

## 06/18/25 BCC AGENDA SHEET

### PUBLIC HEARING

#### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **UC-25-0344-VJ NETWORK, LLC:**

**USE PERMIT** for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action)

---

#### RELATED INFORMATION:

##### **APN:**

140-33-619-006

##### **LAND USE PLAN:**

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

##### **BACKGROUND:**

##### **Project Description**

###### General Summary

- Site Address: 412 N. Christy Lane
- Site Acreage: 0.09
- Project Type: Transitional living for released offenders
- Number of Stories: 2
- Square Feet: 1,325
- Parking Provided: 4

###### Site Plans

The plans depict an existing 1,325 square foot single-family residence located within an existing single-family residential development at the northeast corner of Stewart Avenue and Christy Lane. Access to the residence is via a driveway on the west side of the lot, from a stub street extending to Christy Lane. The applicant is proposing to use the existing single-family residence for transitional living for released offenders, which requires approval of a special use permit. The transitional living facility will provide community support and services to individuals who are 18 and older. The existing single-family residence features a single driveway in the front yard with rear and back yard.

###### Landscaping

The photos show existing trees and shrubs in the front, side, and rear yards of the property. There are no proposed changes to landscaping associated with this application.

### Elevations

The photos provided show a 2 story single-family residence constructed of frame stucco with a light tan finish. The residence features a concrete tile pitched roof, along with a garage in the front facing north to the cul-de-sac.

### Floor Plans

The plans depict a 2 story single-family residence featuring 4 bedrooms, 2 bathrooms, living room, family room, kitchen, and garage.

### Applicant's Justification

The applicant states the mission is to create a supportive environment for those individuals who need assistance with counseling and mental health. The goal is to facilitate housing stability and to improve health outcomes for those who are participating. The type of treatments include mental health support, job and life skills training.

Security measures will be provided with a house manager who is present around the clock and who will conduct room and house checks throughout the day and overnight. A security system will record areas within the house and the outside yard areas. Each individual will be subject to a nightly curfew at 9:00 p.m. during the weekdays and 11:00 p.m. on the weekends. None of the individuals who live at this residence will have their own private transportation and any transportation to doctors office or any other appointments will be provided by staff. Per the applicant, 4 to 7 individuals will reside here.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1168-03	Reclassified 3.6 acres from R-E to R-2 zoning for a single-family residential development and waiver of development standards to permit non-standard street improvements	Approved by BCC	September 2003
TM-0318-03	28 single-family residential lots	Approved by BCC	September 2003

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Public Use	PF	School

### **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**

#### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that this site is suitable for a transitional living facility as the use of supportive housing will not have substantial adverse effects on other properties in the neighborhood or the surrounding area. The residential appearance of the property will be maintained and thus not disrupt the character of the neighborhood, and the proposed use will not impose an undue burden on local facilities or services. Therefore, staff can support this request.

### **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**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **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.

**TAB/CAC:** Sunrise Manor - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TANIA GUZMAN

**CONTACT:** CHS BRIDGE HOUSING, 7375 W. PRAIRIE FALCON ROAD, SUITE 160,  
LAS VEGAS, NV 89128