

To The Honorable Members of the
City of Las Vegas Planning Commission

**Re: Request for Special Use Permit (SUP) and
Variance**

Location: Property at 1701 E. Oakey Las Vegas NV
89104 (known as former Griffith United Methodist
Church /Day School (GUMC)).

At this time we respectfully request the Planning
Commission approve a SUP and Variance allowing the
former GUMC & GUMC Day School property at 1701 E.
Oakey, Las Vegas, Nevada to be officially recognized and
approved for use as a school, with the existing parking
lot for building occupants, and community residents.

After the Church vacated the building, we purchased
this building in 2014 with the intention of maintaining
its historical presence and integrity, ensuring that it
continues to be an asset to the neighborhood.

Realizing that it was already equipped for a school, we
are now coming forward to request approval for a
Special Use Permit for the building as a School, external
to any church umbrella, as the church no longer exists
in this building, and a Variance for the parking lot.
Below we look at each request separately.

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SPECIAL USE PERMIT:

The long-time former GUMC Day School at 1701 E. Oakey Las Vegas Nevada operated under the Church's umbrella for more than 45 years. The Church moved out of this location mid-2014. However, the school classrooms and offices, social hall, and lounge, and supporting facilities within the building still exist. The building is equipped to be used as a stand-alone school, complete with social hall for school and community events and a lounge which continues to be used by the City of Las Vegas for their voting station.

CURRENT STATUS OF THE BUILDING:

Since acquiring and procuring the necessary and needed funds to remediate and rehabilitate GUMC, an iconic City of Las Vegas landmark, we have successfully completed the bulk of the remediation of the building at 1701 E. Oakey, and have started the installation of the new strobes and risers for the sprinklers. We are told that these elements will be completed by mid-July 2015. The exterior of the property has gone through a physical transformation, updating the facade in both aesthetics and condition. The school portion of this building was licensed by the City of Las Vegas from the 1960's through to April 30, 2013 when the State then began licensing the GUMC Day Care. Thus, the school has been compliant with City and State licensing since

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the 1960's. Currently the City uses the lounge as a voting station.

The parking lot behind the school, which is discussed in depth below, has, since 1963, been used for parking by residents in the community during election time, and for special events including school programs; and, has also been used by school employees and parents, along with church members for parking.

VARIANCE:

THE PARKING LOT BEHIND 1701 E. OAKEY:

Accompanying our request is a **letter of perpetuity from Nevada Power** for use of the existing parking lot behind the building, the lot is sandwiched between Bracken and Oakey and runs adjacent and parallel to 1701 E. Oakey. In 1963 when the Church was built, a "hand-shake" between the Church and Nevada Power occurred allowing the Church to use this land as a parking lot. Since that time, the parking lot has been used by community residents, school employees, parents, and church members.

Nevada Power is currently working on a letter of perpetuity for the use of the parking lot, to allow the building to continue to function as it has been for the past 60 years.

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With the approval of the SUP and Variance, we will ensure the parking lot is State compliant with the mandatory parking access needed by the Fire Department alongside the building, and as advised by a CLV Fire Protection Engineer, parking spaces identified, and ingress/egress compliant driveways.

It may be noted that since the 1960's and continuing through mid-year 2014, when the Day School closed, the City of Las Vegas Fire Inspector regularly inspected the Day School. Also the City of Las Vegas Bruce Street Fire Station performed fire evacuation drills at the school, driving and parking the fire truck on the parking lot without issue. Once-a-year the Firemen from the Bruce Street Fire Station also visited the school educating the children about being a fireman, again driving the fire truck into the parking lot without an issue.

SUMMATION:

Your favorable action today approving the SUP and Variance requests will bring us one step closer to allowing a continuing use of this building as a well known school, a school that has cared for and taught many of our community leaders' and residents' children and grandchildren, and will also officially recognize the parking lot which serves the building occupants and community residents from time to time, and has done so since 1963.

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We met with the Planning Department of the RTC regarding our plans for this corridor. On a larger scale, we are hopeful RTC's project to unite UNLV to the downtown area with a jogging trail and landscaping ending at E. Charleston Boulevard will help fortify this forgotten corridor, assisting in its rehabilitation back to one of our City's best neighborhood childhood memories.

Again it was and still is our intent to preserve the history of this building, and ensure that it continues to serve the children in the community and the community's residents as it has since 1963.

Thank you for your attention and for your thoughtful vote to move this request forward.

Respectfully submitted,

Lorne Cramer & Eric Cramer