

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0530-DIAMOND RAVEN, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-104-004; 177-20-104-005; 177-20-104-007

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans provided show 2 proposed vacations; a patent easement and a portion of the Pebble Road right-of-way. The plans show the patent easement to be vacated is located on APN 177-20-104-007 in the southern portion of the site. The patent easement is shown to be 33 feet wide on the east and west portions of the parcel, 3 feet wide on the north side of Raven Avenue, and 33 feet again in the southern portion of the parcel between the Raven Avenue cul-de-sac and the I-15 right-of-way.

The proposed vacation of the Pebble Road right-of-way is shown to be primarily along the northern and eastern portions of the existing dedicated right-of-way area. The plans show that 20 feet will be vacated along the northern portion of Pebble Road starting at the west end of the proposed cul-de-sac bulb and extending all the way to Dean Martin Drive with the spandrel area also being vacated. An area ranging in width from 3 to 20 feet will be vacated along the northern portion of the proposed cul-de-sac bulb. Finally, the full 80 foot width of Pebble Road will be vacated in the 15 feet east of the proposed cul-de-sac bulb and the I-15 right-of-way.

The applicant states that the patent easement and the right-of-way proposed to be vacated are no longer needed for development and would not cause any undue impacts on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacate and abandon the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & RS20	Undeveloped
South	Business Employment	RS20	Place of worship
East**	Entertainment Mixed-Use	CR	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Single-family detached residential

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

**The I-15 right-of-way is directly to the east of the site.

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element is a companion item on this agenda.
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street landscaping, freeway buffer, and to allow attached sidewalks for single-family residential subdivision is a companion item on this agenda.
TM-24-500115	A 38 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff finds this request premature. With the continued growth within the valley, it is critical to maintain arterial alignments where possible to help mitigate traffic. Pebble Road is established as a 100 foot right-of-way from Dean Martin Drive to Blue Diamond Road on the west and I-15 to the City of Henderson jurisdiction to the east. This is the only segment that is not 100 feet wide. Therefore, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners’ meeting for final action on **January 22, 2025 at 9:00 a.m.**, unless otherwise announced.

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

If approved:

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back-of-curb and cul-de-sac for Raven Avenue, portion of a cul-de-sac for Pebble Road and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 4 cards, 1 letter

PLANNING COMMISSION ACTION: November 19, 2024 – HELD – To 12/17/24 – per the applicant.

APPLICANT: DIAMOND RAVEN, LLC

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