GMRA

George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 894-5027
Fax (702) 894-5028
www.gmrarchitect.com

January 19, 2009

City of Las Vegas Planning & Development
731 South 4th Street
Las Vegas, NV 89101

RECEIVED
MAR 2009

re: APN 139-27-301-003
Letter of Justification

To Whom It May Concern,
The following request and justification is provided for your consideration and review:

Request

This application is submitted for a Site Development Plan Review, Special Use Permit and Variance of required parking for 51 spaces where 92 spaces are required to satisfy an expansion of services to the Homeless of the Las Vegas Valley. The property is currently zoned C-2 with Bonanza frontage. The Special Use Permit is requested to allow a total of 222 beds where currently there are 157. The City Staff also will include a zone change for a portion of the site from C-2 to M in conformance with the approved plan.

Project Description

The development will consist of a remodel to the existing two-story dining and sleeping facility. The remodel is proposed in two phases. Phase one will consist of converting the second floor sleeping rooms which are currently unused into semi-private sleeping rooms with a small kitchenette. Phase two will consist of remodeling the first level kitchen, dining and dry storage areas into a barracks style sleeping facility with several more private sleeping rooms at the perimeter of the space. Expanded shower and toilet facilities will be part of the project along with the relocation of the on-site laundry.

There are 42 existing beds on the first level of the building with another 115 in the other buildings on the site for a total of 157 beds. The first level remodel to the subject building will add 53 additional beds and the second level remodel will add another 12 beds for a proposed site total of 222 beds.

SDR-32467
05/14/09 PC
REVISED

Justification

This application is justified for many reasons:

- The current zoning of the property allows for this use.
- The additional beds could be filled at this very moment with the homeless men that come to the Mission on foot for meals, social services and the religious ministry.
- This building is a small part of an overall campus covering four acres and fourteen buildings and has been serving the area for over 40 years.
- This phase of development is part of an overall plan to further develop the campus to provide comprehensive services to those less fortunate including but not limited to food, sleeping quarters primarily for men, drug rehabilitation, family quarters and some separate facilities women.
- The majority of occupants arrive to the property by foot and do not own a vehicle that needs to park.
- The parking will be primarily used by some of the administrative staff and the volunteering service staff. The homeless clients do not drive cars that require parking.
- The existing landscape buffers have complied with the requirements of the Zoning Ordinance at the time each phase was approved and constructed.

We look forward to your review and comments.

Very truly yours,

RECEIVED
MAR 2009

George M. Rogers, AIA
GEORGE M. ROGERS, Architect
A Professional Corporation

SDR-32467
05/14/09 PC
REVISED