



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

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 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.

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov

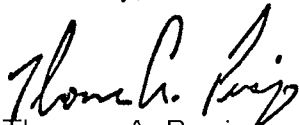


Mr. Michael Swecker
Homeless Helpers
RQR-62044 - Page Two
May 5, 2016

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



**LAS VEGAS
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2016

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

**RE: RQR-62044 - REQUIRED REVIEW
CITY COUNCIL MEETING OF APRIL 20, 2016**

Dear Mr. Swecker:

The City Council at a regular meeting held on April 20, 2016 voted to **HOLD IN ABEYANCE** 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 item will be heard during the Planning discussion portion of the May 4, 2016, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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

CITY OF LAS VEGAS
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/city of las vegas

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



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

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RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

March 9, 2016

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

**RE: ABEYANCE - RQR-62044 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF MARCH 8, 2016**

Dear Applicant:

Your 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), was considered by the Planning Commission on March 8, 2016.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

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

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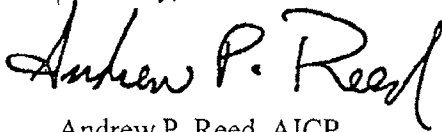
/city of las vegas

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

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

This item will be considered by the City Council on April 20, 2016, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive, flowing style.

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Mr. Arnold Stalk
1150 S. Las Vegas Blvd.
Las Vegas, Nevada 89104

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

RQR-62044 - 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 [PRJ-56939]) 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).

PLANNING COMMISSION: **JANUARY 12, 2016**
CITY COUNCIL: **FEBRUARY 17, 2016**

PLANNING SUPERVISOR: **ANDY REED**



PUBLIC HEARING

Comments Due: **DECEMBER 15, 2015**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Nora Lares** (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CARE Complex
 Project Address (Location) 200 Foremaster Lane
 Project Name CARE Complex Proposed Use Social
 Assessor's Parcel #(s) 139-27-504-002 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Homeless Helpers Contact Michael Swecker - info. below
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

APPLICANT Michael Swecker Contact "
 Address 1924 E Wendell Ave Phone: 702-528-231 Fax: 702-871-6700
 City Las Vegas State NV Zip 89101
 E-mail Address mikeswecker@gmail.com

REPRESENTATIVE Arnold Stalk Contact Arnold Stalk
 Address 1150 S. Las Vegas Blvd. Phone: 702-624-5792 Fax: _____
 City Las Vegas State NV Zip 89104
 E-mail Address arnoldstalk@gmail.com

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.

Property Owner Signature* [Signature]

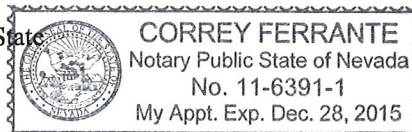
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Mike Swecker on behalf of

Subscribed and sworn before me Homeless Helpers

This 23 day of November, 20 15.

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	RQR-62044
Meeting Date	01/12/16 PC
Total Fee:	800.00
Date Received:	11/25/15
Received By:	[Signature]

*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.

f:\depot\Application Packet\Application Form.pdf
 Dept of Planning
 City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Previous: SUP 57330 - PRJ 56939
Case Number: **RQR-62044** APN: 139-27-804-002

Name of Property Owner: Homeless Helpers

Name of Applicant: Mike Swecker / Arnold Stalk for Homeless Helpers

Name of Representative: Arnold Stalk

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?

☐ Yes

☒ No

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.

City Official: _____

Partner(s): _____

APN: _____

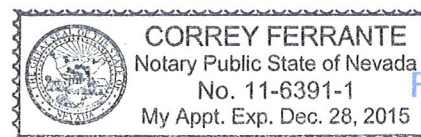
Signature of Property Owner: _____

Print Name: Mike Swecker

Subscribed and sworn before me

This 23 day of November, 2015

Notary Public in and for said County and State



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NOV 25 2015

Dept of Planning
City of Las Vegas



**LAS VEGAS
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BOB BEERS

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CITY OF LAS VEGAS
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LAS VEGAS, NEVADA 89106

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FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.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-62044

