



**LAS VEGAS
CITY COUNCIL**

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VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegassnevada.gov
/city of las vegas

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

**RE: RQR-65215 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF SEPTEMBER 21, 2016**

September 22, 2016

Mr. Michael Swecker
Homeless Helpers
1924 Wendell Avenue
Las Vegas, Nevada 89101

Dear Mr. Swecker:

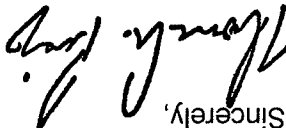
The City Council at a regular meeting held on September 21, 2016 **APPROVED** a Required Review of an approved Special Use Permit (SUP-57330) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

This approval is subject to the following conditions:

Planning

1. A Required Review to be heard at public hearing before the City Council shall be conducted in one year from the date of final approval.
2. Payment of the required fees totaling \$830.00 (\$300.00 application fee, \$500.00 notification fee, \$30.00 recordation fee) within 10 days of City Council action.
3. Conformance to the approved Conditions of Approval for Special Use Permit (SUP-57330) shall be required.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:cib

cc: Mr. Arnold Stalk
1150 South Las Vegas Boulevard
Las Vegas, Nevada 89104

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: SEPTEMBER 21, 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: HOMELESS HELPERS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
RQR-65215	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED

27 (By Planning)

APPROVALS

0

PROTESTS

The applicant should be responsible for the protests

** CONDITIONS **

RQR-65215 CONDITIONS

Planning

1. Conformance to the approved Conditions of Approval for Special Use Permit (SUP-57330) shall be required.
2. All City Code requirements and design standards of all City departments must be satisfied except as modified herein.
3. No further reviews shall be required.

NE

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**** STAFF REPORT ******PROJECT DESCRIPTION**

This is the second Required Review of Special Use Permit (SUP-57330) for an Alternative Parking Standard at 200 Foremaster Lane.

ISSUES

- Condition Number Three of Required Review (RQR-62044) required an additional review of Special Use Permit (SUP-57330) to be performed six months after the date of issuance of a business license.

ANALYSIS

Special Use Permit (SUP-57330) for an Alternative Parking Standard to allow four (4) parking spaces where eighteen (18) parking spaces were required was approved by the City Council on July 15, 2015. Condition Number one (1) of Special Use Permit (SUP-57330) required a six month review before the Planning Commission to determine whether or not the approved Alternative Parking Standard is sufficient for the subject site.

The six month Required Review (RQR-62044) for Special Use Permit (SUP-57330) was placed on the January 12, 2016 agenda for Planning Commission. In preparation of the staff report, staff from the Department of Planning performed two field checks of the subject. The first, performed on December 3, 2015 found miscellaneous items being stored outdoors and temporary signs posted without the proper permits. The second field check was performed on December 28, 2015, where staff found the gates to be locked, but was able to contact individuals on-site who confirmed the business is nonoperational at this time. Staff advised the individuals that a permit would be required for the temporary signs (banners), to stripe the handicap parking stall in accordance with Title 19.08.110, to remove the electrical extension cord from the window to the parking lot, and to remove one dumpster and store the remaining trash receptacles in the rear. Since the subject site was nonoperational preventing staff from evaluating the approved Alternative Parking Standard, and several outstanding Code Enforcement issues remaining unresolved, staff recommended approval of Required Review (RQR-62044) with conditions, one of which being another Required Review to be performed six months after the issuance of a business license. The Planning Commission recommended approval of Required Review (RQR-62044) on March 8, 2016, with City Council approving the application with conditions on May 4, 2016.

On March 24, 2016 a business license was issued for a Nonprofit Organization at 200 Foremaster Lane. In accordance with Condition Number Three (3) of Required Review of approved (RQR-62044) which states, "Special Use Permit (SUP-57330) shall be reviewed six months from the date of issuance of a business license. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in the revocation of the Special Use Permit," a second required review was placed on the agenda for City Council for September 21, 2016. In preparation of the staff report for Required Review (RQR-65215), staff performed a routine field check on August 4, 2016 and observed the required handicap parking had been installed in accordance with Special Use Permit (SUP-57330) and approved Site Plan date stamped 12/24/16. In addition, staff did not observe any temporary signs, or misplaced trash dumpsters. The site was clean and free of debris. The parking lot was not full, with three (3) passenger vehicles observed parked on-site, leaving one (1) parking space still available.

The applicant has satisfied the Conditions of Approval set forth by Special Use Permit (SUP-57330) and Required Review (RQR-62044); therefore, staff recommends approval of this Required Review with no further reviews.

FINDINGS

The applicant has satisfied the requirements set forth by the Conditions of Approval for both Special Use Permit (SUP-57330) and Required Review (RQR-62044). Staff is recommending approval of this Required Review with no further reviews being required at this time.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/23/05	Code Enforcement processed a complaint (#30295) for construction and major work being performed mostly on the weekends without a permit. The case was resolved on 05/24/05.
06/06/13	Code Enforcement processed a complaint (#129749) for trash and debris on the site. The case was resolved on 06/22/13.
10/22/13	Code Enforcement processed a complaint (#134658) for a vacant building being open and accessible. The case was resolved on 11/14/13.
07/15/15	The City Council approved a request for a Special Use Permit (SUP-57330) for an Alternative Parking Standard to allow four parking spaces where 18 parking spaces were required for a proposed General Personal Service at 200 Foremaster Lane.
12/14/15	Code Enforcement processed a complaint (#161687) to please check for possible violations. The case was resolved on 02/02/16.
12/16/15	Code Enforcement processed a complaint (#161740) to please check for possible violations. The case was resolved on 05/05/16.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/04/16	The City Council approved Required Review (RQR-62044) of an approved Special Use Permit (SUP-57330) for an Alternative Parking Standard to allow four parking spaces where 18 spaces are required for a proposed General Personal Service use at 200 Foremaster Lane. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
08/15/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/12/04	A Building permit (#4003192) was issued for a gas test and tag. The permit expired on 08/28/04.
11/17/06	A building permit (#76590) was issued for a wall/fence at 200 Foremaster Lane. The permit received its final inspection on 02/11/07.
12/01/06	A building permit (#76702) was issued for a wall/fence at 200 Foremaster Lane. The permit received its final inspection on 02/11/07.
03/07/16	A building permit (#312752) was issued for electrical at 200 Foremaster Lane. The permit received its final inspection on 04/28/16.
03/24/16	A business license (G64-01424) was issued for a Nonprofit Organization at 200 Foremaster Lane. The license is active.
05/03/16	A building permit (#316441) was issued for Certificate of Occupancy assessment at 200 Foremaster Lane. The permit remains open.

Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
08/04/16	During a routine field check performed by staff, the striping of the handicap parking space had been completed in accordance with Required Review (RQR-65215) Condition Number Two, and the non-permitted Temporary Signs had been removed. Parking did not appear to be an issue as there were only three vehicles on-site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.24

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Social Service Provider (General Personal Service)	GC (General Commercial)	C-2 (General Commercial)
North	Social Service Provider (Homeless Shelter)	GC (General Commercial)	C-2 (General Commercial)
South	Mortuary/Crematory/Cemetery	PF (Public Facilities)	C-V (Civic)
East	Crematory	PF (Public Facilities)	C-V (Civic)
West	Vacant Building	GC (General Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>		<i>Compliance</i>
Downtown North Plan		Y
<i>Special Purpose and Overlay Districts</i>		<i>Compliance</i>
A-O (Airport Overlay) District - 200 Feet		Y
<i>Other Plans or Special Requirements</i>		<i>Compliance</i>
Trails		N/A
Las Vegas Redevelopment Plan Area – Expansion Area 1		Y
Project of Significant Impact (Development Impact Notification Assessment)		N/A
Project of Regional Significance		N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

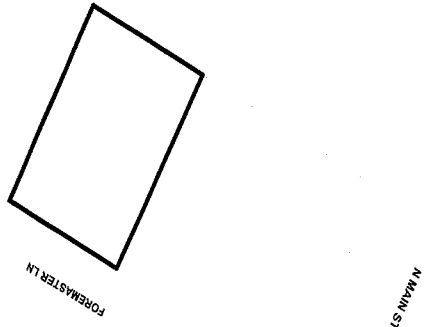
Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Personal Service	4,713 SF	1:250	19	19		4	Y*
TOTAL SPACES REQUIRED			19			4	Y*
Regular and Handicap Spaces Required			18	1		3	1

*Special Use Permit (SUP-57330) approved on 07/15/15 by City Council allows for four parking spaces where 19 parking spaces are required.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

Public Hearing Information
Meeting: City Council
Date: September 21, 2016
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

The proposed project may not pertain to the entire highlighted project site.



Application Location

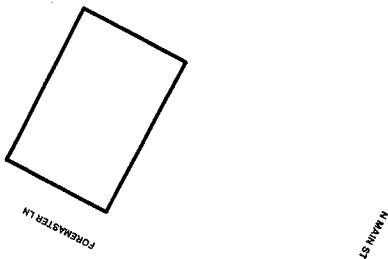
RQR-65215 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOMELESS HELPERS - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-57330) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Application Information

RQR-65215 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOMELESS HELPERS - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-57330) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Application Information

The proposed project may not pertain to the entire highlighted project site.



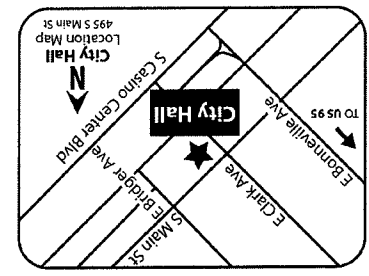
Public Hearing Information
Meeting: City Council
Date: September 21, 2016
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Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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Please use available blank space on card for your comments.

☐ I SUPPORT this Request
☐ I OPPOSE this Request

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



Return Service Requested Official Notice of Public Hearing

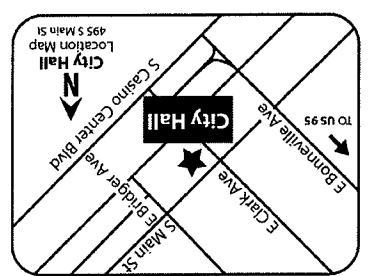
City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Please use available blank space on card for your comments.

☐ I SUPPORT this Request
☐ I OPPOSE this Request

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSR
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**LAS VEGAS
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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnada.gov



/city of las vegas

September 8, 2016

Mr. Michael Swecker

Homeless Helpers

1924 Wendell Avenue

Las Vegas, Nevada 89101

**RE: RQR-65215 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF SEPTEMBER 21, 2016**

Dear Mr. Swecker:

Please be advised the City Council at its regular meeting on **September 21, 2016** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Thursday, September 15, 2016** at www.lasvegasnada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Thomas A. Perrigo

Director

Department of Planning

TAP:clb

cc: Mr. Arnold Stalk

1150 South Las Vegas Boulevard
Las Vegas, Nevada 89104



LAS VEGAS
CITY COUNCIL

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495 S. MAIN STREET
LAS VEGAS, NEVADA 89101
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegassnevada.gov

June 15, 2016

Mr. Michael Swecker
Homeless Helpers
1924 Wendell Avenue
Las Vegas, Nevada 89101

RE: RQR-65215 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE(S): SUP-57330, RQR-62044
200 Foremaster Lane (APN 139-27-504-002)

Dear Mr. Swecker:

Our records indicate the above referenced action will be scheduled for the
September 21, 2016 City Council meeting, at which time the Council may
discontinue the use.

Provide two 24" x 36" and two 8 1/2" x 11" site plans, two 24" x 36" and two 8 1/2" x
11" floor plans, and two 24" x 36" and two 8 1/2" x 11" elevation plans depicting
the site. The submitted plans must show parking lot as currently configured with
full dimensional information. In addition to the plans required, we also need a
justification letter, current deed, the enclosed Statement of Financial Interest
form and Application completed and notarized. Please come to our offices at
333 North Rancho Drive no later than **August 1, 2016** to pay the application fee
of \$300.00, notification fee of \$500.00 and submit the required documents.

Failure to submit the above mentioned items will not prevent the item from being
placed on the agenda for consideration by the City Council, and payment of
fees will be required as a condition of approval, if the Required Review is
approved. If the Required Review is denied, the Special Use Permit for this site
shall be discontinued, and the use shall be required to cease.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. Arnold Stalk
1150 South Las Vegas Boulevard
Las Vegas, Nevada 89104



DEPARTMENT OF PLANNING
APPLICATION / PETITION FORM

Application/Petition For: _____
Project Address (Location) _____
Project Name _____
Assessor's Parcel #(s) _____
Ward # _____
General Plan: existing _____ proposed _____
Zoning: existing _____ proposed _____
Commercial Square Footage _____
Floor Area Ratio _____
Lots/Units _____ Density _____
Gross Acres _____
Additional Information _____

PROPERTY OWNER
Contact _____
Address _____
City _____
E-mail Address _____
Phone: _____
Fax: _____
Zip _____
State _____

APPLICANT
Contact _____
Address _____
City _____
E-mail Address _____
Phone: _____
Fax: _____
Zip _____
State _____

REPRESENTATIVE
Contact _____
Address _____
City _____
E-mail Address _____
Phone: _____
Fax: _____
Zip _____
State _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

FOR DEPARTMENT USE ONLY

Case # _____
Meeting Date: _____
Total Fee: _____
Date Received: * _____
Received By: _____

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Notary Public in and for said County and State

Revised 03/28/16

Property Owner Signature* _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name _____
Subscribed and sworn before me _____
This _____ day of _____, 20____

Notary Public in and for said County and State

This _____ day of _____, 20_____

Subscribed and sworn before me

Print Name: _____

Signature of Property Owner: _____

APN: _____

Partner(s): _____

City Official: _____

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

☐ Yes ☐ No

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Name of Representative: _____

Name of Applicant: _____

Name of Property Owner: _____

Case Number: _____ APN: _____

STATEMENT OF FINANCIAL INTEREST

DEPARTMENT OF PLANNING





LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM
LOIS TARKANIAN
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www.lasvegassnevada.gov



/city of las vegas

May 5, 2016

Mr. Michael Swecker
Homeless Helpers
1924 East Wendell Avenue
Las Vegas, Nevada 89101

RE: ABEYANCE - RQR-62044 - REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 4, 2016

Dear Mr. Swecker:

The City Council at a regular meeting held on May 4, 2016 APPROVED a request for a Required Review of an approved Special Use Permit (SUP-57330) FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow).

This approval is subject to the following conditions:

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-57330).
2. Per approved Special Use Permit (SUP-57330), site plan date stamped of 12/24/14, the handicap parking stall shall be striped within six months of approval of this required review.
3. Special Use Permit (SUP-57330) shall be reviewed six months from the date of issuance of a business license. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in the revocation of the Special Use Permit.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

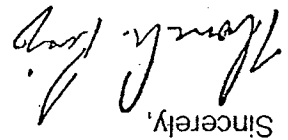
RQR-65215

Mr. Michael Swecker
Homeless Helpers
RQR-62044 - Page Two
May 5, 2016

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 5, 2016.

Sincerely,


Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Arnold Stalk
1150 South Las Vegas Boulevard
Las Vegas, Nevada 89104



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FAX 702.474.7463
TTY 7-1-1
www.lasvegassnevada.gov
City of Las Vegas

July 16, 2015

Homeless Helpers
1924 Wendell Avenue
Las Vegas, Nevada 89101

RE: SUP-57330 [PRJ-56939] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 15, 2015

Dear Applicant:

The City Council at a regular meeting held on July 15, 2015 APPROVED a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW FOUR PARKING SPACES WHERE 18 SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE at 200 Foremaster Lane (APN 139-27-504-002), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-56939].

The approval is subject to the following conditions:

Planning

1. Six (6) month public hearing required review before the Planning Commission.
2. The alternative parking demand analysis date stamped 06/02/15 is hereby approved. The alternative parking standard is valid for the duration of the General Personal Service use at the site. The alternative parking standard shall expire, when this use ceases to operate on the site.
3. To allow 4 parking spaces, where 19 parking spaces are required for a General Personal Service use is hereby approved.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

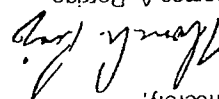
2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

RQR-65215

Homeless Helpers
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
 7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
- The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2015.

Sincerely,



Thomas A. Perrigo

Director

Department of Planning

dyk

TAP:clb

cc:

Mr. Arnold Stalk

Homeless Helpers

200 Foremaster Lane

Las Vegas, Nevada 89101

Mr. Arnold Stalk

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Las Vegas, Nevada 89106