

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0337-MOSAIC NINE, LLC:

ZONE CHANGE to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

EXISTING LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3785 E. Carey Avenue
- Site Acreage: 4.49
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed RS3.3 zoning is compatible with the surrounding area since the abutting and adjacent single-family residential subdivisions to the east and south are also zoned RS3.3.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0101-14 (ET-0053-17)	First extension of time to reclassify the site from R-1 to R-2 zoning for a single-family residential development subject until April 16, 2019 to complete - expired	Approved by BCC	June 2017
ZC-0101-14	Reclassified the site from R-1 to R-2 zoning for a single-family residential development - expired	Approved by BCC	April 2014

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0028-14	Tentative map consisting of 38 single-family residential lots - expired	Approved by BCC	April 2014
VS-0111-14	Vacate and abandon a portion of right-of-way being Carey Avenue - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-1 zoning	Approved by BCC	April 2006
UC-1369-04	Allow accessory structures and increase the number of small agricultural livestock - expired	Approved by PC	September 2004

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
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential & 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.
WS-25-0338	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0336	A vacation and abandonment for portions of right-of-way 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 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 staff cannot support the companion plan amendment (PA-25-700024) for the Compact Neighborhood (CN) land use category, staff can

support the request for RS3.3 zoning since it is still conforming to the existing Mid-Intensity Suburban Neighborhood (MN) land use category on the site. Additionally, the proposed RS3.3 zoning is compatible with the surrounding area as the abutting single-family residential development to the east and the adjacent single-family residential development to the south are both zoned RS3.3. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 2025 at 9:00 a.m., unless otherwise announced.

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.

PRELIMINARY STAFF CONDITIONS:

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 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 one- and two-family dwellings.
- 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)

- 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 #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOSAIC NINE, LLC

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106