

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**

**TENTATIVE MAP** consisting of 47 single-family residential lots and common lots on 4.65 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/cv (For possible action)

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 RELATED INFORMATION:
**APN:**

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

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:****Project Description**

## General Summary

- Site Address: N/A
- Site Acreage: 4.65
- Project Type: Single-family residential development
- Number of Lots: 47
- Density (du/ac): 10.11
- Minimum/Maximum Lot Size (square feet): 2,787/9,252

Project Description

The proposed 47 lot single-family residential subdivision is located on the north side of Blue Diamond Road and west of Grand Canyon Drive. The subdivision includes 3 unnamed public streets which serve 47 lots. Conquistador Street, a north/south right-of-way, functions as the entry point at the northwest corner of the site. There is an east/west street which terminates as a stub at both ends, with two north/south streets, which also end as stubs. All internal streets feature a 5 foot wide sidewalk on both sides.

**Surrounding Land Use**

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

### Surrounding Land Use

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

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.
ZC-25-0689	Zone change from H-2 to RS2 is a companion item on this agenda
VS-25-0690	Vacation and abandonment of patent easements is a companion item on this agenda.
DR-25-0691	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 set forth in Title 30. The proposed internal street network is functional, with adequate access provided via Conquistador Street and three public streets. The layout supports circulation, futures connectivity, and includes 5 foot sidewalks on both sides to enhance pedestrian access. Staff recommends approval of the tentative map.

#### 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

#### Comprehensive Planning

- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Building Department - Addressing**

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

**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:**

**PROTESTS:** 1 letter

**APPLICANT:** CIMARRON SPRING DEUX, LLC

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