



April 4, 2024

City of Las Vegas Planning Department
495 South Main Street
Las Vegas, NV 89101

Attn: Planning Staff

Re: Opportunity Village – Betty’s Village North and Northwest Campus

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project.

The Betty’s Village North and Northwest Campus project will serve the patrons of Opportunity Village, a non-profit organization serving individuals with intellectual disabilities throughout the Las Vegas Valley. The project is located on 17.49 acres, consisting of parcel A.P.N. 125-24-701-037, bounded by Rome Boulevard to the south, Thom Boulevard to the west, Deer Springs Way to the north, and developed properties (zoned R-3 and R-4) to the east. The existing zoning of the site is a combination of C-V (approximately 12.50 AC) and R-E (approximately 4.99 AC); we are requesting a zone change for the R-E portion so that the full site will be zoned C-V.

The project, which totals **121,705 s.f.**, consists of the following components, contained within a holistically developed campus environment:

- The residences of Betty’s Village North, which includes 90 residential units totaling 85,588 s.f. across 18 buildings. The buildings consist of four building types repeated throughout the residential portion of the site, but with various color and material palettes to lend variety and atmosphere to the community environment. The residences are designed in a townhouse style format with front porches or patios included on all units, designed to create a community feel and to give each resident their own unique front door to promote wayfinding and pride of residence.
- A semi-private park featuring play areas, open space, shade structures and a **199 s.f.** restroom building.
- An 8,678 s.f. Clubhouse associated with the residences of Betty’s Village North as well as the semi-private park. The clubhouse will contain a lounge, game room, gym, swimming pool, outdoor events patio and other amenities.
- A 13,106 s.f. Program Services building featuring multi-purpose classroom, training and event spaces designed to serve the patrons of Opportunity Village, including the residents of Betty’s Village North, as well as others.

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- A 14,044 s.f. Retail building which includes retail space, a café with associated patio, and a retail back-of-house area with associated loading dock.

The Program Services Building and Retail Building and associated parking are situated adjacent to Rome Boulevard and are placed so as to facilitate public access and relate to existing commercial properties across Rome from the site. Betty's Village North is situated on the northern half of the site, with a one-way access drive starting and ending at access points internal to the site, on either side of the Clubhouse. The residential portion of the site is to be fenced using a decorative metal fence. The semi-private park, fenced in a similar manner, is situated at the center of the site so as to facilitate access from the Program Services building and from the Clubhouse through two separate access points. Pedestrian walkways throughout the site facilitate connections between the various program elements and to adjacent sidewalks.

The design character of the buildings and site is modeled after the successful development of the original Betty's Village, located at 7755 West Oquendo Road, adjacent to Opportunity Village's Englestad Campus in southwest Las Vegas. The buildings are designed in a contemporary aesthetic, using a mix of residential and small-scale commercial design elements to facilitate an appropriate relationship between the buildings on the site, as well as between the campus and surrounding development. The residential buildings consist primarily of sloped-roof volumes, with some flat-roof areas to facilitate a unique visual identity for each of the 'townhouse' style apartment units and ultimately, a human-scale residential feel for the community. The Clubhouse, Program Services and Retail buildings feature primarily flat roofs with elements such as sloped-roof clerestories, canopies and colonnades included to add character and provide natural light and/or shading where appropriate to tie into the programmatic use. Landscape elements throughout the site will further enhance the character and feel of the development and, at the perimeter of the site, enhance the appearance of the community as seen from surrounding properties.

We are requesting a waiver for the portions of fence that fall within the landscape buffer along both Deep Springs Way and Rome Boulevard.

We would like to note that the design of the three street frontages of the site has been coordinated based on discussions between our civil engineering team and representatives of Public Works. Along Thom Boulevard, we match Title 19 requirements for a 60' right-of-way by providing 20' from centerline to back of curb (24" L-Curb) with 5' amenity/landscape zone and a 5' detached sidewalk. This will complete the Thom Boulevard half street right of way of 30'. Please note that a license and maintenance agreement will be needed for the 5' of landscaping between the back of curb and face of sidewalk.

Along Deer Springs Way and Rome Boulevard, we will match the conditions of adjacent properties which have been either developed or are currently under development, so as to maintain consistency along these streets. Along Deer Springs Way, we will maintain the existing curb line, therefore our back of curb will sit 35' from the centerline with 5' amenity/landscape zone. This will complete the Deer Springs Way half street right of way of 40'. Beyond the right-of-way will be a 5' sidewalk with a 5'

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pedestrian access easement to be implemented. Please note that a license and maintenance agreement will be needed for the 5' of landscaping between the back of curb and face of sidewalk.

Along Rome Boulevard, the back of curb line will be offset 25' from the centerline with 5' amenity/landscape zone. This will complete the Rome Boulevard half street right-of-way of 30'. Beyond the right-of-way will be a 5' sidewalk with a 5' pedestrian access easement to be implemented. Please note that a license and maintenance agreement will be needed for the 5' of landscaping between the back of curb and face of sidewalk.

Should you have any questions about this application, please do not hesitate to reach out to our office.

Sincerely,

A handwritten signature in black ink that reads "Kelsie Timmons". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Kelsie Timmons
Architect

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