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NOV 25 2015

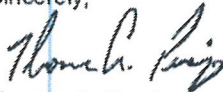
Dept of Planning
City of Las Vegas

Homeless Helpers
SUP-57330 [PRJ-56939] - Page Two
July 16, 2015

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

DJR

TAP:clb

cc: Mr. Arnold Stalk
Homeless Helpers
200 Foremaster Lane
Las Vegas, Nevada 89101

Mr. Arnold Stalk
840 South Rancho Drive, Suite #4
Las Vegas, Nevada 89106

RQR-62044

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NOV 25 2015

Dept of Planning
City of Las Vegas

A.P.N.: 139-27-504-002
File No: NCS-678397-HHLV (MS)
R.P.T.T.: \$892.50 C

Inst #: 20140815-0001819
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$892.50 Ex: #
08/15/2014 02:25:51 PM
Receipt #: 2122549
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: LEX Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Homeless Helpers
1924 Wendell Avenue
Las Vegas, NV 89101

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Banco Popular North America

do(es) hereby *GRANT, BARGAIN and SELL* to

Homeless Helpers, a Nevada non-profit corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF BLOCK TWO (2) OF SUNSET PARK AS SHOWN BY MAP THEREOF IN FILE IN BOOK 2 OF PLATS, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA;
THENCE SOUTH 27°45' WEST ALONG THE EAST LINE OF MAIN STREET A DISTANCE OF 430.00 FEET TO A POINT;
THENCE SOUTH 62°15' EAST A DISTANCE OF 140.00 FEET TO THE MOST EASTERLY CORNER OF PARCEL "A" OF THOSE CERTAIN PARCELS OF LAND CONVEYED BY ERNEST A. SCHROER, ETAL, TO THERESA CARDINAL BY DEED RECORDED DECEMBER 31, 1953 AS DOCUMENT NO. 421379, CLARK COUNTY, NEVADA RECORDS, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 62°15' EAST A DISTANCE OF 84.35 FEET TO THE MOST NORTHERLY CORNER OF PARCEL "B" OF SAID CONVEYED PARCELS;
THENCE SOUTH 26° 59' 30" WEST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 125.01 FEET TO A POINT;
THENCE NORTH 62°15' WEST A DISTANCE OF 85.99 FEET TO THE MOST SOUTHERLY CORNER OF THE AFOREMENTIONED PARCEL "A";
THENCE NORTH 27° 45' EAST ALONG THE EAST LINE OF SAID PARCEL "A" A DISTANCE OF 125.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 18, 2013 IN BOOK 20131218 AS INSTRUMENT NO. 01743 OF OFFICIAL RECORDS CLARK COUNTY, NEVADA.

RQR-62044

NOV 25 2015

Dept of Planning
City of Las Vegas

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and ~~any~~ reversions, remainders, rents, issues or profits thereof.

Date: 08/13/2014

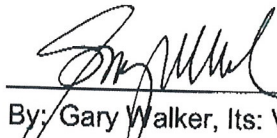
ASSESSOR'S COPY

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NOV 25 2014

Dept of Planning
City of Las Vegas

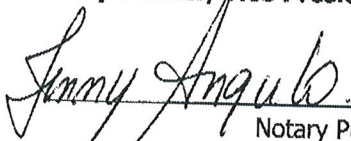
Banco Popular North America

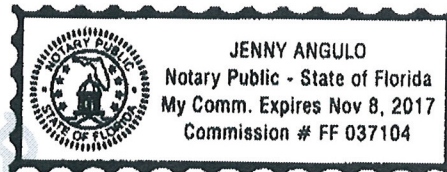

By: Gary Walker, Its: Vice President

GARY WALKER

STATE OF ~~FLORIDA~~ NEVADA)
COUNTY OF ~~CLARK~~ MIAMI-DADE) : ss.

This instrument was acknowledged before me on August 14, 2014 by
Gary Walker, Vice President of Banco Popular North America.


Notary Public
(My commission expires: 11/8/17)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 13, 2014** under Escrow No. **NCS-678397-HHLV**.

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NOV 25 2015

Dept of Planning
City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-27-504-002
b) _____
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$175,000.00
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$175,000.00
d) Real Property Transfer Tax Due \$892.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: President - Homeless Helpers

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Banco Popular North America
Address: 7900 Miami Lakes Drive West
City: Miami Lakes
State: FL Zip: 33016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Homeless Helpers
Address: 1924 Wendell Avenue
City: Las Vegas
State: NV Zip: 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial

Print Name: Services
Address: 2500 Paseo Verde Parkway, #120
City: Henderson

File Number: NCS-678397-HHLV MS/kh
State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

RECEIVED

NOV 25 2008

Dept of Planning
City of Las Vegas

US Senate:	Dean Heller, Harry Reid	US Congress:	1 - DINA TITUS (D)
State Senate:	4 - KELVIN ATKINSON (D)	State Assembly:	6 - HARVEY J. MUNFORD (D)
School District:	C - LINDA E. YOUNG	University Regent:	1 - CEDRIC CREAR
Board of Education:	1 - ALEXIS GONZALES- BLACK	Minor Civil Division:	

CARE



Development Description:

A project of Homeless Helpers Las Vegas & partnership with Veterans Village, Las Vegas.

The CARE Las Vegas project is dedicated to the elimination of homelessness in Downtown Las Vegas. Specialized partnerships and collaborations have been established to enable the CARE Center to provide urgent care and triage supports services including basic nutrition, clothing, medical & mental health access, job placement & referrals and other services which will alleviate the chronic presence of the homeless in Downtown Las Vegas.

The CARE center will provide specialized crisis intervention services to United States Veterans through its partnership with Veterans Village, Downtown Las Vegas which is a comprehensive and fully equipped 24-7 crisis intervention center and transitional residence for United States Veterans

Homeless Helpers is dedicated and committed to serving the working poor and homeless community in the Las Vegas valley. We provide meals at nighttime to best accommodate those working during the day and always maintain a mobile feeding service to reach those unable to easily access the shelters themselves. Federal Tax ID #20-4010647

SHARE is a non-profit 501(c)(3) organization founded in 1994 by business executives dedicated to providing affordable housing for individuals in need. During its nearly 20 year history, the organization has served hundreds of families, seniors, veterans and those with physical challenges or terminal illnesses. Today, SHARE is actively involved with raising funds for various social causes including housing assistance as well as neighborhood support service programs. Its mission is simple – to build a better world. One life at a time. Federal ID# 94-3209791

Veteran's Village is dedicated to the creation of an environment that is home to United States Veterans. This is a unique and innovative approach to holistic and comprehensive housing with support services. Public and private collaborative partnerships have been created to provide services to residents including employment training and referrals, continuing education and degree programs, nutritional programs, exercise training, medical services, mental health counseling, specialized activities and special events.

SUP-57330 and SUP-57331

PRJ-56939 12/24/14

Entitlement Request

SPECIAL USE PERMIT:

Special Use Permit for a Social Service provider in a C-2 general use commercial zone.

Special Use Permit for an alternative parking standard to allow four (4) parking spaces where 16 spaces are required for a proposed Social Service provider use.

Site Development

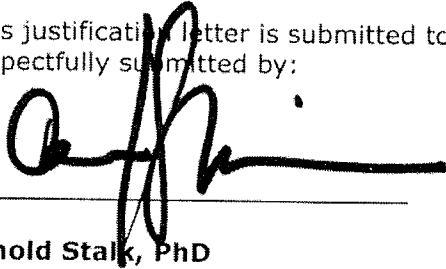
The building consists of approximately 4,800 SF.

Parking Analysis

Existing parking:

4 spaces (Including one handicap space) provided.
21 spaces required.

