

07/21/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500087-CACTUS BERMUDA INVESTMENTS. LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 1.69 acres in a CN (Commercial Neighborhood) Zone.

Generally located west of Bermuda Road and the south of Cactus Avenue within Enterprise. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.69
- Project Type: Proposed commercial subdivision
- Number of Lots: 1

Project Description

The tentative map depicts a 1 lot commercial subdivision located on the southwest corner of Cactus Avenue and Bermuda Road. The site was previously approved for a commercial center consisting of 3 buildings. Access to the site will be provided by 2 commercial driveways, one along Cactus Avenue and another along Bermuda Road.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700057	Plan amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC)	Approved by BCC	March 2026
ZC-25-0883	Zone change from RS20 to CG and remove the RNP-NPO	Approved by BCC	March 2026
VS-25-0884	Vacation and abandonment to vacate patent easements and a portion of rights-of-way	Approved by BCC	March 2026
WS-25-0885	Waiver of development standards and design review for a commercial center	Approved by BCC	March 2026
ZC-1026-05	Zone change from R-E to R-E (RNP-I) Zone for APN 177-33-501-005	Approved by BCC	October 2005

Surrounding Land Use

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

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

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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Bermuda Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- All street suffixes shall be spelt out.

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 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CACTUS BERMUDA INVESTMENTS, LLC

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