

TLE, LLC dba  
Twin Lakes  
Estate 4229  
Beth Avenue

Las Vegas, NV 89108

June 13, 2024

Department of

Planning City of Las Vegas

Subject: Justification Letter for Conditional Use Verification - Conversion of Single-Family Residence to Group Home

Dear Sir/Madam,

I am writing to formally request conditional use verification for the conversion of an existing single-family residence into a group home accommodating 10 residents. The proposed facility will operate 24 hours a day and will be staffed with 3 caregivers throughout the day, none of whom will reside full-time in the residence. The purpose of this letter is to provide justification for this conversion and to address any concerns that may arise.

The conversion of the single-family residence into a group home will serve as a vital resource for our community by providing supportive housing for individuals in need. Our residents will be made up of unrelated individuals diagnosed with Alzheimer's disease. Our aim is to create a safe and nurturing environment where residents can receive the care and support necessary to enhance their quality of life. The presence of three caregivers on staff will ensure that the needs of the residents are met around the clock, fostering a sense of security and stability within the facility.

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It is important to note that the operation of this group home will have minimal impact on the surrounding neighborhood. The residents will be contained to the interior of the home and the backyard at all times, thereby mitigating any potential disturbances to neighboring properties. Additionally, the facility will be equipped with a driveway capable of accommodating two cars, reducing the impact on street parking.

The residence will not be used for any of the following:

1. Senior Citizen Apartment;
2. Individual Care Center;
3. Convalescent Care Facility/Nursing Home;
4. Facility for Transitional Living for Released Offenders;
5. Facility to Provide Testing, Treatment, or Counseling for Drug and Alcohol Abuse;
6. Hospice;
7. Sex Offender Counseling Facility;
8. Boarding House or Rooming House;
9. Any other group living arrangement for unrelated individuals who are not disabled; or
10. Any of the following, as defined by [NRS Chapter 449](#):
  - a. Facilities for the Treatment of Drug and Alcohol Abuse;
  - b. Modified Medical Detoxification Facilities;
  - c. Transitional Living Facilities for Released Offenders;
  - d. Facility for the Treatment of Narcotics; or
  - e. Community Triage Center.

In terms of aesthetics, we are committed to enhancing the visual appeal of the property through beautification modifications to the front of the home. These modifications will include landscaping upgrades in compliance with LVMC Title 19.12, ensuring that the property remains in harmony with the surrounding environment.

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Furthermore, it is our priority to maintain open lines of communication with the local community and address any concerns that may arise. We are committed to being good neighbors and will actively seek feedback from residents and stakeholders to ensure that the operation of the group home aligns with the values and needs of the community.

In conclusion, the conversion of the single-family residence into a group home will provide much needed support and resources to individuals in our community. We believe that this project aligns with the goals and objectives outlined in the City of Las Vegas's planning regulations and will contribute positively to the overall well-being of the neighborhood.

Thank you for considering our request for conditional use verification. Should you require any further information or clarification, please do not hesitate to contact me.

Sincerely,

Kimberly A. Farkas  
twinlakesestgtelv@gmail.com

702-277-0106

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