

UNIFIED DEVELOPMENT CODE														
ZONING COMPLIANCE APPLICATION – DOCUMENT SUBMITTAL REQUIREMENTS														
Application Type	Application Form (Notarized)	Site Plans	Floor Plans	Elevations (Photos acceptable)	Landscape Plan	Photos (to verify compliance with residential standards)	Assessor's Map	Deed	Legal Description	Parking Analysis	Notarized Authorization Letter (If the applicant is not the property owner)	Justification Letter	Completed Checklist	Required Fees
Community Residence	1	5	2	2	2	1	2	2	2	1	1	3	1	No

DEFINITIONS

Community Residence – a residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities in need of the mutual support furnished by other residents of the community residence as well as the support services, if any, provided by the operator of the community residence. (Also commonly referred to as a “group home.”)

Family Community Residence - means a residence that provides housing, food, shelter, assistance and limited supervision to aged, infirm, mentally retarded and handicapped persons

Transitional Community Residence - means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. (Also commonly referred to as a “Halfway house.”) *The term does not include a facility for transitional living for released offenders.*

PROCEDURE FOR FILING LAND USE APPLICATIONS

- 1. You must schedule an appointment** to submit your application by calling 455-4972. To save time in the County review process, you may also submit for building permits, grading permits or a business license (as applicable) so that the permit can be issued as soon after the Zoning Administrator’s decision as possible. *Appointments should be made one to two weeks prior to filing cycle deadline.*
- All *plans or maps* larger than 11” by 17” **MUST BE FOLDED TO THE 9” BY 12” STANDARD** for submittal (rolled plans or maps will not be accepted).
- A letter will be sent to the address listed on the application indicating the Zoning Administrator’s decision and all conditions of approval. All conditions must be met before an occupancy permit or a business license will be issued.

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, P.O. Box 551744, Las Vegas, NV 89155-1744
PHONE: (702) 455-4314 FAX: (702) 455-3271

On Line (home page):

http://www.accessclarkcounty.com/comprehensive_planning/comprehensiveplanning.htm

Community Residences Checklist

Applicant _____ Address _____ APN _____

Application # _____ Planner _____ Date _____

✓ Place a check in the box next to each item below to indicate consent or compliance

Requirements for <u>All</u> Community Residences			
	Applicant	Planner	Minimum separation of 660 feet measured door-to-door along the nearest pedestrian or vehicular route, whichever is shorter*
			Minimum separation of 100 feet from property line to property line from any other existing Community Residence, except where there is a street, freeway, or drainage channel wider than 99 feet between the homes*
			*If disclosure of the location of a Community Residence would violate confidentiality requirements of any governmental entity, no separation shall be required. (See NRS 278.021).
			Permitted in C-1 and C-2 zones only as part of a mixed use development.
			Property is consistent with the scale & architectural character of the neighborhood (cannot be waived)
			Maximum of 10 residents allowed
			Applicant is aware of, and agrees to comply with NAC requirements for automatic sprinkler systems (NAC 449.211)
			Applicant is aware of, and agrees to comply with, all NRS, NAC and Title 30 requirements
Additional Requirements for <u>Family</u> Community Residences			
Laundry Facilities			
			Contract with a commercial laundry service, or
			Provide at least 1 washer & 1 dryer in an area which is separate from where food is stored, prepared or served
Common Areas/Dining Rooms			
			At least 1 centrally located common area must be provided (such as a living room, dining room or enclosed porch.)
			A minimum area of 15 square feet of total common area space per person must be provided.
			A separate dining room must be provided that can accommodate all of the residents comfortably.
			Dining room must be conveniently located near the kitchen.
			A minimum of 10 square feet per person must be provided in the dining room.
Bedrooms			
			Maximum of 3 occupants per bedroom
			Bedrooms with only 1 occupant shall be a minimum of 80 square feet
			Bedrooms with more than 1 occupant shall have at least 60 square feet of floor space for each occupant of the room
			Each bedroom must provide at least the following per occupant:
			10 square feet of storage space
			24 inches of space for hanging garments in a permanent or portable closet
			Beds must be a minimum of 36" wide
			Only one person per bed
Bedroom Windows			
			The combined size of the windows in each bedroom must equal not less than 10% of the floor space in the room
			If the bedroom has 1 window, it must be a minimum of 36" wide
			If more than 1 window, 1 must be at least 36" wide and all others must be at least 20" wide and 24" high
			No window may have a sill that is higher than 44" above the floor
Bathrooms			
			All facilities issued an initial license prior to January 14, 1997 shall have a sufficient number of bathrooms to accommodate the residents, staff and families
			All facilities issued an initial license after January 14, 1997 shall provide
			1 flush toilet and sink for each 4 residents, and
			1 tub or shower for each 6 residents
Additional Requirements for <u>Transitional</u> Community Residences			
Laundry Facilities			
			At least 1 washer and 1 dryer
Bedrooms			
			Bedrooms with only 1 occupant shall be a minimum of 80 square feet
			Bedrooms with more than 1 occupant shall have at least 45 square feet of floor space for each occupant of the room.