This justification letter is submitted to The City of Las Vegas for consideration and is respectfully submitted by:



**Arnold Stalk, PhD
Veterans Village
CARE Las Vegas**

SUP-57330 and SUP-57331

PRJ-56939 12/24/14

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 15, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: HOMELESS HELPERS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-57330	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SUP-57330 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.
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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.
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YK

Staff Report Page Two
 July 15, 2015 – City Council Meeting

<i>Neighborhood Meeting</i>	
02/24/15	A voluntary community meeting was held from 4 p.m. to 6 p.m.
	Attendees: 4 – Applicants 3 – CLV staff (including CM Barlow) 2 – METRO Officers 28 – Members of the Public
	<u>Potential Issues</u> • *Applicant mentioned that someone will be living on-site as a caretaker for the facility* ○ Councilman Barlow had concerns with this due to building and safety/zoning codes. • *The applicant mentioned that the facility may be used by other agencies for drug and alcohol counseling. They also indicated that the subject property currently has a 2,000 square-foot area built-out as a church; they indicated that they would allow neighborhood churches to use the facility during the weekends. ○ These are different land uses which are not indicated in the Justification Letter submitted by the applicant.
	<u>Constituents Concerns</u> • Concerns were raised over the handling of loitering homeless in the area by the Metro Police • A representative for Palm Mortuary expressed concerned about the spillover effects this proposed use will have on surrounding businesses. ○ Expressed concerns about people previously distributing food and services in their parking lot or on the right-of-way in front of their property blocking their ingress/egress, disrupting their business and damaging property. • Concerns were raised about what an alternative parking analysis is and why it was requested with this proposal. The applicant explained that it was similar to a parking Variance and Code requirement for the proposed use allows for this type of request to address the parking needs of the project.

<i>Field Check</i>	
01/06/15	Staff visited the site and found a vacant building with a fence surrounding the property. It appeared as if the property was being cleaned at the time.

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

YK

Staff Report Page Four
July 15, 2015 – City Council Meeting

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Regular and Handicap Spaces Required			17	1	3	1	N
Loading Spaces			1		1		Y
Percent Deviation			79%				N*

*A Special Use Permit for an Alternative Parking Standard has been applied for.

ANALYSIS

The subject property is located within the boundaries of the Downtown North Land Use boundaries, and has a General Commercial (GC) land use designation. The C-2 (General Commercial) designation allows a General Personal Service use, as proposed.

The General Personal Service use is defined as “a facility for the sale of personal services. Typical personal services include barber/beauty shop, tanning salon, nail salon, shoe repair, tailor, instructional arts studio, photography studio, handcrafted art studio, safe deposit boxes, house cleaning service, weight reduction center, day spa, florist (excluding greenhouses), astrologer/hypnotist/psychic art or science, dry cleaners, electrical/watch/clock/jewelry or similar repair, and permanent makeup establishment.” There are no minimum requirements for the proposed use.

The applicant has provided an Alternative Parking Demand Analysis that was prepared by a Nevada licensed Professional Engineer. Within the analysis an alternative parking standard was proposed based on observations of a similar use in the area. A parking ration of 0.829 stalls per 1000 square feet was established. Based on this standard, the proposed 4,713 General Personal Services use would only require four parking stalls. This is the number that the applicant is providing with this request. Staff recommends approval.

FINDINGS (SUP-57330)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

YK

**AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: JULY 15, 2015****DEPARTMENT: PLANNING****DIRECTOR: TOM PERRIGO**☐ Consent ☒ Discussion**SUBJECT:**

SUP-57330 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HOMELESS HELPERS - For possible action on 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 Planning Commission (5-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

176

RECOMMENDATION:

The Planning Commission (5-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Postcard
7. Submitted at Meeting - Petition with Approximately 176 Signatures
7. Back up Documentation Submitted at the June 9, 2015 Planning Commission Meeting

Motion made by RICKI Y. BARLOW to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

BOB COFFIN, RICKI Y. BARLOW, LOIS TARKANIAN, STEVEN D. ROSS, STAVROS S. ANTHONY, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-CAROLYN G. GOODMAN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ARNOLD STALK, representing the applicant/owner, was present.

CITY COUNCIL MEETING OF: JULY 15, 2015

MR. STALK stated that one of the biggest issues with homeless individuals receiving services is that they lack information. He recalled one individual that was unable to access his full benefits because he did not have identification, and Veterans Village helped him obtain the necessary documentation to access those benefits. He indicated that Home Depot made a commitment to interview applicants he sends within 48 hours of applying. He conceded that there are individuals that are homeless by choice, but it is a small percentage. The care center will be the place to disseminate and transfer information. He would like to have longer hours in order to be available for those that need help. No one will be living at the facility, but security will be at the site. There will be four parking spaces available.

