

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500084-MOSAIC NINE, LLC:

TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. 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

General Summary

- Site Address: N/A
- Site Acreage: 4.49
- Project Type: Single-family detached residential development
- Number of Lots: 44
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 3,300/5,064

Project Description

The plans show a proposed 44 lot single-family detached residential development located on the south side of Carey Avenue and the west side of Camel Street. The overall site is 4.49 acres with a density of 9.8 dwelling units per acre. The lots range in size from 3,300 square feet up to 5,064 square feet. Of the 44 total lots, 13 lots will front and obtain access directly from Camel Street facing east. The remaining 31 lots will be located to the west and south of the 13 lots along Camel Street. These 31 internal lots will be accessed through a series of 33.5 foot to 41 foot wide private street network that will ultimately access Camel Street in the southeast corner of the site. This opening along Camel Street will access an east-west private street that will start at 41 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the street and taper down to 33.5 feet wide with no sidewalk. The east-west private street will then connect with a north-south private street that will run the length of the subdivision. This private street will be 41 feet wide with a 4 foot wide attached sidewalk on the east side of the street. The north-south private street will also contain 2 stub streets that are 34 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the stubs. The 3 stub streets access a maximum of 4 lots each. Five foot wide detached sidewalks are provided along both Camel Street and Carey Avenue. The

cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the north and west property lines.

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
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.
VS-25-0336	A vacation and abandonment of portions of rights-of-way 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

The lots are only accessible from internal private streets or external local streets. There are no double frontage lots, as common lots or other lots are used to separate lots from secondary

frontages. The lot sizes of the subdivision are compliant with the underlying zoning. Staff, however, finds the denial of the associated plan amendment would result in the proposed subdivision being over the allowable density for the Mid-Intensity Suburban Neighborhood planned land use category of 8 dwelling unit per acre. Additionally, staff's recommendation for denial of the accompanying design review could result in design changes that will affect the layout of the tentative map. As a result, staff cannot support this request.

Staff Recommendation

Denial. 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

- 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;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shown as Green Carib Court and Clendinin Court are considered bubble streets less than 100 feet in length shall assume the name and numbering of the street which it adjoins;
- Street shown as Bay Frost Street shall have the suffix of Court.

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)

- 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; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval (limit to only 44 lots).

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

CONTACT: MOSAIC NINE, LLC, 9930 W. FLAMINGO ROAD, SUITE 110, LAS VEGAS, NV 89147