throat depths are largely due to the existing constraints from the cul-du-sac design and nontypical access to the Site. The likelihood of stacking is reduced by the two driveways provided.

For the westerly driveway, the parking stalls directly adjacent to the entrance will be for cars that are part of the inventory and occupied by vehicles for long periods of time. With the building type being vehicle sales, much of the parking lot (including the spaces adjacent to the customer ingress and egress area), will be used to display the inventory. The cars will mainly be

parked and displayed, and minimal maneuvering will be done within this area to prevent any vehicle queuing for the customers. South of the driveway, moving towards customer parking, additional throat depth was provided to allow additional stacking as necessary. With the limited vehicle movement for the display spaces and additional southern throat depth, the applicant's waiver to decrease the throat depth is warranted.

The east driveway will provide ingress and egress for employees on the east portion of the site. The east driveway will also provide an ingress for delivery trucks along with a dedicated truck egress driveway on the southernmost portion of the cul-de-sac. This driveway will be egress only and will not be accessible from Tioga Way. This easterly driveway will provide access to the car inventory display which will have minimal maneuvering once vehicles have been dropped off and stored. Adjacent to the east driveway, the parking spaces will be for inventory display which will allow additional vehicle stacking due to the limited movement of the stored vehicles. The stacking of the vehicles will stem from the easternmost corner of the parking lot which will be designated for the employees. The drop-off area for the delivery trucks will be located on the southeast portion of the site, away from any potential stacking into the street. With the cause of stacking to be minimal (employee spaces) and limited vehicle movement for the display spaces, the applicant's waiver to decrease the throat depth is warranted.

2) Eliminate Landscaping (Street Frontage)

Per Section 30.04.01D.7, the Applicant requests a waiver to eliminate landscaping along the street frontage, (i.e., Rafael Rivera Way and Buffalo Drive. Due to the sunken nature of the Site, the western and southern boundary lines are on the existing slopes that vary from 2 to 3:1. Plantings in these areas are not feasible, and if permitted, maintenance of the same would present issue for the property owner. Further, it would not be visible from the Site due to the retaining walls that will be constructed along these boundary lines given the grade change. This waiver is justified.

3) Parking Lot Landscape Islands

The Applicant requests a waiver to reduce the number of required landscape islands where code requires 1 landscape island for every 6 parking spaces per Section 30.04.01D8. Instead, there are parking lot landscape islands every 12 spaces. In addition to that, the Applicant has provided a minimum of 8'-7"-wide landscape strip behind the parking stalls around the entirety of the Site. The increased landscaping around the Site likely has greater mitigation on the heat island effect than the additional landscape finger islands required Section 30.04.01D8. The intent of the code is met by the continuous landscape strip. Therefore, this waiver is justified.

4) Detached Sidewalk (Buffalo Drive)

Lastly, the Applicant requests a waiver for a detached sidewalk along Buffalo Drive. There is an existing attached sidewalk along Buffalo Drive which is consistent with other sidewalks in the area. The existing detached sidewalks closer to the intersection of Buffalo Drive and Sunset Road are situated near both vehicular and pedestrian access for those parcels. The subject

sidewalk's placement can be distinguished from the other properties in the area.

Further, this stretch of Buffalo Drive is adjacent to the side and rear of the proposed dealership where access is not available. There will also be a 13'-0" retaining wall along this portion of the Site. Further, because of the low grade and sunken nature of the Site, large amounts of fill will be required to raise this portion of the Site to install detached sidewalks while maintaining the same required slope. Even more, a detached sidewalk would require an even taller retaining wall than the 13'-0" already proposed along Buffalo Drive. The detached sidewalk would also have to accommodate the existing pedestrian barrier along Buffalo Drive. This is an extreme circumstance where the Site's topography presents several issues for installing a detached sidewalk. There are similar other properties in the area abutting the freeway and/or frontage roads that allow attached sidewalks to remain in place. The Applicant can appreciate the need for detached sidewalks required by Title 30. However, the waiver is justified for this area in this limited circumstance.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

RJG/mtf

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0040-STANFILL, TIFFANY LEIGH:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for existing sheds in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Westpark Court and west of Aspen Street within Spring Valley. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

163-22-512-075

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear setback for Shed A to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
 - b. Reduce the side setback for Shed A to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
 - c. Reduce the rear setback for Shed B to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
 - d. Reduce the rear setback for Shed C to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
2.
 - a. Reduce the building separation between Shed A and single-family residence to 5 feet where 6 feet is required per Section 30.02.06 (a 17% reduction).
 - b. Reduce the building separation between Shed A and Shed B to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
 - c. Reduce the building separation between Shed B and Shed C to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
 - d. Reduce the building separation between Shed C and single-family residence to 4 feet where 6 feet is required per Section 30.02.06 (a 33% reduction).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7075 Westpark Court
- Site Acreage: 0.18
- Project Type: Reduced setbacks and building separation

- Building Height (feet): 11 feet (Shed A)/7 (Shed B)/12 feet (Shed C)
- Square Feet: 125 (Shed A)/75 (Shed B)/128 (Shed C)

Site Plan

The plan depicts an existing single-family residence with driveway access from Westpark Court. Along the rear (south) property line are 3 sheds:

Shed A is located on the rear yard, set back 2 feet 5 inches from the east property line and 2 feet from the rear property, with a building separation of 5 feet 6 inches from the single-family residence.

