

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; **3)** waive off-site improvements (streetlights); and **4)** reduce curb returns.

DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh
(For possible action)

RELATED INFORMATION:

APN:

176-22-601-026; 176-22-601-031; 176-22-601-032; 176-22-701-001; 176-22-701-030; 176-22-701-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the retaining wall height to 5 feet along the north property lines of Lots 91 and 96 where 3 feet is the maximum height allowed per Section 30.04.03C (a 66.7% increase).
- b. Increase the retaining wall height to 6 feet along the rear property lines of Lots 1 through 3 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2. a. Increase the fill height to 6 feet along the rear property lines of Lots 1 through 3 where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
- b. Increase the fill height to 6 feet along the rear property lines of Lots 1 through 3 where a maximum of 5 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 20% increase).
3. Waive off-site improvements (streetlights) along Meranto Avenue where required per Section 30.04.08C.
4. Reduce the curb return or spandrel to a minimum of 2 feet for Lots 27, 28, 43, 44, 52, 69, 73, 82, 85 and 90 where 12 feet is required per Uniform Standard Drawing 222 (an 83.3% reduction).

PROPOSED LAND USE PLAN:

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

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.19 total/5 (RS20 portion)/14.19 (RS3.3 portion)
- Project Type: Single-family detached residential
- Number of Lots: 99 total/9 (RS20 portion)/90 (RS3.3 portion)
- Density (du/ac): 1.80 (RS20 portion)/6.34 (RS3.3 portion)
- Minimum/Maximum Lot Size (square feet): Gross: 20,000/23,099 (RS20 portion)/3,300/11,803 (RS3.3 portion)/Net:16,243/18,996 (RS20 portion)/3,300/11,803 (RS3.3 portion)
- Number of Stories: 1 (RS20 portion)/2 (RS3.3 portion)
- Building Height (feet): 23 (RS20 portion)/29 (RS 3.3 portion)
- Square Feet: 3,479 to 4,019 (RS20 portion)/1,804 to 4,321 (RS 3.3 portion)

Site Plans

The plans depict a proposed 99 lot single-family detached residential development on 19.19 acres. The southern portion of the site along Meranto Avenue, which is currently APN 176-22-701-034, is proposed for 9 lots ranging from 20,000 to 23,099 square feet. This area will remain zoned RS20 (NPO-RNP) with a density of 1.80 dwelling units per acre. The remainder of the site, which will be rezoned to RS3.3, is proposed for 90 lots ranging from 3,300 to 11,803 square feet. This portion of the site will have a density of 6.34 dwelling units per acre.

Access for eastern 6 lots in the RS20 (NPO-RNP) area will be from Street A, a private cul-de-sac, which accesses from Meranto Avenue, a local street. The other western 3 lots will front Tenaya Way, a 60 foot wide collector street. The RS3.3 zoned lots will be accessed from Streets B through I, which are 43 foot wide private streets with a 4 foot wide sidewalk along one side. Street B connects to Tenaya Way to the west and Street I connects to Montessori Street to the east. The distance from the curb returns to the driveways for several lots is reduced, which is the subject of a waiver request. Twelve lots, located along the south side of Street B, are abutting the NPO-RNP area to the south and are all over 10,000 square feet in accordance with the residential adjacency requirements.

Five foot wide detached sidewalks are provided along Tenaya Way, Meranto Avenue, and Montessori Street. Full street improvements are provided along those streets, except for streetlights along Meranto Avenue, which is the subject of a waiver request. The subdivision features a 6 foot high retaining wall with 6 feet of fill located along the rear of Lots 1 through 3 in the southeast corner of the development as well as a 5 foot high retaining wall located at the rear of Lots 91 and 96, which are the subject of waiver requests.

Landscaping

The plans show perimeter street landscaping along Tenaya Way, Meranto Avenue, and Montessori Street consisting of two, 5 foot wide strips on both sides of a 5 foot wide detached sidewalk. The plan depicts medium trees and shrubs planted every 20 linear feet of street frontage within the landscape strips. Additionally, along Blue Diamond Road a 15 foot wide landscape strip is provided with medium trees and shrubs planted every 20 linear feet of street

frontage within a common element. The plan also indicates shrubs to be planted within several common elements within the interior of the subdivision.

Elevations

The elevations provided show two models for the 1 story homes with a maximum height of 22 feet, 2 inches, and three models for the 2 story homes with a maximum height of 29 feet. There are 10 design variations for the 1 story homes and 19 design variations for the 2 story homes. The elevations provided indicate that the RS3.3 zoned area will consist of 2 story homes which is consistent with the existing single-family developments with similar sized lots. The proposed 1 story homes with greater square footage within the RS20 area are also consistent with the type of homes currently located within the RNP areas to the south. The exteriors on all four sides of all models consist of contrasting stucco finish, concrete tile roofs, variable rooflines, stucco trim, with optional stone veneer accents, coach lights, shutters, and a variety of garage door styles.

