

06/21/23 BCC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

RONDONIA CIR/SAN BLAS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400064 (UC-20-0363)-DINGEE FAMILY TRUST:

USE PERMIT SECOND APPLICATION FOR REVIEW to allow on-site clients in conjunction with an existing home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-25-314-014

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5515 Rondonia Circle
- Site Acreage: 0.4
- Project Type: Home occupation
- Number of Stories: 2
- Square Feet: 2,796

Site Plan

The approved plan depicts an existing single family residence located near the center of the parcel. Approximate setbacks are 20 feet to the north, 27 feet to the south, 25 feet to the east (front), and 29 feet to the west (rear). A multi-car driveway provides on-site parking and access to the residence from the cul-de-sac.

Landscaping

The approved plans show existing mature landscaping located on the sides and rear of the residence, and xeriscaping with large trees in the front yard.

Elevations

The previously approved plans show the existing residence consists of painted stucco and pitched roof with concrete barrel tile.

Floor Plans

The previously approved plans show that the first floor is 1,279 square feet and includes a garage, entry room, living room, dining room, kitchen, family room, and a restroom. The applicant indicates that clients meet in the living room next to the entryway. The second floor is 1,517 square feet and includes bedrooms and bathrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-22-400024 (UC-20-0363):

Current Planning

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time and application for review; and that 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.

Listed below are the approved conditions for UC-20-0363:

Current Planning

- 1 year to commence and review as a public hearing;
- Applicant will not provide counseling services at this site to court-mandated or parole and probation clients;
- Applicant will not accept any form of insurance as payment for counseling services;
- On-site parking only, all clients must park on the driveway;
- Counseling services must only be conducted inside the home with no counseling outside or in the backyard area;
- All applicant's licensing must remain current;
- Clients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 5:00 p.m. and Saturday between 8:00 a.m. and 2:00 p.m. with no more than 1 client at a time and no more than 5 clients on any given day.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states that they have adhered to all stipulations of the previously approved use permit, and that there have been no negative impacts on the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-22-400024 (UC-20-0363)	First application review to allow on-site clients in conjunction with a home occupation	Approved by BCC	April 2022
UC-20-0363	Appealed use permit to allow on-site clients in conjunction with a home occupation	Approved by BCC	November 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Currently there are no active Code Enforcement violations on the property, and previous Code Enforcement cases have been closed finding no violation. Staff is not aware of any complaint regarding this property. Additionally, the applicant continues to follow the conditions set forth with the original approval. With these factors in mind, staff recommends approval and removal of the time limit.

Staff Recommendation

Approval.

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:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

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TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WENDY DINGEE

CONTACT: WENDY DINGEE, 5515 RONDONIA CIRCLE, LAS VEGAS, NV 89120