Shed B is located on the rear yard, set back 2 feet from the rear property line, with a building separation of 3 feet 7 inches from Shed A.

Shed C is located on the rear yard, set back 2 feet from the rear property line, with a building separation of 3 feet from Shed A and 4 feet 8 inches from the single-family residence.

Landscaping

Landscaping is not a part of this request.

Floor Plan

The plan depicts Shed A with 125 square feet, Shed B with 75 square feet, and Shed C measuring 128 square feet, all with an open floor plan.

Elevation

The photo depicts Shed A at 10 feet 9 inches in height, constructed of beige wood to match the single-family residence, with a shingle gambrel roof.

Shed B is 7 feet in height, constructed of beige metal siding and gray metal pitched roof.

Shed C is 11 feet 5 inches in height, constructed of blue wooden panels, with shingle gambrel roof.

Applicant's Justification

The applicant is asking for waivers of development standards so they can keep 3 sheds in their backyard exactly where they are, even though the sheds do not meet the required rear and side setback and building separation requirements. Each shed serves an important purpose. Shed A was built about 4 years ago and is used for crafting storage. It is visible from the street and, because of how it is built, it cannot be moved. Shed B is a standard metal shed. It holds camping gear and miscellaneous items. This shed is tucked away so it is not visible from the street, and if necessary, can be relocated. Shed C is the newest addition, built just a month ago to store belongings from the applicant's father-in-law. The applicant's home is only about 1,300 square feet, so space is very limited. Shed C is higher than the wall along the south property line, which makes it visible from the adjacent neighbor's property, but not from the street and cannot be moved. All 3 sheds are small in size, but they are essential for the applicant's family needs and circumstances.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS5.2 & PF	Single-family residential & school

Clark County Public Response Office (CCPRO)

There is an active violation (CE25-22711) for building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods. The lot has adequate space to accommodate required setbacks and building separation. The requests are a self-imposed hardship, and the applicant has not provided a justification as to why the sheds could not be built on the western portion of the lot, where there is ample room, to meet the required setbacks and separation. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: TIFFANY STANFILL
CONTACT: TIFFANY STANFILL, 7075 WESTPARK COURT, LAS VEGAS, NV 89147**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 163-22-512-075

PROPERTY ADDRESS/ CROSS STREETS: 7075 Westpark Ct. Las Vegas NV 89147

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Tiffany Stanfill

ADDRESS: 7075 Westpark Ct.

CITY: Las Vegas

STATE: NV ZIP CODE: 89147

TELEPHONE: _____ CELL 702-524-0919

APPLICANT INFORMATION (information must match online application)

NAME: Same

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Tiffany Stanfill
Property Owner (Signature)*

Tiffany Stanfill
Property Owner (Print)

8.25.25
Date

DATE: 10/15/2025
APR #: 25-101250
APN: 163-29-210-008
ZONING CLASSIFICATION: Corridor Mixed-Use (CM)
PLANNED LAND USE: Commercial general (CG)
AIR ZONE: N/A
DESIGN OVERLAY: N/A

Your application materials have been reviewed, and Comprehensive Planning has the following comments. Please address each comment prior to your next scheduled appointment.

Required Documents:	Correct:	Needs Correction:
Application form Please fill out the applicant and correspondent section.		X
Justification Letter – Full explanation required (See below):Please make sure		X
Reason for the Application:		X
<ul style="list-style-type: none"> • Why is the Land use Application necessary? <ul style="list-style-type: none"> ○ Resolve a Code Enforcement violation relating to the Development Code. • Please explain the use of the site, existing permitted building, and existing unpermitted building. • Please specify the Land Use Application(s) being requested. <ul style="list-style-type: none"> ○ Waiver of Development Standard to reduce the shed A rear setback to 2 feet where 5 feet is required per Section 30.02.06 ○ Waiver of Development Standard to reduce the shed B rear setback to 2 feet where 5 feet is required per Section 30.02.06 ○ Waiver of Development Standard to reduce the shed C rear setback to 2 feet where 5 feet is required per Section 30.02.06 ○ Waiver of Development Standard to reduce the shed A building separation to 5.75 feet where 6 feet is required per Section 30.02.06 ○ Waiver of Development Standard to reduce the shed B building separation to 5.75 feet where 6 feet is required per Section 30.02.06 ○ Waiver of Development Standard to reduce the shed C building separation to 5.75 feet where 6 feet is required per Section 30.02.06 • Please explain where the location of all the structure is located in the site, (For example the northwest of the project site) including the Shed (Accessory Structure). • Please state which condition do you meet for an Accessory Structure (shed). <ul style="list-style-type: none"> ○ The shed is visible from the street; or ○ The shed is not complementary in color to the primary building and extends 2 feet or more above an opaque building, fence, or wall. 		X

Most Recent Deed(s) – with Legal Description	X	
Assessor's Parcel Map(s)	X	
Site Plan – Must include the following: Please see the example attached <ul style="list-style-type: none"> – Drawn to Scale (e.g., 1" = 10') – Property Line Dimensions – Setbacks for Existing & Proposed Structures – Locations of All Structures Label all the shed for example (Shed A,B,C) <ul style="list-style-type: none"> – Area (sq. ft.) & Height of Structures – Address & APN Clearly Labeled – Adjacent Street Names & Locations 		X
Building Elevations (if applicable) Please provide color pictures of all the all the structures		X
Floor Plan	X	

Please send your submittal package to Public Works to pwlanduse@clarkcountynv.gov, including the APR (25-101250) and APN (163-29-210-008) in the subject line.

*Please ensure the red-lined plans are returned at the next scheduled meeting, which will be held at 1:00 P.M on October 22, 2025.

Thank you,

Roxy Pais-Evia
Planner, Clark County |Department of Comprehensive Planning
Phone: 702-455-2273
Email: Roxy.Pais-Evia@clarkcountynv.gov

7075 Westpark Ct. Las Vegas, NV 89147

To Whom It May Concern,

I am asking for a waiver for the three sheds I have in my back yard. Originally, we were told it would only need to be for Shed A located on the South East corner of the property. We have since learned that we need waivers for all three.

Shed A- this is my crafting storage shed. It was built 4 years ago. We reviewed what we thought were the requirements for having this shed and met them. This shed can be seen from the street and does stick up above the wall. It is constructed with a wood frame and has hardy board around the exterior with shingles on the roof.

Shed B- this is a standard metal shed purchased from Home Depot and holds all our camping items at other misc. items. The shed cannot be seen from the street.

Shed C- this shed was built a month ago after going to your office to speak with someone in the comprehensive planning department regarding what we need to do since receiving a compliance notice from code enforcement for shed A. The lady we spoke with brought up the ariel view of the backyard and said that since that section where we considered placing, shed C would not be seen from the street we could just build it. This shed is going to hold all of the items from my father-in-law's house. We have had to recently move him in with my husband and myself for health reasons. My house is only approx. 1300 Sq. feet and we did not have room to store all his furniture and other items etc. This shed is blue and is different from the color of the house and does stick above the back wall and the house but cannot be seen from the

street at the front of the house. Shed C is a Tuff Shed made from wood with LP smart siding. The roof is constructed with roof shingles and LP ProStruct roof decking.

Both shed A and C can not be moved. Shed B in the event that you require us to move to a different location can. They are all small in square footage.

I am asking for the following Land Use Application(a)

Waiver of development Standard to reduce the shed A rear setback to 2 feet where 5 feet is required per section 30.02.06.

Waiver of Development standards to reduce the shed B rear setback to 2 feet where 5 feet is required per section 30.02.06

Waiver of Development standards to reduce the shed C rear setback to 2 feet where 5 feet is required per section 30.02.06

Waiver of Development standard to reduce the Shed A building separation to 5.75 feet where 6 feet is required per section 30.02.06

Waiver of Development standard to reduce the Shed B building separation to 5.75 feet where 6 feet is required per section 30.02.06

Waiver of Development standard to reduce the Shed C building separation to 5.75 feet where 6 feet is required per section 30.02.06

Waiver of Development standard to reduce the building separation between shed A and the residence to 5.75 feet where 6 feet is required and reduce the building separation between shed A and shed B to 3'7" where 6 feet is required per section 30.02.06

Waiver of Development standard to reduce the building separation between shed B and the residence to 5.75 feet where 6 feet is required and reduce the building separation between shed B and shed C to 3' where 6 feet is required per section 30.02.06

Waiver of Development standard to reduce the building separation between shed C and the residence to 5.75 feet where 6 feet is required where 6 feet is required per section 30.02.06

All three sheds are located at the south east section of the property.

Sincerely,

Tiffany Stanfill

7075 Westpark Ct.

Las Vegas, NV 89147

