

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0336-MOSAIC NINE, LLC:

VACATE AND ABANDON a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane; and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

The plans show the vacation and abandonment of portions of 2 rights-of-way along the boundaries of the subject site. Along the north property line, the south 5 feet of Carey Avenue is proposed to be vacated, while along the east property line, the west 5 feet of Camel Street is proposed to be vacated. The applicant indicates the vacation of these portions of right-of-way are needed for the development of detached sidewalks and the full development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0111-14	Vacated and abandoned a 5 foot wide portion of Carey Avenue for detached sidewalks - expired	Approved by BCC	April 2014
TM-0028-14	A tentative map for a 38 lot single-family residential development - expired	Approved by BCC	April 2014
ZC-0101-14	Reclassified the site from R-1 to R-2 for a single-family residential development - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-2 for a single-family residential development - Reduced to R-1	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential development & undeveloped

Related Applications

Application Number	Request
PA-25-700024	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0337	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-25-0338	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500084	A tentative map for 44 single-family residential lots 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 right-of-way for detached sidewalks.

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: June 17, 2025 – APPROVED – Vote: Unanimous

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;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 2 cards

PROTESTS: 4 cards, 2 letters

APPLICANT: AMY RENEE GRAYBILL

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