Floor Plans

The plans depict 1 and 2 story single-family residences. The 1 story homes feature 2 floor plans ranging from 3,479 to 4,019 square feet. The 2 story homes feature 5 floor plans ranging from 1,804 to 4,321 square feet. Each home features 2, 3 or 4 bedrooms and a 2 or 3 car garage.

Applicant's Justification

The request to reduce the distance from the curb return to the driveways is necessary to accommodate a 10 foot wide drainage easement. A waiver is requested to omit streetlights along Meranto Avenue to maintain the character of the surrounding area and match the existing improvements adjacent to the site. Waivers are also requested for up to 6 feet of fill and a 6 foot retaining wall along the rear property lines of Lots 1 through 3 due to existing terrain and the required lot and site drainage constraints. Additionally, a waiver is requested to allow a 5 foot retaining wall along the sides of Lots 91 and 96 to allow them to drain properly to Streets C and D.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555*	Vacate and abandon easements of interest and right-of-way	Approved by BCC	October 2023
ET-21-400120* (ZC-17-1086)	First extension of time to reclassify 27.5 acres to C-2 for a shopping center - expired	Approved by BCC	October 2021
VS-17-1087*	Vacate and abandon easements of interest and right-of-way - expired	Approved by BCC	March 2018
ZC-17-1086*	Reclassified 27.5 acres of the subject site to C-2 zoning for a shopping center - expired	Approved by BCC	March 2018
ZC-1026-05**	Established the RNP-I overlay	Approved by BCC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1833-02	Allowed modified residential development standards for Mountain's Edge	Approved by PC	May 2003
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

*APN 176-22-701-034 not included

**APN 176-22-701-034 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	H-2	Undeveloped & public utility structure
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
East	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	H-2 & RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped
West	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
PA-25-700032	A plan amendment to redesignate a portion of the site from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0527	A zone change to reclassify a portion of the site from RS20 & H-2 to RS3.3 is a companion item on this agenda.
VS-25-0528	A vacation and abandonment of easements of interest and right-of-way is a companion item on this agenda.
TM-25-500130	A tentative map for a 99 lot single-family residential subdivision is a companion item on this agenda.

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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a

The applicant is requesting to allow a 5 foot high retaining wall along the north property lines of Lots 91 and 96. The retaining wall serves to allow the lots to be sloped in order to drain properly to the stub streets. Given that the property to the north is currently undeveloped, but approved for commercial development, the increase in the retaining wall height should not create a significant impact. The 5 foot high retaining wall in combination with a 6 foot high CMU wall on top may also serve to buffer the residential area to the south from the future commercial development. Therefore, staff can support this request.

Waiver of Development Standards #1b

The applicant is requesting to allow a 6 foot high retaining wall along the rear property lines of Lots 1, 2 and 3, adjacent to a property located within the NPO-RNP overlay. Within the NPO-RNP, the standards state that waivers for increased retaining wall height are strongly discouraged. Alternatives such as 3 foot high tiered retaining walls with a landscaped horizontal offset along the rear lot lines could be provided as Lots 1 through 3 since they are all more than 160 feet in length. Based on these standards and the fact developed properties in the NPO-RNP do not have similar retaining wall heights, staff cannot support this request.

Waiver of Development Standards #2

The applicant is requesting to allow 6 feet of fill along the rear property lines of Lots 1, 2 and 3 at the southeast corner of the subject site. The applicant states that the increased fill and retaining wall height is requested to allow Lots 1 through 3 to drain properly onto Street A, a proposed private street, rather than into the Meranto Avenue right-of-way where a 5 foot wide sidewalk is being proposed. Therefore, staff can support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The architectural design of the residences is consistent with the existing single-family homes in the area. The RS20 area will be developed with a density that is similar and complimentary to the existing RNP areas to the east, south and west. The buffer of 10,000 square foot lots will

serve as an appropriate transition between the RS20 lots and the higher density RS3.3 lots to the north. While staff can support this design review, Public Works does not support waiver of development #4. If waiver of development #4 is denied the subdivision will need to be redesigned, therefore, staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install streetlights on Meranto Avenue. Streetlights not only provide safety for motorists departing Blue Diamond Road and retail centers in the area, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

Waiver of Development Standards #4

Staff cannot support the request to reduce the distance from back of curb radius (BCR) to the driveway for Lots 28, 69, 73 and 82. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveways are too close to the spandrels. Compliance with the standard is of utmost importance to ensure that motorists and pedestrians are safe within the subdivision.

Staff Recommendation

Approval of waivers of development standards #1a and #2; denial of waivers of development standards #1b, #3, and #4 and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on **November 5, 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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence 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 and application for review; 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; changes to the approved project will require a new

land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Install conduit and pull boxes for streetlights;
- Lots 28 and 69 to have a maximum driveway width of 12 feet;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required. /kh

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (all lots south of I Street along Montessouri Street to be a minimum of 10,000 square feet and meet residential adjacency standards).

APPROVALS:

PROTESTS: 10 cards, 3 letters

PLANNING COMMISSION ACTION: September 16, 2025 – HELD – To 10/07/25 – per the applicant.

APPLICANT: KIMLEY HORN

CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119