10/07/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500110-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 2.84 acres in a CG (Commercial General) Zone.

Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action)

RELATED INFORMATION:

APN:
140-19-204-025 & 140-19-204-017

RELATED APN:
140-19-204-024

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.84
- Project Type: Commercial shopping center
- Number of Lots: 1

Project Description
The plans depict a new 1 lot commercial subdivision at the corner of Walnut Road and Lake Mead Boulevard. Access is from both Walnut Road and Lake Mead Boulevard with 2 proposed commercial buildings and 1 future pad site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0011	Design review for a medical office building - expired	Approved by BCC	February 2019
WC-19-400002 (ZC-0497-12)	Waiver of conditions of a zone change requiring per plans shown at the BCC meeting	Approved BCC	February 2019
VS-18-0368	Vacation and abandonment of easements and right-of-way - recorded	Approved by PC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0949-17	Waiver of development standard to allow non-standard street improvements in conjunction with an approved retail auto parts store	Approved by BCC	December 2017
DR-0657-15	Design review for a retail auto parts store on a portion of 2.5 acres	Approved by BCC	November 2015
VS-0291-15	Vacation and abandonment of Walnut Road - recorded	Approved by PC	June 2015
ZC-0497-12	Zone change to reclassify 2.5 acres from R-E and R-2 zoning to C-1 zoning with a waiver of development standards for alternative landscaping and a design review for a retail center and funeral home	Approved by BCC	December 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Neighborhood Commercial and Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Convenience store and gas station, single-family residential, & undeveloped
East	Neighborhood Commercial	CG	Retail center
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Related Applications

Application Number	Request
WS-26-0488	Waiver of development standards and design review for a proposed shopping center 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
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;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- The directional prefixes shall not be included on the map;
- 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 #0060-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103