

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700024-MOSAIC NINE, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres.

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

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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 Compact Neighborhood (CN) land use category will allow for infill development that is similar to the surrounding area.

**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
TM-0028-14	Tentative map consisting of 38 single-family residential lots - expired	Approved by BCC	April 2014

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0111-14	Vacated and abandoned 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**

	<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)	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**

<b>Application Number</b>	<b>Request</b>
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	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 ADOPTION:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the

people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Compact Neighborhood (CN) is not compatible with the surrounding area. Compact Neighborhood (CN) allows for up to 18 dwelling units per acre (du/ac) where the surrounding properties allow for or were developed at a much lower density. The abutting single-family residential subdivision to the east was developed at a density of 6.75 du/ac. The adjacent single-family residential subdivision to the south was developed at a density of 7.3 du/ac. The abutting single-family residential subdivision to the north was developed at approximately 4.8 du/ac. The adjacent properties to the west are zoned RS20 and planned for Ranch Estate Neighborhood uses which allows for up to 2 du/ac. Therefore, the existing Mid-Intensity Suburban Neighborhood (MN) land use category on the site is much more consistent with the surrounding properties in the area. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is not appropriate for this location.

### **Staff Recommendation**

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. 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 adopted, 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.

### **STAFF ADVISORIES:**

#### **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)**

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MOSAIC NINE, LLC

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

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR LAND USE PLAN MAP  
OF THE CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

**WHEREAS**, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

**WHEREAS**, on June 17, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does adopt and amend the Sunrise Manor Land Use Plan Map by:

PA-25-700024 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN 140-19-104-016 from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Generally located on the southwest corner of Carey Avenue and Camel Street.

**PASSED, APPROVED, AND ADOPTED this 17<sup>th</sup> day of June, 2025.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
VIVIAN KILARSKI, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY