

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)

## RELATED INFORMATION:

**APN:**

176-19-101-014

**PROPOSED LAND USE PLAN:**

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

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

The applicant is requesting the vacation and abandonment of existing patent easements within the subject site. The patent easements are no longer needed for the proposed residential subdivision.

**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
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**

<b>Application Number</b>	<b>Request</b>
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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-25-0691	Design review for a 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.

**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 patent easements that are not needed for site, drainage, or roadway development.

**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**

- 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;
- 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**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:** 3 cards

**PROTESTS:** 6 cards, 1 letter

**APPLICANT:** CIMARRON SPRING DEUX, LLC

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