

October 22, 2018

Mr. Steve Swanton, ACIP, Senior Planner
City of Las Vegas Department of Planning
Development Services Center
333 North Rancho Drive
Las Vegas, NV 89106-3797

**Subject: PRJ-74809
Opportunity Village Oakey Campus Renovation Phase 2 041718001
PARKING VARIANCE RE-INSTATEMENT**

Mr. Swanton,

This letter is a request an re-instatement to a previously approved (VAR-66259) parking variance. The reason for the extension is to allow for permitting and state approvals to be finalized and for construction to begin early in 2019. In addition, there was a financial hardship for Opportunity Village shortly after the original approval, Funding is now in place for construction of this project.

Opportunity Village is a not-for-profit organization serving children and adults in the Southern Nevada community with intellectual disabilities with a mission to enhance their lives and the lives of the families who love them. Opportunity Village's oldest operating campus is located on Oakey Boulevard near Jones Boulevard adjacent to the College of Southern Nevada. The Oakey campus houses the Magical Forest, one of OV's greatest assets and a major source of the organizations's revenue. In addition to the programs and services housed at the Oakey Campus, the Foundation staff are also located on this campus.

The site (APN:163-02-601-005) is currently zoned C-V (Civic District), and is owned by the State of Nevada Division of Public Lands. The client is not requesting any changes to the current zoning. While an original C-V entitlement previously approved 131 parking spaces, a preliminary Parking Analysis for the new addition has indicated a requirement for additional parking spaces (based on the City of Las Vegas Unified Development Code 19.12, Social Service Provider = 1 space per 300 square feet of area), for a total of 151 parking spaces being required. Approval for this variance (VAR-66259) was given on the previous submittal (SDR-64479) for a total of 207 parking spaces being required. The re-instatement would be less in intensity than the original variance approval.

OV is working with CSN on a formal parking agreement.

The client would like to maintain all previously approved Waivers and Variances granted in SDR-64479.

Thank you in advance for your time in reviewing this project. Please contact our office with any questions or comments.

LGA



Jason Jorjorian
Project Manager

VAR-74839

PRJ-74809
10/22/18