

09/04/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**UC-24-0359-DAVENPORT, NATHAN L.:**

**USE PERMIT** for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-07-301-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4671 W. Robindale Road
- Site Acreage: 0.5
- Project Type: Transitional living for released offenders
- Number of Stories: 1
- Square Feet: 2,064
- Parking Required/Provided: 3/3

**Site Plan & Request**

The plans depict an existing 2,064 square foot single-family residence that is part of a 4-lot cul-de-sac accessed via Robindale Road to the north. The site features a circular driveway in the front yard, with the side and rear yards enclosed by a block wall. 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. There are 3 parking spaces provided on-site, which meets the Title 30 parking requirements for the proposed use.

**Landscaping**

The photos provided 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 1 story single-family residence constructed of frame-stucco with a light tan finish. The residence features a concrete tile pitched roof, along with a 2 car garage in the front.

### Floor Plans

The plans depict a 1 story single-family residence featuring 3 bedrooms, 3 bathrooms, living room, family room, kitchen, and garage.

### Applicant's Justification

The applicant states the residents will be unrelated males between 18 and 21 years of age, who are wards of the State of Nevada and transitioning to being able to live independently. The residents are juvenile offenders under the jurisdiction of the juvenile court and required to reside in a transitional living facility as a condition of their parole. There will be a maximum of 10 individuals living at the residence. The residents are not disabled and are not receiving treatment for drug or alcohol addiction. The facility and services provided meet the requirements established in NRS 449.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

### **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 it 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. The parking provided also meets the Title 30 parking requirements for a transitional living facility. 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.

### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PHUNG JEFFERSON

**CONTACT:** EARLEANE JOHNSON, 4671 W. ROBINDALE ROAD, LAS VEGAS, NV 89139