

11/21/23 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

HAPPY VALLEY AVE/ALOHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 4.8 acres.

Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action)

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RELATED INFORMATION:

**APN:**

161-08-710-019; 161-08-710-023, 161-08-710-024

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

General Summary

Site Address: N/A

Site Acreage: 4.8

Applicant's Justification

The applicant states that the proposed Low-Intensity Suburban Neighborhood land use category appears more compatible with the surrounding area, including the existing R-1 zoned development north of the project site. According to the applicant, development of this in-fill site is compatible and harmonious with adjacent uses as there are similar existing single family residential communities encompassing the general area; therefore, having consistency with the surrounding development pattern. Lastly, there is a demand for housing in Sunrise Manor, and many pockets of vacant land are being converted to suburban single family residential development. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0207-08	Reclassified 7.9 acres from R-E to R-2 zoning for a residential development	Denied by BCC	May 2008

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-1	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & place of worship
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0677	A zone change to reclassify 4.8 acres from an R-E zoning to an R-1 zoning is a companion item on this agenda.
TM-23-500137	A tentative map for 24 single family lots and 2 common lots is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of the Master Plan and Title 30.

**Analysis****Comprehensive Planning**

Staff finds the request for the Low-Intensity Suburban Neighborhood land use category appropriate for this location. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This application is for low density residential development and is in character with development in the immediate area. No new residential development has occurred in the rural neighborhood in the past 15 years and the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers through compatible in-fill and redevelopment.

**Staff Recommendation**

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 December 20, 2023 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:**

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

- No comment.

**TAB/CAC:** Sunrise Manor - no recommendation.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** BEAZER HOMES HOLDINGS, LLC

**CONTACT:** DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE  
300, LAS VEGAS, NV 89120

**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 November 21, 2023, 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-23-700033 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APNs 161-08-710-019; 161-08-710-023; & 161-08-710-024 from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac). Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor.

**PASSED, APPROVED, AND ADOPTED this 21st day of November, 2023.**

**CLARK COUNTY PLANNING COMMISSION**

By: \_\_\_\_\_  
STEVEN D. KIRK, CHAIR

ATTEST:

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SAMI REAL  
EXECUTIVE SECRETARY