

BILL NO. 9-3-25-4

SUMMARY - An ordinance to adopt the Development Agreement with JAT Pebble LLC and JAT Pebble 2 LLC for a commercial and multi-family residential development on 28.1 acres, generally located west of Las Vegas Boulevard South and south of Pebble Road within Enterprise.

ORDINANCE NO. 5297
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH JAT PEBBLE LLC AND JAT PEBBLE 2 LLC FOR A COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 28.1 ACRES, GENERALLY LOCATED WEST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF PEBBLE ROAD WITHIN ENTERPRISE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes and Chapter 30.20 of the Clark County Code, the Development Agreement attached hereto with JAT Pebble LLC and JAT Pebble 2 LLC, on approximately 28.1 acres for a commercial and multi-family residential development, generally located west of Las Vegas Boulevard South and south of Pebble Road within Enterprise, is hereby adopted.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. A land use application submitted prior to the effective date of ORD 5060 (January 1, 2024) may be developed per the plans approved with the application. Application ZC-23-0163 was submitted prior to the effective date of ORD 5060 with a condition to enter into a Negotiated Development Agreement. As such, the Board of County Commissioners deems it necessary to retain in force the provisions of Title 30 as it existed prior to ORD 5060, effective January 1, 2024. Until the expiration, the provisions of the existing Title 30 shall remain in force but are intended to operate and shall be given effect only in those applications accepted prior to January 1, 2024.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 3rd day of September 2025

INTRODUCED by: Commissioner Tick Segerblom

PASSED on the 17th day of September 2025

VOTE:

AYES: William McCurdy II

April Becker

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

Michael Naft

NAYS: None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By:


Tick Segerblom (Sep 22, 2025 11:27:12 PDT)

TICK SEGERBLOM, Chair

ATTEST:



Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 2nd day
of October 2025.

Zoning 9/17/2025 Approved item #26 for signature

Final Audit Report

2025-09-22

Created:	2025-09-17 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHT7cMP-btlkJ46Hlx-tdlhKhkSzoY_pU

"Zoning 9/17/2025 Approved item #26 for signature" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-09-17 - 4:27:19 PM PDT- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2025-09-17 - 4:31:55 PM PDT
-  Email viewed by tsegerblom@clarkcountynv.gov
2025-09-22 - 11:25:53 AM PDT- IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov
2025-09-22 - 11:25:53 AM PDT- IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2025-09-22 - 11:27:10 AM PDT- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2025-09-22 - 11:27:12 AM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
2025-09-22 - 11:27:14 AM PDT
-  Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)
2025-09-22 - 11:41:15 AM PDT- IP address: 198.200.132.69
-  Document e-signed by Carl Bates (cbates@clarkcountynv.gov)
Signature Date: 2025-09-22 - 11:41:27 AM PDT - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.
2025-09-22 - 11:41:27 AM PDT

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CLERK
ATTN: COMMISSION CLERK
RM 6037
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

Account #
Order ID

104095
342176

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 2 edition(s) of said newspaper issued from 09/24/2025 to 10/01/2025, on the following day(s):

09/24/2025, 10/01/2025

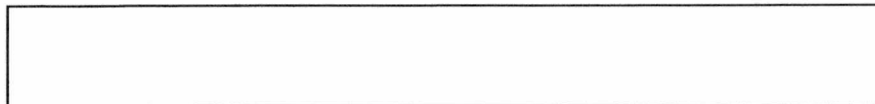
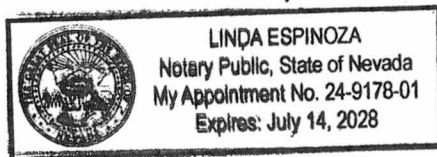
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this October 1, 2025

Notary

Linda Espinoza



ORDINANCE NO. 5297

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH JAT PEBBLE LLC AND JAT PEBBLE 2 LLC FOR A COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 28.1 ACRES, GENERALLY LOCATED WEST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF PEBBLE ROAD WITHIN ENTERPRISE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

NOTICE IS HEREBY GIVEN that typewritten copies of the above numbered and entitled Ordinance are available for inspection by all interested parties at the Office of the County Clerk of Clark County, Nevada, at her Commission Division Office on the first floor of the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada, and that said Ordinance was proposed by Commissioner Tick Segerblom on the 3rd day of September 2025 and passed on the 17th day of September 2025, by the following vote of the Board of County Commissioners:

Aye:

William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Michael Naft

Nay: None

Abstaining: None

Absent: Tick Segerblom

This Ordinance shall be in full force and effect from and after the 2nd day of October 2025.

(SEAL)

LYNN MARIE GOYA, COUNTY
CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners

Dated this 17th day of
September 2025.

PUB: Sep. 24, Oct. 1, 2025
LV Review-Journal