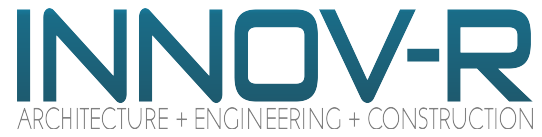


VARIANCE NARRATIVE STATEMENT



670 E. 32nd. St., Ste #11
Yuma, AZ 85365
www.innov-r-llc.com

Project:

**First Steps Daycare
648 North 4th Ave
San Luis, AZ 85349
APN# 775-46-225**

a) There exists special circumstances or conditions regarding the land or building referred to in the application, which do not apply to other properties in the zoning district.

The whole area was previously designed to host residential use, but was then converted to commercial, not taking into consideration that most properties are not designed to host parking lots and commercial buildings in them due to their dimensions.

This particular plot's size is 42.5 feet wide by 71 feet long, making it very short and narrow compared to most of the nearby commercial properties in the area. The required setbacks per zoning and parking requirements on this particular property limits any possible commercial use.

b) The above special circumstances or conditions are preexisting and are not created or self-imposed by the owner or applicant.

This property was purchased as is, and has not been modified. The whole area was previously designed to host residential use, but was then converted to commercial, not taking into consideration that most properties are not designed to host parking lots and commercial buildings in them due to their dimensions.

c) The variance is necessary for the preservation of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in this zoning district.

When it comes to establishing a project involving child care facilities in the State of Arizona, there are a list of design requirements established by the Arizona Administrative Code and Arizona Revised Statutes for Child Care Facilities. Per this code, a minimum of 25 square feet of classroom area needs to be provided per child, and a minimum of 75 square feet of outdoor recreational area for half of the total child occupancy. In order for this project to be financially feasible, a minimum occupancy of 20 children is necessary. Currently the outdoor area for 20 children is 813 square feet and classroom area is 500 square feet, which does not include areas for restrooms, reception area, office and storage.

A zero side setback, as allowed by current Zoning Ordinance, would not be possible due to the need to provide safe egress for the children and staff from rear outdoor recreational area. The minimum

parking requirements per City of San Luis Arizona Zoning Ordinance would take up about half of the permitted buildable area, outside of setbacks, thus making it unfeasible to build anything usable.

d) The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare, because a Daycare use is much needed within the city. It would be a benefit for the people within the surrounding residential area and businesses.

The two proposed parking spaces are to be used by staff. Parents would only be dropping off or picking up their children throughout the day, therefore no additional parking is needed.