

06/07/23 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

PEBBLE RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0164-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-501-004; 177-20-501-007; 177-20-501-008; 177-20-501-014 through 177-20-501-016; 177-20-501-024

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Pebble Road measuring 394 feet in length with an area of 1,971 square feet. The vacation and abandonment of right-of-way is necessary to accommodate the detached sidewalk along Pebble Road.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-0027	Reclassified a 7.6 acre portion of the project site from R-3 to H-1 zoning for a multiple family residential development; multiple family residential development portion of this application - expired	Approved by BCC	April 2019
VC-0242-00	Allowed outside storage of automobiles	Denied by BCC	April 2000
UC-1244-95	Allowed an apartment complex in an H-1 zone on a portion of this site - expired	Approved by BCC	October 1995
ZC-1243-95	Reclassified a 2.5 acre portion of the site from R-E to R-3 zoning for an apartment	Approved by BCC	September 1995
ZC-1065-94	Reclassified a 15 acre portion of this site from R-E to R-3 zoning for an apartment complex	Approved by BCC	September 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	C-2 & H-1	Vehicle rental facility & automobile related uses
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	C-2 & H-1	Tavern, convenience store, gasoline station, & multiple family residential
West	Entertainment Mixed-Use	C-2 & R-E	Multiple family condominiums with long/short term lodging & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0163	A zone change to reclassify 6.9 acres from an H-1 to a C-2 zone for a commercial development with use permits for a High Impact Project and a multiple family development on 28.1 acres is a companion item on this agenda.
TM-23-500044	A 2 lot mixed-use commercial and residential tentative map consisting of 28.1 acres 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 has no objection to the vacation of right-of-way for detached sidewalks.

**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**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JAT LAND DEVELOPMENT, LLC

**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135