

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

ZONE CHANGE to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)

 RELATED INFORMATION:
APN:

176-19-101-014; 176-19-101-023

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.65
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS2 (Residential Single-Family 2) Zone. The subject site is proposed for a 47 lot single-family residential subdivision with a density of 10.11 dwelling units per acre. According to the applicant, the site is directly adjacent to Blue Diamond Road, a major arterial street that supports increased density and diverse housing types. The transition to RS2 will provide an appropriate buffer between the commercial zoning and the lower-density RS3.3 neighborhood, while also promoting a more efficient use of land consistent with smart growth principles. This rezoning supports the County's goals for housing diversity, walkability, and infill development in areas well-served by infrastructure and transportation access. Lastly, the proposed amendment supports the imperative for in-fill developments.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Single-family residential development & undeveloped

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

Related Applications

Application Number	Request
PA-25-700042	Plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
DR-25-0691	Design review for single-family residential development is a companion item on this agenda.
TM-25-500169	Tentative map for a 47 lot single-family residential subdivision is a companion item on this agenda.
VS-25-0690	Vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Although the subject site does not abut RS2 zoning, some of the properties in this area along Blue Diamond Road are zoned for more intensive uses. Therefore, the presence of RS2 zoning is compatible and compliments nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single family residential subdivisions. The request also complies with Policy 1.4.4 of the Master Plan which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the RS2 Zone is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 18, 2025 – APPROVED – Vote: Unanimous Absent: Gibson

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 #0261-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 3 cards

PROTESTS: 3 cards, 1 letter

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: CIMARRON SPRING DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135