

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessori Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessori Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). 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; 176-22-701-003; 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**

The plans show the vacation and abandonment of portions of 3 rights-of-way being Tenaya Way, Belcastro Street, and Montessori Street. The plans also show the vacation and abandonment of easements within the site. The patent easements and Belcastro Street are being vacated since they are no longer needed for roadway access or utility installation and will now be utilized for a proposed single-family residential development. Rights-of-way being vacated on perimeter of the site are to allow for detached sidewalks.

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 |

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 |

*APNs 176-22-701-034 & 176-22-701-003 not included

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. |
| WS-25-0529 | Waivers of development standards and design review for a single-family residential development 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 meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of easements and rights-of-way that are not needed for site, drainage, or roadway development.

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**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 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 the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 12 cards, 2 letter

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

APPLICANT: KIMLEY HORN

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