

11/21/23 PC AGENDA SHEET

HAPPY VALLEY AND ALOHA
(TITLE 30)

HAPPY VALLEY AVE/ALOHA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:

TENTATIVE MAP consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone.

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

RELATED INFORMATION:

APN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Number of Lots/Units: 24
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,255/13,342
- Project Type: Single family residential

The plans depict a proposed 24 lot single family residential subdivision with 2 common lots on approximately 4.8 acres. Overall density is 5 dwellings per acre. The applicant is proposing 3 different house plans with options within each plan. All homes are single story and range from 2,032 square feet to 2,478 square feet. Two private streets within the proposed subdivision are 43 feet in width with 4 foot wide sidewalks on 1 side of the street. Access to the subdivision is shown from Woodland Avenue to the north. The project also abuts Happy Valley Avenue to the south.

Landscaping

The plans depict landscaping within a portion of common element “a” and also within a 6 foot wide strip of land along the north side of Happy Valley Avenue. Landscaping is proposed to consist of 10 large trees planted 30 feet on center, and 17, five gallon shrubs with decorative rock. No landscaping is shown along Woodland Avenue. Attached 5 foot wide sidewalks are proposed along both streets. A retaining wall up to 5.5 feet high is located along the east property line.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
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

Application Number	Request
PA-23-700033	A plan amendment to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) is a companion item on this agenda.
ZC-23-0677	A zone change from R-E to R-1 zoning for a single family residential subdivision 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of ZC-23-0677 which staff is not supporting; therefore, staff cannot support this request.

Staff Recommendation

Denial. 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 approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- Streets shall have approved street names and suffixes.

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 #0262-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

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