

03/18/25 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-25-700003-MADISON PEBBLE, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres.

Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/gc (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-14-801-026

**EXISTING LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**PROPOSED LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for Business Employment (BE) is appropriate since there are over hundreds of acres of land master planned as BE to the south and farther east of the site. Additionally, the site is near Blue Diamond Road and the Union Pacific Railroad tracks where BE would be an appropriate use. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Business Employment	RS20	Place of worship
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0068	A zone change to reclassify the site from RS20 (NPO-RNP) to IP is a companion item on this agenda.
WS-25-0070	Waivers of development standards and design review for office/warehouse buildings is a companion item on this agenda.
VS-25-0069	A vacation and abandonment for government patent easements 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 Ranch Estate Neighborhood (RN) to Business Employment (BE). Intended primary land uses in the proposed BE land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses.

Staff cannot support the request for Business Employment (BE) for the site. Pebble Road acts as a clear boundary line and buffer between the Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north of Pebble Road, and the Business Employment (BE) planned uses to the south of Pebble Road. Furthermore, although

the abutting properties to the south are planned for BE uses, they were not developed with typical industrial development but were developed as a place of worship and a school instead. Changing the land use category to BE would adversely impact the adjacent Ranch Estate Neighborhood (RN) planned and Neighborhood Protection (RNP) Overlay properties to the north, east, and west. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the Business Employment (BE) land use category is not appropriate for this location.

**Staff Recommendation**

Denial. If approved, 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 16, 2025 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:**

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PETERSEN MANAGEMENT, LLC

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

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE ENTERPRISE LAND USE PLAN MAP OF  
THE CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

**WHEREAS**, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

**WHEREAS**, on March 18, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does adopt and amend the Enterprise Land Use Plan Map by:

PA-25-700003 - Amending the Enterprise Land Use Plan Map of the Clark County Master Plan on APN 176-14-801-026 from Ranch Estate Neighborhood (RN) to Business Employment (BE). Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive (alignment).

**PASSED, APPROVED, AND ADOPTED this 18<sup>th</sup> day of March, 2025.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
VIVIAN KILARSKI, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY