



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-52719 APN: 139-35-211-093

Name of Property Owner: Southern Nevada Housing Authority

Name of Applicant: Fitzhouse Enterprises, Inc.

Name of Representative: John T. Moran III, Esq.

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: N/A

Partner(s): N/A N/A

APN: N/A

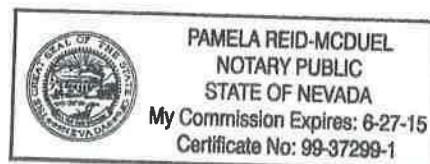
Signature of Property Owner: [Signature]

Print Name: John T. Moran III

Subscribed and sworn before me

This 13th day of January, 2014
Pamela Reid-McDuel
Notary Public in and for said County and State

Revised 11-14-06



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PRJ-52498
01/23/14



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VAR: to allow 52 parking spaces where 77 spaces are required.

Project Address (Location) 323 North Maryland Parkway

Project Name Community Triage and Involvement Center Proposed Use Treatment Facility

Assessor's Parcel #(s) 139-35-211-071, 072 and 093

Ward # 5

General Plan: existing MXU proposed _____ Zoning: existing C-1 proposed same

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres .27 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Southern NV Housing Authority Contact John Hill

Address 340 N. 11th Street Phone: (702) 922-6800 Fax: (702) 436-3039

City Las Vegas State NV Zip 89101

E-mail Address _____

APPLICANT Fitzhouse Enterprises, Inc. Contact Michael Lavin

Address 900 Grier Drive Suite A Phone: (702) 385-2090 Fax: _____

City Las Vegas State NV Zip 89119

E-mail Address mlavin@westcare.com

REPRESENTATIVE Moran Law Firm, LLC Contact John T. Moran III, Esq.

Address 630 S. 4th Street Phone: (702) 384-8424 Fax: (702) 384-6568

City Las Vegas State NV Zip 89101

E-mail Address JT3.Moran@moranlawfirm.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* _____

* 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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # VAR-52719

Meeting Date: 03/11/14 PC

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 in accordance with applicable sections of the Zoning Ordinance.

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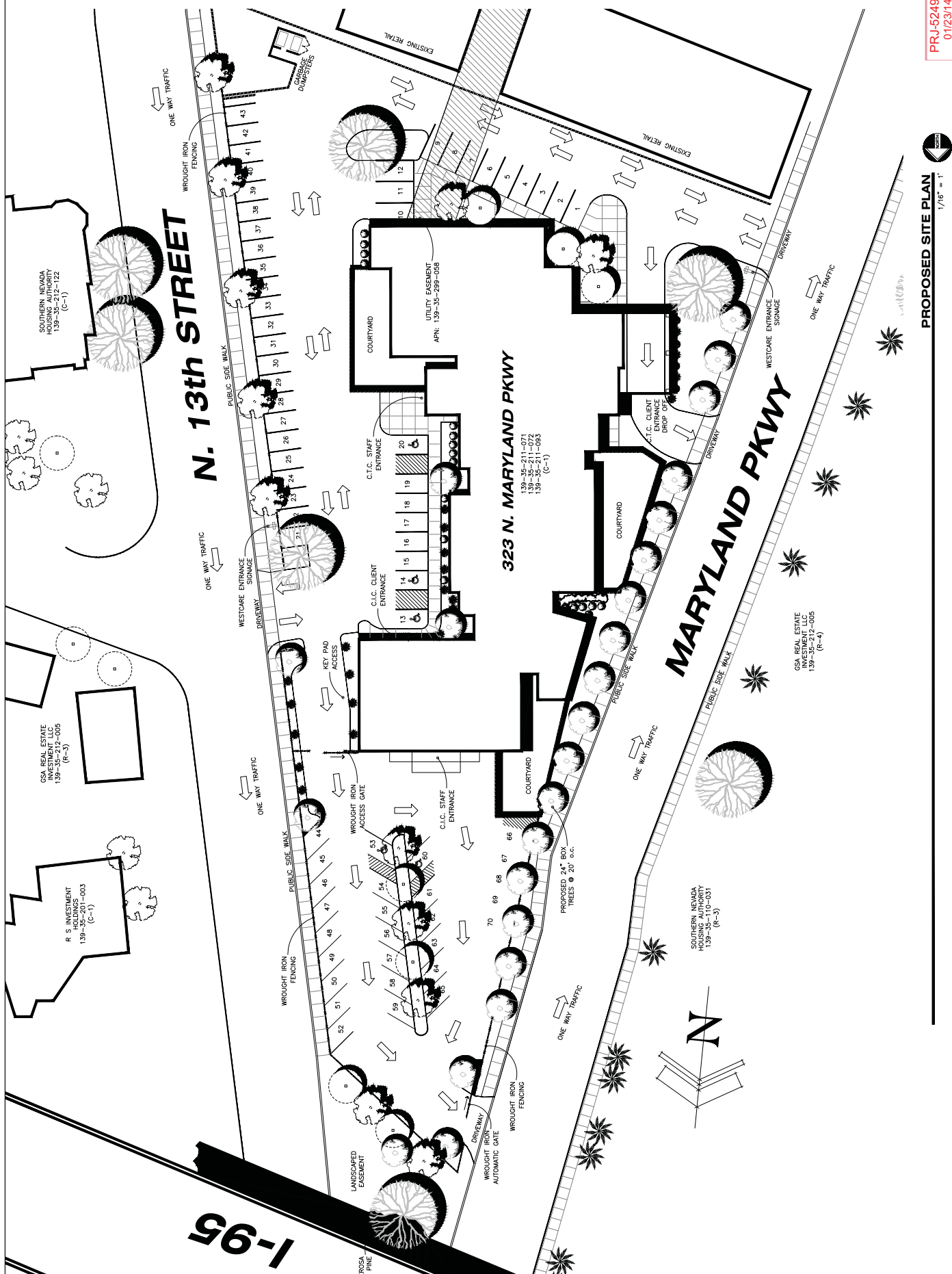
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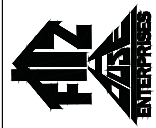
900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 • 702-385-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV

PK0-574280

900 GRIER DRIVE - LAS VEGAS, NV 89119
702-385-2090 - 702-385-3360 fax





PO BOX 54738
LAS VEGAS, NV 89154-738
LICENSE #006487
EXPIRES 12/31/15

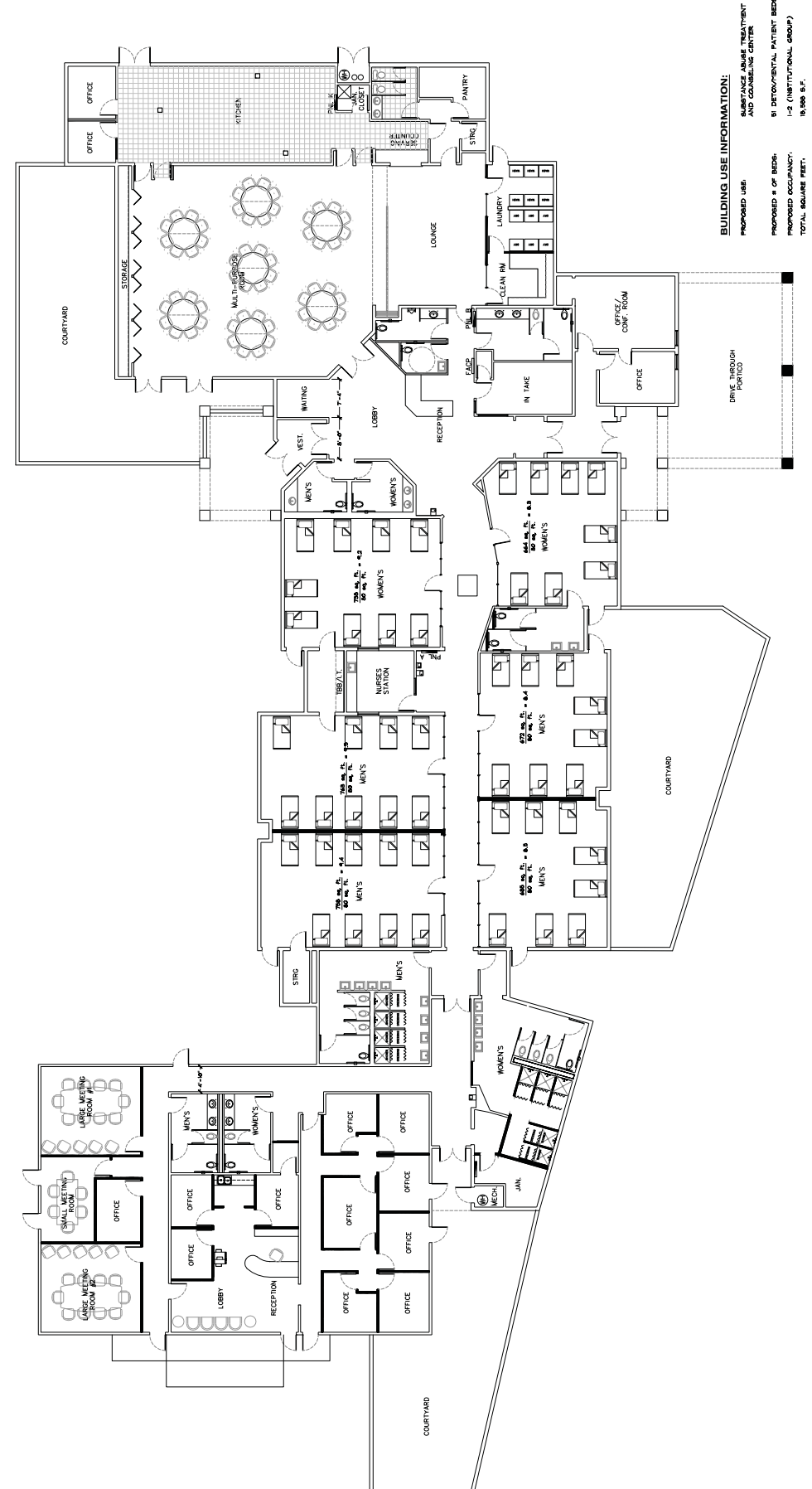
NO.	DESCRIPTION	BY	DATE
1	REVISION		
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WestCare - Nevada Community Triage & Involvement Centers

