

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

DESIGN REVIEW for a proposed single-family residential development 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)

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
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided: 9,400/11,101

Site Plan

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.

Landscaping

A 10 foot wide landscape strip along Blue Diamond Road meets Title 30 requirements with large trees, shrubs, and drought-tolerant planting.

Elevations

The plans depict 4, two-story homes that measure up to 28 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, window trim, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict model homes with 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage. The submitted floor plans show a minimum area of 1,284 square feet to a maximum of 1,609 square feet.

Applicant's Justification

The applicant is proposing a 47 lot single-family residential development. The configuration of the lots and internal circulation has been designed to ensure compliance with safety standards while maximizing the efficient use of the site. None of the proposed lots will have frontage along Blue Diamond Road. Rather all access to the lots will be provided through Conquistador Street.

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
Southwest	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, H-2 & RS3.3	Undeveloped & single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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.
TM-25-500169	Tentative map for a 47 lot single-family 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

Analysis

Comprehensive Planning

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 others 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 elevations and aesthetic features are not unsightly or undesirable in appearance and match those within the immediate area. The architectural features provided on all four sides of the homes and the street landscaping meet the requirements of Title 30. Therefore, staff supports this request.

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

- 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

- 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.

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: 2 cards

PROTESTS: 4 cards, 1 letter

APPLICANT: CIMARRON SPRING DEUX, LLC

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