MR. CARSON said that the more homeless people receive assistance, the less service resistant they become. He pointed out that many homeless individuals are unaware of the services available to them. Through this project, Veterans Village is trying to bridge the gap for approximately 20 percent of homeless individuals for them to receive services.

MR. STALK asserted that there will be no on-site feeding, and that Catholic Charities agrees that these services are necessary.

COUNCILMAN BARLOW verified with MR. PERRIGO that the Council would be taking action on allowing four parking spaces, which is no problem because of the nature of the facility. The Councilman expressed his preference for a 12-month review of condition to evaluate the parking situation. MR. PERRIGO pointed out that there was already a condition for a six-month public hearing review before the Planning Commission, which was satisfactory for the Councilman.

COUNCILMAN BARLOW thanked MR. STALK and his team and City staff.

See Item 12 for related discussion.

MAYOR GOODMAN declared the Public Hearing closed.

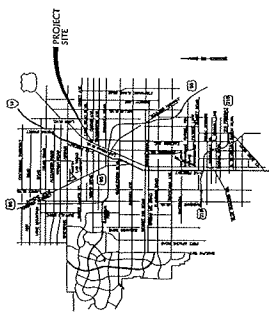




CARE
200 FOREMASTER LANE
LAS VEGAS, NEVADA 89101

CARE
OFFICIAL ASSISTANCE RELIEF
200 FOREMASTER LANE
LAS VEGAS, NEVADA 89101

IGOA DAILY



VICINITY MAP

Primary Consultant Letter
(This is inserted on Original
Project City, State, Zip)

