

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700025-DIAMOND RAVEN, LLC:

HOLDOVER PLAN AMENDMENT to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment), and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15.

Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

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

EXISTING LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

Applicant's Justification

The applicant states the amendment to the Transportation Map of the Clark County Master Plan (listed above) is justified since the Pebble Road corridor is substantially developed and there no improvements proposed in the near future. Unlike major transportation routes that run continuously east and west across the valley, such as Warm Springs Road and Windmill Lane to the north and Cactus Avenue to the south, the Pebble Road corridor has discontinuities at Blue Diamond Road, Decatur Boulevard and Eastern Avenue/Pecos Road. Since these areas are developed, it is not expected that Pebble Road will be further extended through and beyond these intersections to function as a regional transportation route. Lastly, the Pebble Road corridor in this area mainly serves residential communities. Land uses west of I-15 are Ranch Estate Neighborhood with RS20 zoning, while east of I-15 to Las Vegas Boulevard, Pebble Road is more intensely developed as combination of mixed use, commercial, and high density residential. In conclusion, the applicant indicates that the Pebble Road corridor is substantially built-out and does not currently function as a regional transportation route, so amending the Transportation Map of the Master Plan would have no adverse effect on the area currently served by Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacated and abandoned 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)	RS20 & H-2	Undeveloped
South	Business Employment	RS20	Place of Worship
East	Entertainment Mixed-Use (18 or more du/ac)	CR	I-15, undeveloped
West	Low Intensity Suburban Neighborhood (up to 5 du/ac); Neighborhood Commercial	RS20	Single family residential

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

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.
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.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.
TM-25-500115	A tentative map for a 38 lot single-family residential subdivision 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.

Contrary to the applicants' assertions Pebble Road alignment is proposed to go over I-15 to help traffic circulation in this area of Enterprise. The full dedication of 100 foot right-of-way exists west of Dean Martin Drive to the Blue Diamond Road/UPRR area. East of I-15 the 100 foot right-of-way exists all the way to the City of Henderson jurisdiction. Therefore, Public Works is not supporting this request since the road is planned to go over the I-15 and full dedication of Pebble Road exists, except for this small segment between Dean Martin Drive and I-15.

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 **January 22, 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: 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

RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SOUTHWEST – LAS VEGAS VALLEY
TRANSPORTATION 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 December 17, 2024, 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 Southwest – Las Vegas Valley Transportation Map of the Clark County Master Plan by:

PA-24-700025 - Amending the Southwest – Las Vegas Valley Transportation Map of the Clark County Master Plan by eliminating the 1-15 crossing on Pebble Road (alignment); and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15.

PASSED, APPROVED, AND ADOPTED this 17th day of December, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY