

06/02/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500063-MADISON PEBBLE, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 2.24 acres in an IP (Industrial Park) Zone.

Generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise.
JJ/mh/cv (For possible action)

RELATED INFORMATION:

APN:

176-14-801-026

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.24
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description

The tentative map depicts a 1 lot industrial subdivision located north of Pebble Road. The site is currently undeveloped, though it has been approved for office/warehouse buildings and outdoor storage. Access to the site will be provided via a commercial driveway along Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-700003	Plan amendment from RN to BE	Approved by BCC	April 2025
ZC-25-0068	Zone change from RS20 (NPO-RNP) to IP	Approved by BCC	April 2025
VS-25-0069	Vacation and abandonment of easements	Approved by BCC	April 2025
WS-25-0070	Waivers of development standards and design review for office/warehouse buildings and outdoor storage	Approved by BCC	April 2025
ZC-1026-05	Zone change which established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Business Employment	RS20	Place of worship
East & West	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	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, and the proposed location, size, and design of the lot is consistent with the previously approved 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Building Department - Addressing

- Street names shall not include directional prefixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and that instructions for submitting a POC request are available on the CCWRD website.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS,
5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118