

06/02/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500065-BP FLAMINGO, LLC:

TENTATIVE MAP consisting of 2 commercial lots on 1.10 acres in a CG (Commercial General) Zone.

Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

161-18-402-014

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.10
- Project Type: Commercial subdivision
- Number of Lots: 2

Project Description

The map depicts a 2 lot commercial subdivision located on the northwest corner of Pinecrest Street and Flamingo Road. The site has been approved for restaurant buildings with drive-thrus and outdoor dining and drinking.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-26-0173	Vacation and abandonment of a portion of right-of-way	Approved by PC	May 2026
UC-25-0756	Use permit, waivers of development standards, and a design review for restaurant building with drive-thru	Approved by BCC	December 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS5.2	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Retail center
West	Corridor Mixed-Use	CG	Shopping center

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, and the proposed location, size, and design of the lots is consistent with previous land use applications on the site. For these reasons, staff can support this request.

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

- 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;
- Drainage study and compliance;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- The West Pinecrest Circle in the vicinity map shall be shown as Pinecrest West Circle;
- The East Pinecrest Circle in the vicinity map shall be shown as Pinecrest East Circle;
- The street suffixes shall be spelt out.

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 #0250-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** JOE BONIFFATO**CONTACT:** LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101