KEY PLAN

REVISIONS

FILE LOG

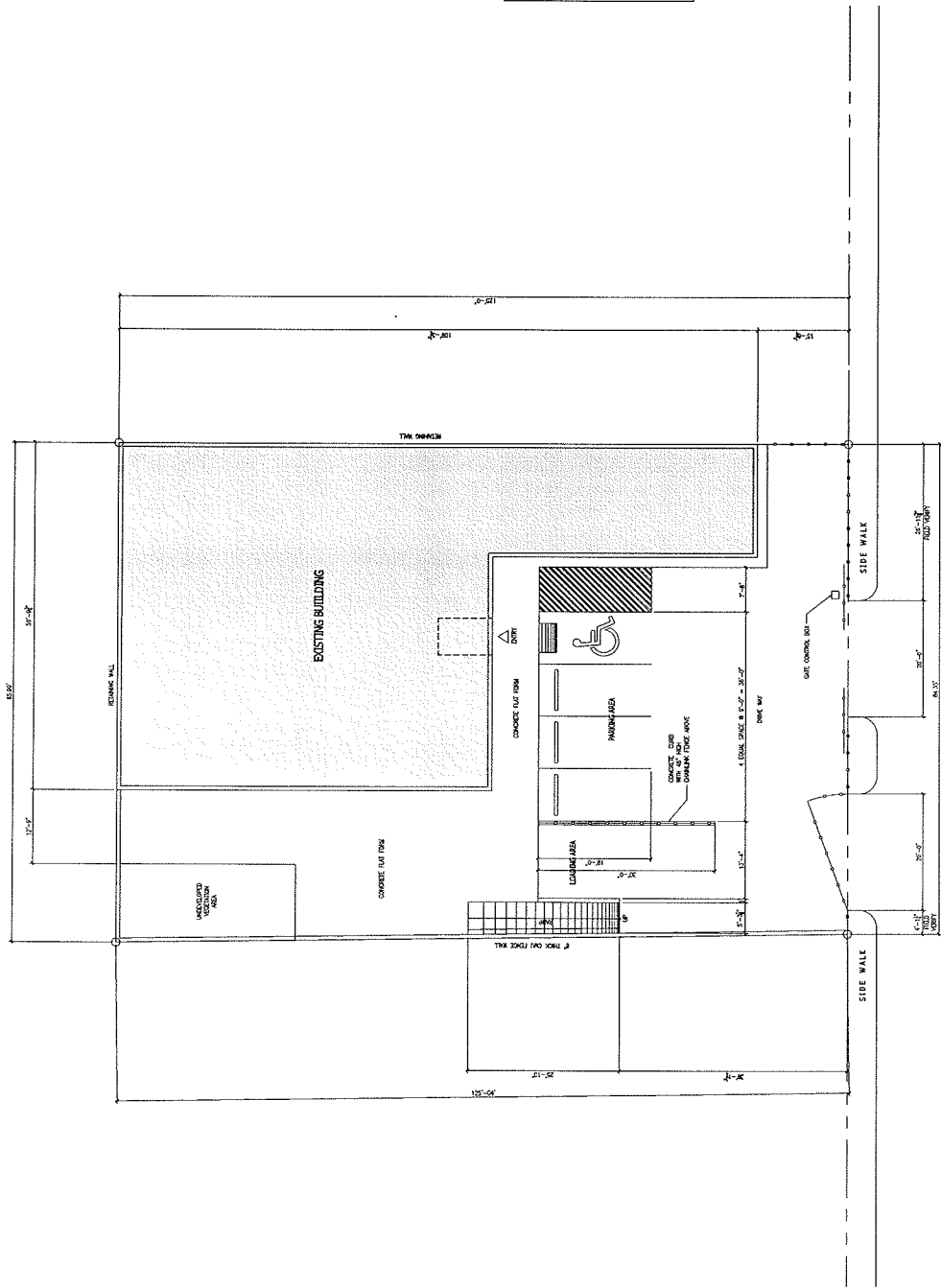
Project No. 000-10006000
Month DD, Year

ARCHITECTURAL SITE PLAN

PRJ-56889
12/24/14

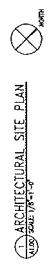
A1.00

SITE TABULATIONS:	
PARCEL NUMBER :	1307504002
LOT ADDRESS:	200 FOREMASTER LANE LAS VEGAS, NEVADA 89101
TOTAL LOT AREA :	10,647.8046 S.F. + -
TOTAL BUILDING AREA :	4,713 S.F.
TOTAL PARKING STALLS:	4 PARKING STALLS

