

01/20/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500204-LV FORT APACHE PEBBLE, LLC:

TENTATIVE MAP consisting of a 1 commercial lot on 1.73 acres in a CG (Commercial General) Zone.

Generally located east of Fort Apache Road and south of Pebble Road within Enterprise.
JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:

176-20-101-001

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.73
- Project Type: Commercial subdivision
- Number of Lots/Units: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the southeast corner of Fort Apache Road and Pebble Road. The site has been approved for a convenience store, gas station, and restaurants, which are currently under construction. Access to the site will be provided by 2 commercial driveways along Fort Apache Road and Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0110	Zone change, use permits, waivers of development standards, and design review for convenience stores, gas station, and restaurants	Approved by BCC	June 2023
VS-23-0111	Vacation and abandonment of right-of-way and easements	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Undeveloped

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 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

- No comment.

Building Department - Addressing

- Street suffixes shall be spelled out.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
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