

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK

HOLDOVER TENTATIVE MAP consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) 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 through 176-22-601-032; 176-22-701-001; 176-22-701-030;
176-22-701-034

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): 20,000/23,099 (RS20 portion)/3,300/11,803 (RS3.3 portion) (gross)/16,243/18,996 (RS20 portion)/3,300/11,803 (RS3.3 portion) (net)

Project Description

The plans depict a proposed 99 lot single-family detached residential subdivision 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 1.8 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.

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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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 the site from H-2 and RS20 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.
WS-25-0529	Waivers of development standards and a design review for a single-family residential development 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The plan provides two accesses from Tenaya Way on the east and Montessouri Street on the west. The plan also provides a buffer of 10,000 square foot lots which will serve as an appropriate transition between the RS20 lots and the higher density RS3.3 lots to the north. However, staff does not support certain waivers of development standards and the design review; therefore, staff does not support this request.

Staff Recommendation

Approval. 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:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.

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 Montessori Street to be a minimum of 10,000 square feet and meet residential adjacency standards).

APPROVALS:

PROTESTS:

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