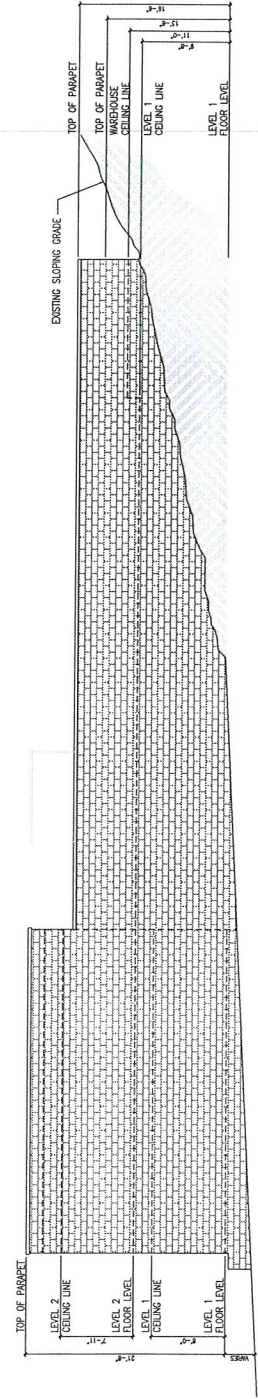


FOREMASTER LANE

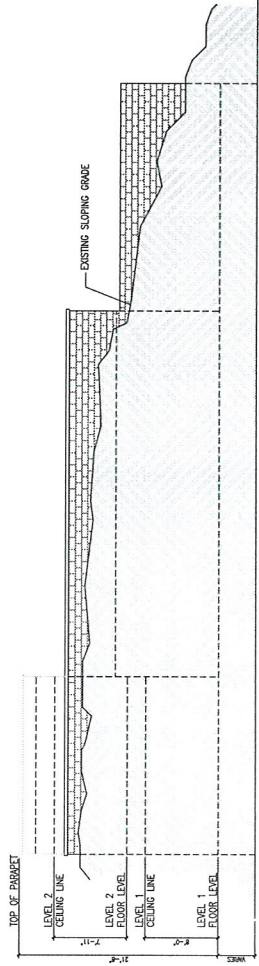
RQR-62044



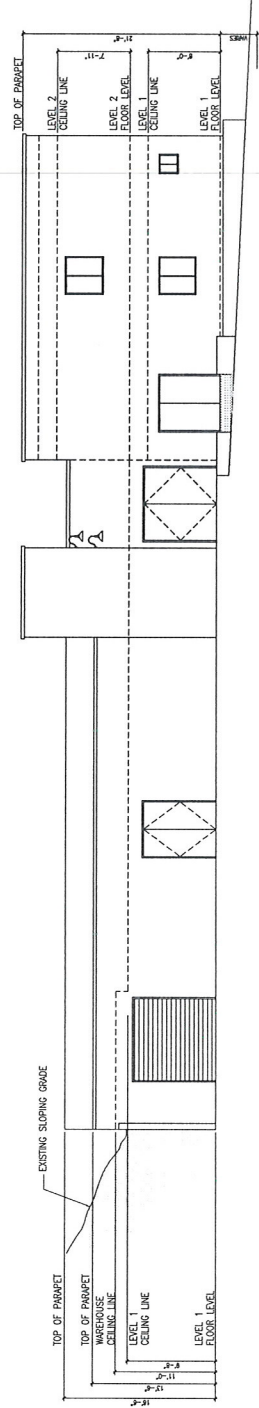
ARCHITECTURAL SITE PLAN



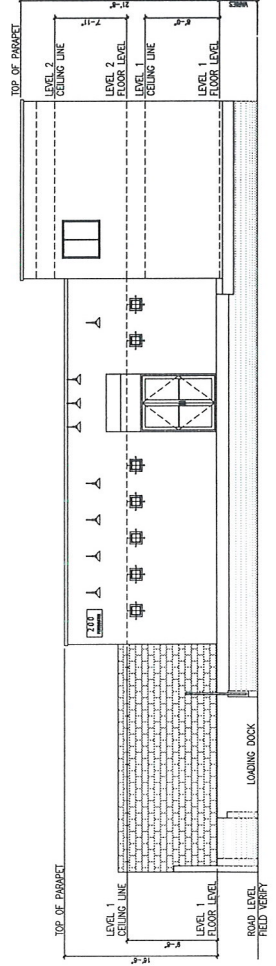
1. RIGHT SIDE ELEVATION
 1/8" = 1'-0"



2. REAR ELEVATION
 1/8" = 1'-0"



3. LEFT SIDE ELEVATION
 1/8" = 1'-0"



4. FRONT ELEVATION
 1/8" = 1'-0"

RQR-62044

RECEIVED

NOV 25 2015

Dept of Planning
 City of Las Vegas

PRJ-56839
 12/24/14

A1.02

CARE CIVIL ENGINEERING 200 FOREMASTER LANE LAS VEGAS, NEVADA 89101	
CARE CIVIL ENGINEERING 200 FOREMASTER LANE LAS VEGAS, NEVADA 89101	
ISOADIV 1000 S. LAS VEGAS BLVD. SUITE 100 LAS VEGAS, NV 89101	
Primary Consultant (List) (This is inserted on Submittal) Project City, State, Zip	
KEY PLAN	
REVISIONS NO. DESCRIPTION 1. 12/24/14	
FILE LOG NO. DATE 1. 12/24/14	
Project No. 600-10000-000 Month DD, Year	
EXTERIOR ELEVATIONS	