323 N. Maryland Parkway
Las Vegas, Nevada

DRAWN BY: E. ADAMS
DESIGNED BY:
CHECKED BY:
SCALE OF SHEET
1" = 1'-0"
LAST UPDATED: 1/15/2014
PROJECT NO. PRJ-52496
PROPOSED FLOOR PLAN
01/23/14
A1.2



BUILDING USE INFORMATION:
PROPOSED USE: SUBSTANCE ABUSE TREATMENT AND COUNSELING CENTER
PROPOSED # OF BEDS: 91 DETOX/MENTAL PATIENT BEDS
PROPOSED OCCUPANCY: 1-2 (INSTITUTIONAL GROUP)
TOTAL SQUARE FEET: 10,500 S.F.



PROPOSED FLOOR PLAN
1/8" = 1'

VAR-52719, SUP-52715, SUP-52717 & VAC-52721

WESTCARE - NEVADA



COMMUNITY TRIAGE CENTER (CTC) AND COMMUNITY INVOLVEMENT (CIC)

900 GRIER DRIVE - LAS VEGAS, NV 891 19
702-386-2090 - 702-386-3360 fax

323 N. MARYLAND PKWY - LAS VEGAS, NV
VAR-527219

VAR-52719, SUP-52715, SUP-52717 & VAC-52721



MORAN LAW FIRM LLC
MORAN BRANDON BENDAVID MORAN
ATTORNEYS AT LAW

JOHN T. MORAN, JR.
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III

ADAM S. DAVIS
JUSTIN W. SMERBER
CHRIS HANLEY
DAVE M. BROWN

January 27, 2014

VIA UPLOAD TO CLVEPLAN WEBSITE

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: WestCare Nevada, Inc.: Special Use Permit Application
323 N. Maryland Parkway Las Vegas, NV 89101

Dear Sir or Madam:

WestCare Nevada, Inc. (WestCare) is submitting applications for a Special Use Permit for a Social Service Provider and a Special Use Permit for a Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse pursuant to LVMC 19.12.050 for a property currently zoned C-1, which is located at 323 N. Maryland Parkway, Las Vegas, Nevada. WestCare is also submitting applications for a variance to allow 52 parking spaces where 77 spaces are required per Title 19.12.060, and for a vacation of the right-of-way located on the subject property.

WestCare was required by the state to relocate both their facility and programming which was located at 401 S. Martin Luther King Boulevard to accommodate the Phase II (Martin Luther King Boulevard/Industrial Road connector) of Project Neon. Services to be relocated include: substance abuse treatment and mental health services, residential and outpatient treatment, outreach services and administrative offices.

Historical uses by WestCare of the 401 S. Martin Luther King site included residential care, inpatient and outpatient substance abuse treatment, as well as a mental health hospital. This site provided County residents with low cost prevention, intervention and substance abuse treatment services which are critical to helping reduce the community impact and strain on the higher cost hospitalization for individuals who can be served in a lower level of care.

The social costs caused by untreated alcohol and drug abuse are enormous. While WestCare cannot eradicate the problem, WestCare can alleviate some of the damage it inflicts on our Las Vegas community by having these persons off the streets and in a safe and supervised detoxification program. Police officers are able to "drop off" inebriated or "high" individuals obviously under the influence at WestCare's Community Triage Center (CTC) as an alternative to the Emergency Department at the local hospital.

WestCare's CTC and Community Involvement Center (CIC) will focus on each client's individual needs and determine a proper course of medical action. From detoxification to crisis stabilization and more, triage provides short-term immediate care and professional assessment. Through collaboration with first responders, social service programs, and government agencies, triage centers provide a better option for individuals in crisis who do not belong in an emergency room.

With registered nurses, psychiatrists and a medical director, clients are given personalized attention with proper stabilization and then connected to further medical services. It will be open twenty-four (24) hours per day in order to receive clients in need of assistance. The CIC will have licensed social and case workers providing outpatient substance abuse and mental health assistance as well as providing community outreach.

In conclusion, special use permits along with the variance and vacation applications should be issued for the 323 N. Maryland Parkway location for the reasons stated above and the benefits this location will provide to the City of Las Vegas. Thank you for your time and attention to this correspondence. I remain,

Very truly yours,

John T. Moran III, Esq.
MORAN LAW FIRM, LLC

VAR-52719, SUP-52715, SUP-52717 & VAR-52721

FRJ-52498
01/30/14