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 17X11 ORIGINAL

0 100 200 300 400 500 600

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PAVED ROAD

ROAD EASEMENT

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

T20S R61E

27

139-27-5

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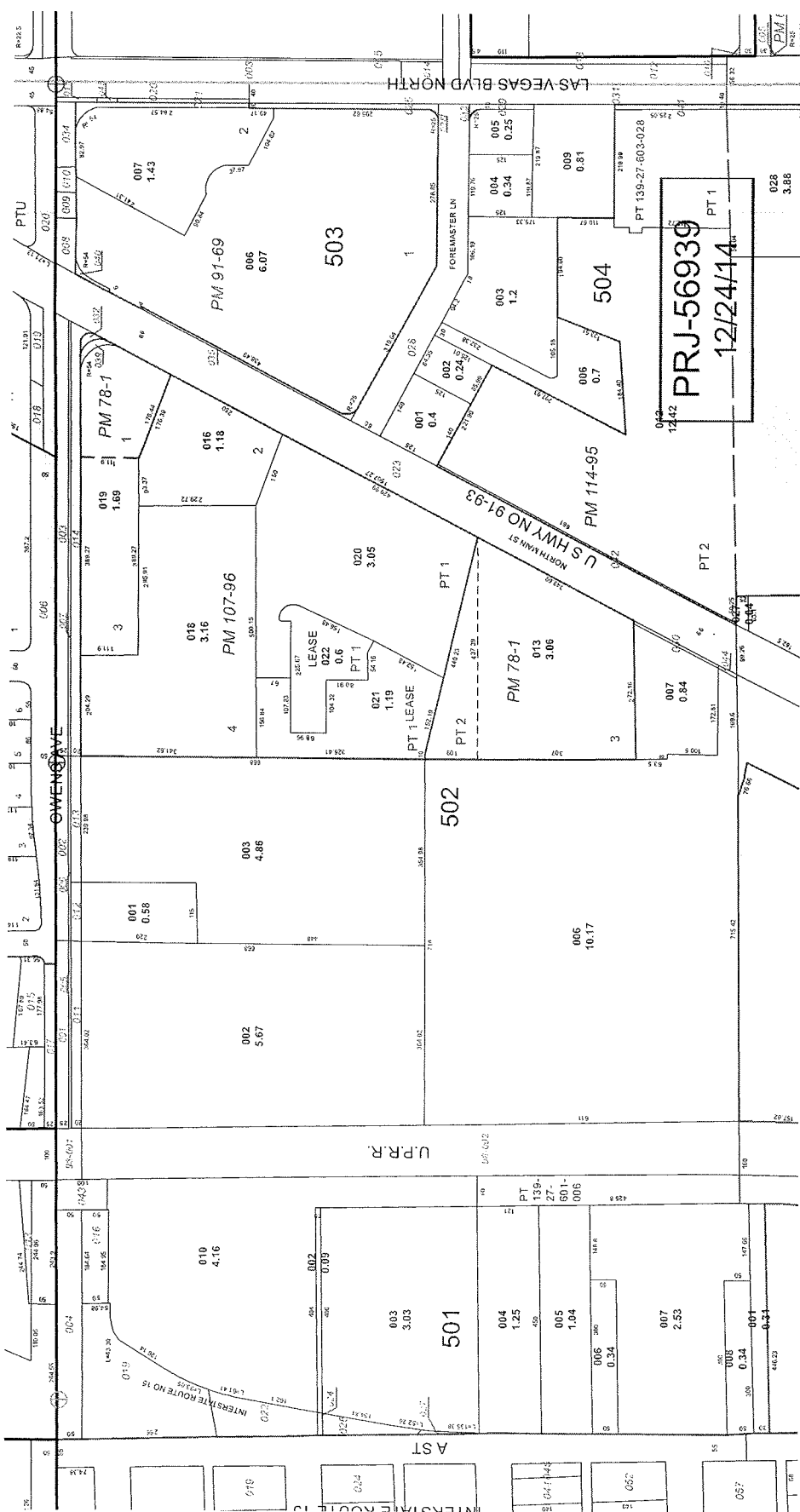
3

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Scale: 1" = 200'

Rev: 05/31/2012



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

RQR-62044 - 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 [PRJ-56939]) 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).

PLANNING COMMISSION: **JANUARY 12, 2016**
CITY COUNCIL: **FEBRUARY 17, 2016**

PLANNING SUPERVISOR: **ANDY REED**



PUBLIC HEARING

CASE PLANNER

Nicole

LANDSCAPE WAIVER REQUIRED? ☐ Y ☐ N ☐ N/A _____

REGIONAL SIGNIFICANCE? ☐ Y ☐ N ☐ N/A _____ (REED)

Comments Due: **DECEMBER 15, 2015**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Nora Lares** (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW: