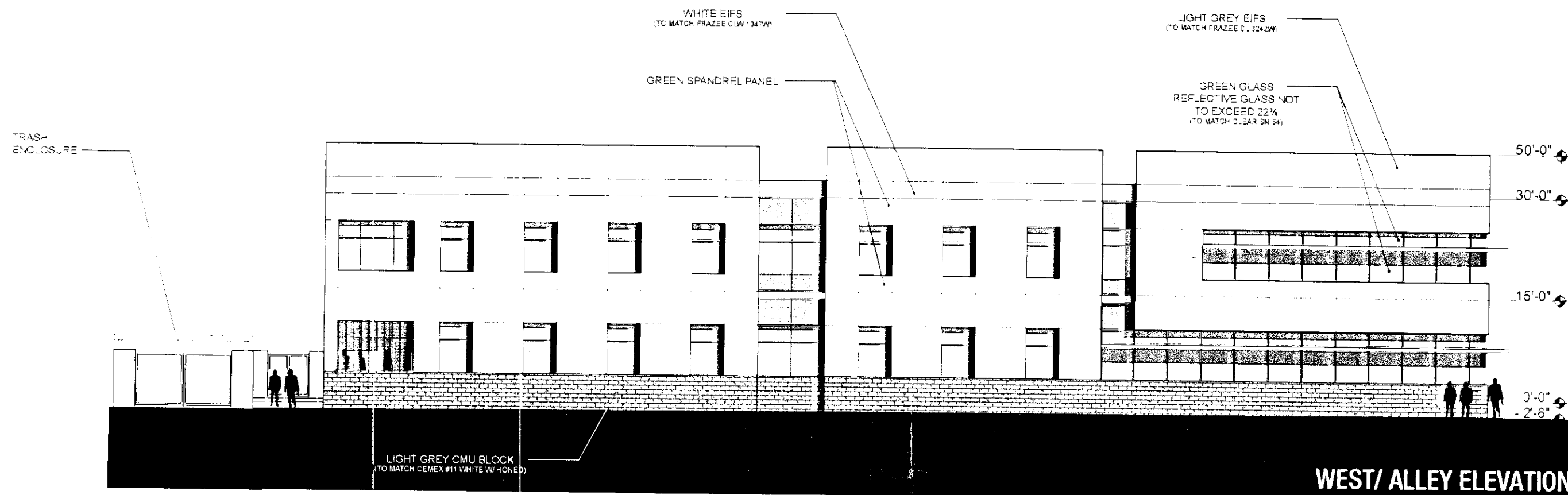
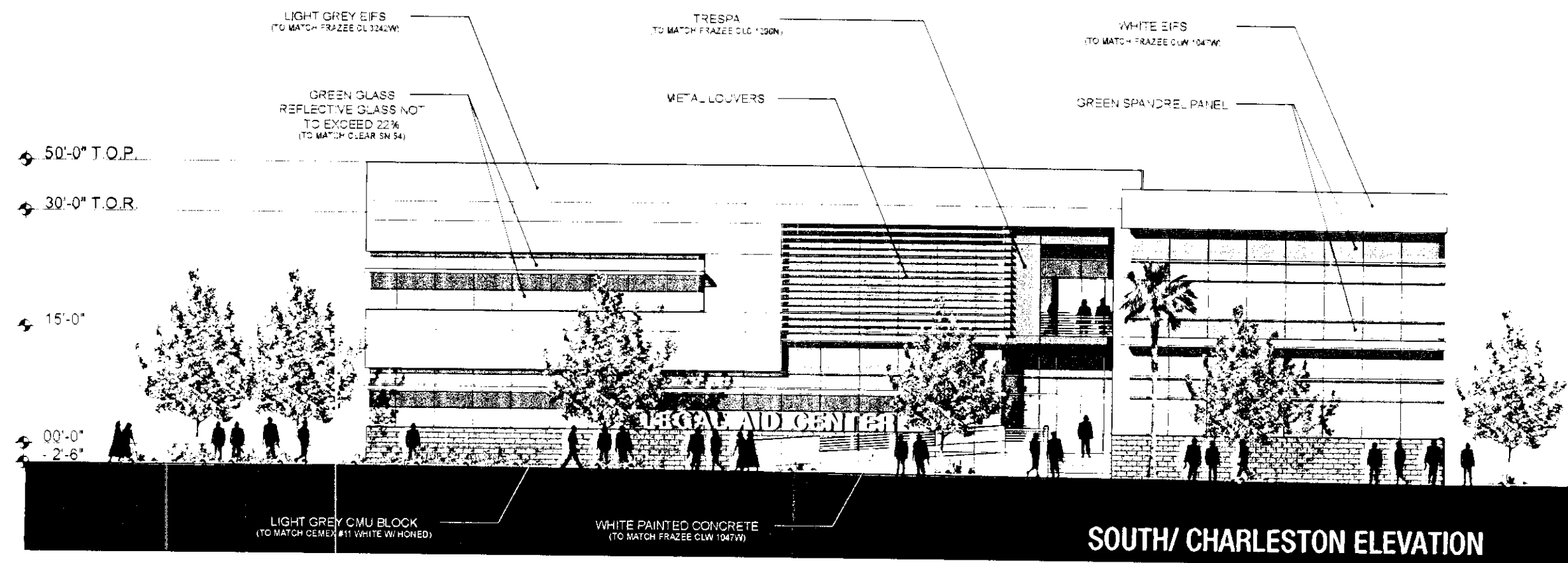




SCANNED

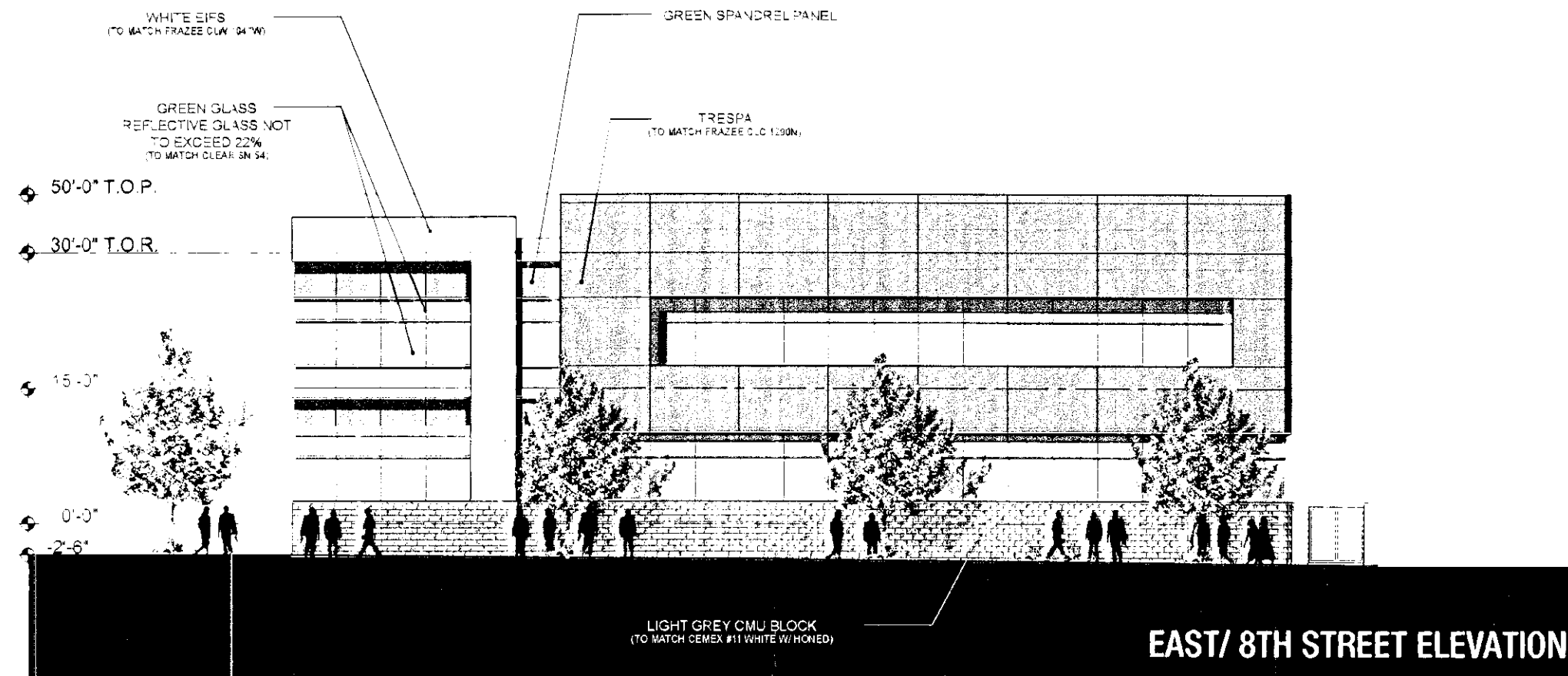
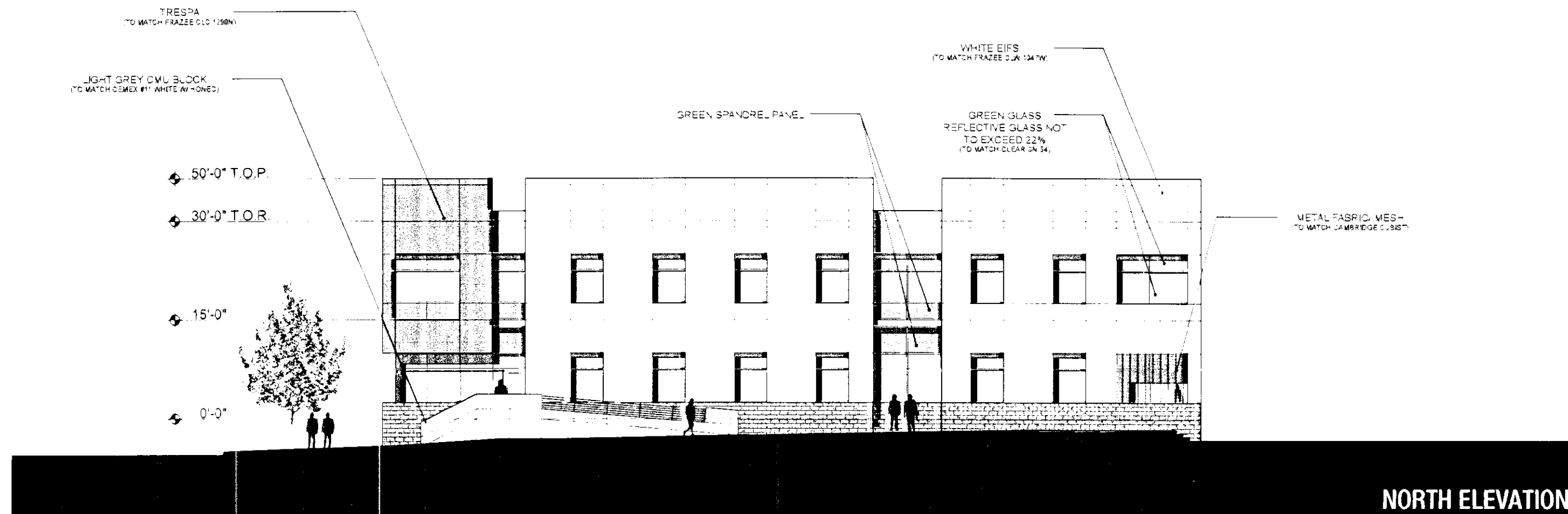
SEP 24 2010

VAR-39099 VAR-39100
SDR-39098 REVISED
10/21/10 PC



jma

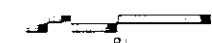
studios



SCANNED

SEP 24 2010

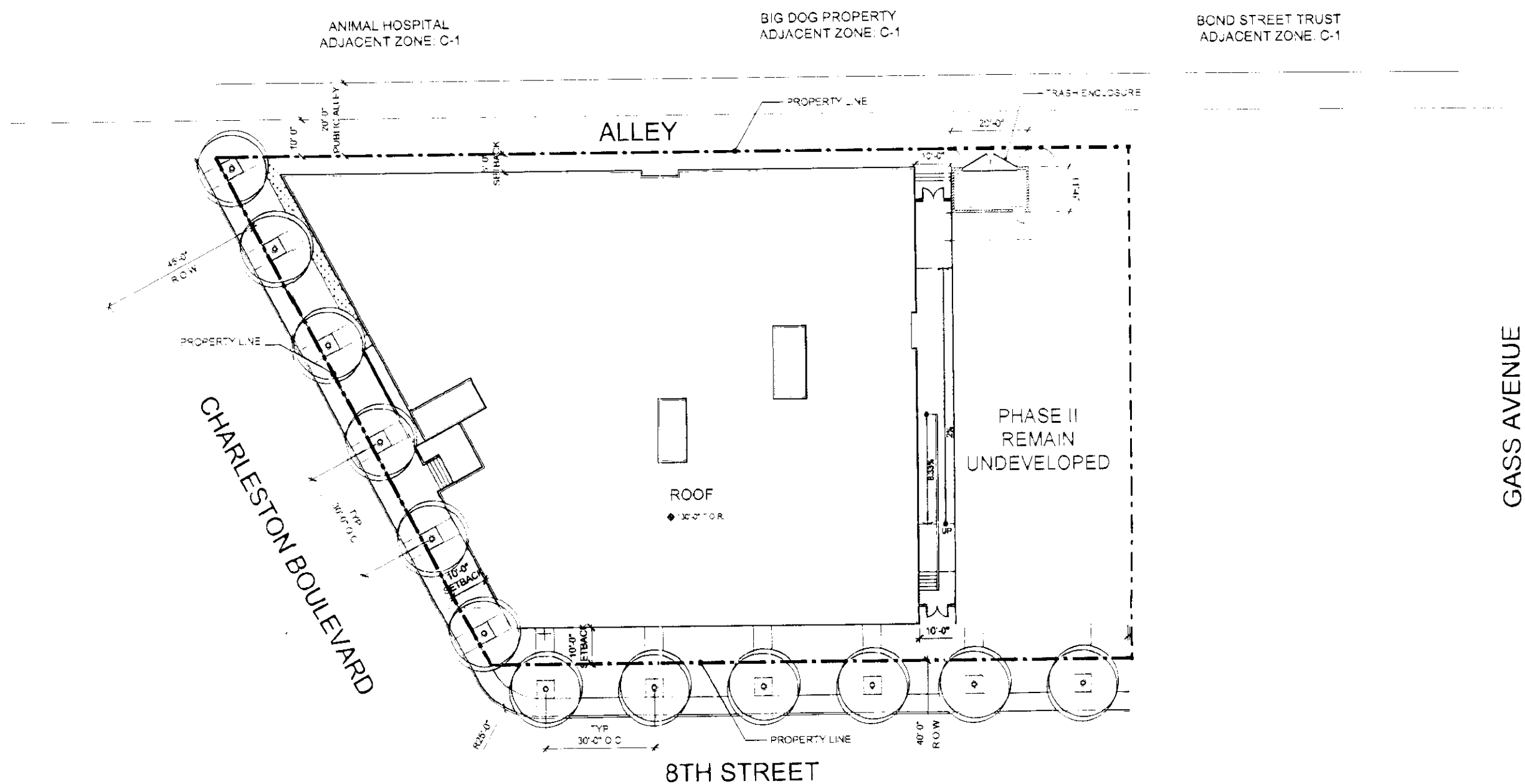
VAR-39099 VAR-39100
SDR-39098 REVISED
10/21/10 PC



jma

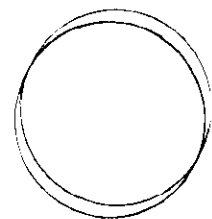
studios





PLANTING LEGEND

SYMBOL BOTANICAL NAME COMMON NAME



PISTACIA CHINENSIS
CHINESE PISTACHE



SHRUBS SEE BELOW

SUGGESTED SHRUBS

BOTANICAL NAME COMMON NAME
 ALOE SINFUATANA
 ALOE
 DALEA CARPATA SIERRA GOLD
 SIERRA GOLD DALEA
 FESTUCA GLAUCA
 BLUE FESCUE
 HESPERALOE FUNIFERA
 GIANT HESPERALOE
 LEUCOPHYLLUM LANGMANIAE
 RIO BRAVO
 NANFESSA MACULOSA
 TEXAS TUXEDO
 SALICIA DORR
 JEDOCK DAISY
 TETRANEURIS ACALLES
 ANGELITA DAISY
 TRADESCANTIA PALLIDA
 PURPLE HEART
 VINCA MINOR
 PERIWINKLE
 YUCCA BACCATA
 BANANA YUCCA
 ZEPHYRANTHES SPECIES
 RAIN LILY

SITE FURNITURE LEGEND

SYMBOL DESCRIPTION

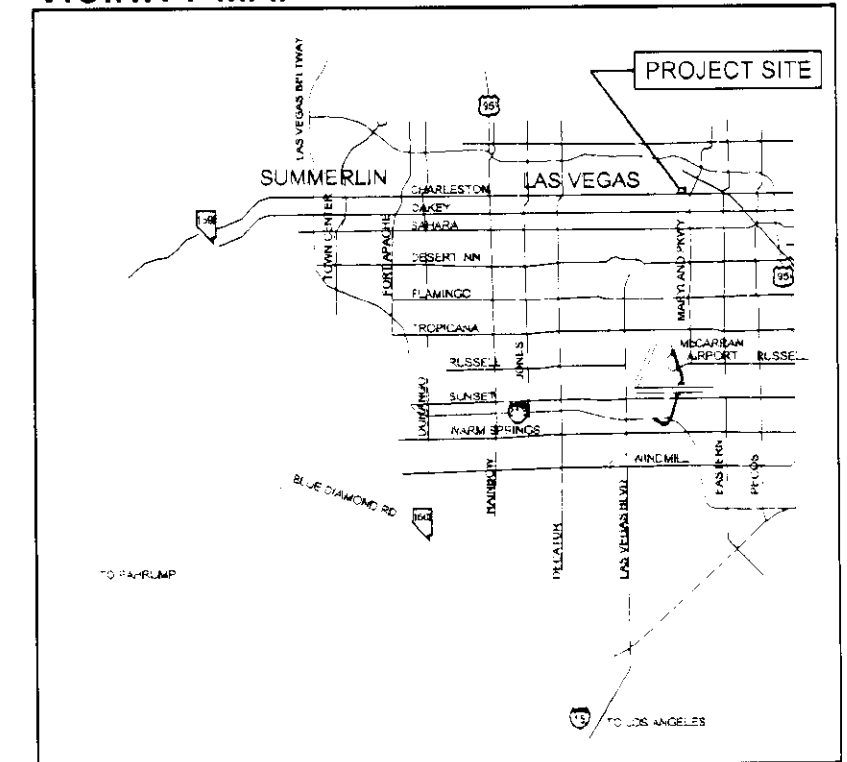


TREE GRATES BY RONSIMITH, 702-253-6622 MODEL 60" SQUARE MARKET STREET

TRENCH GRATES BY RONSIMITH, 702-253-6622 MODEL MARKET STREET, 6" WIDE

COLORADO CONCRETE BY SOLOMON, COLOR SANDSTONE, LIGHT BROOM FINISH

VICINITY MAP



SITE ANALYSIS

SITE AREA 0.71 AC NET
1.12 AC GROSS

APN# 139-34 410-245
 CURRENT ZONING C-1
 F.A.R. (FLOOR AREA RATIO) 0.72
 LOT COVERAGE 67%

OFFICE AREA 35,200 SF

PARKING ANALYSIS

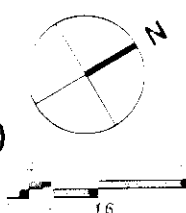
PARKING REQUIREMENT (CITY OF LAS VEGAS)

PARKING REQUIRED
 (1 SPACE PER 300 SF @ 35,200 SF) 118 SPACES

PARKING PROVIDED 0 SPACES

SCANNED

SEP 24 2010



jma

VAR-39099 VAR-39100
 SDR-39098 REVISED
 10/21/10 PC

studios

SITE PLAN/ LANDSCAPE



SCANNED

2010

PUBLIC SHARED SPACES
PRIVATE SHARED SPACES

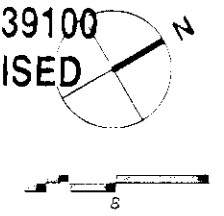
CHILDREN'S ATTORNEY PROJECT
BUILDING CORE

DOMESTIC VIOLENCE
CONSUMER RIGHTS & SOCIAL SECURITY

PRO BONO
ADMINISTRATION

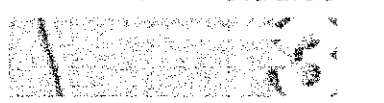
FUTURE EXPANSION

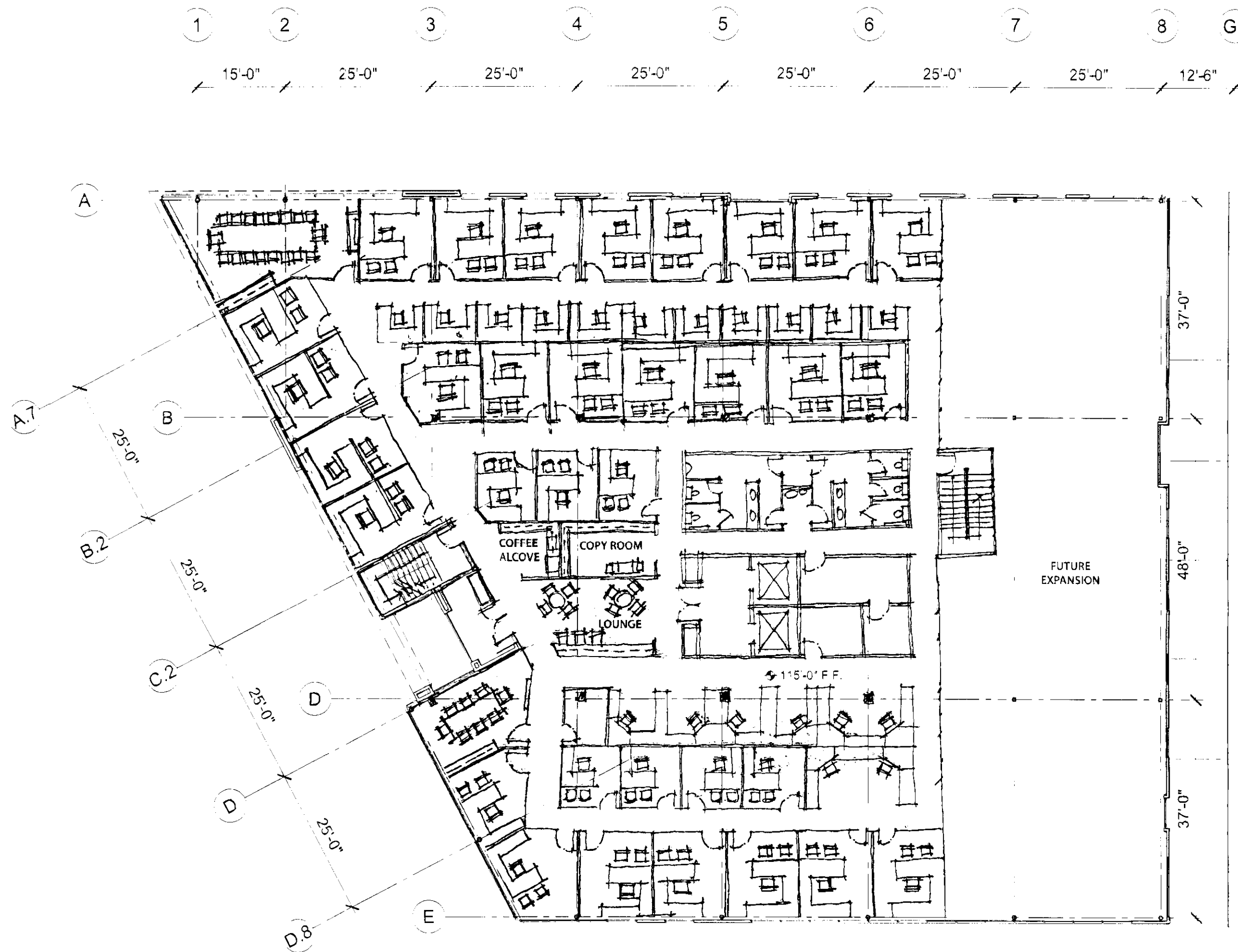
VAR-39099 VAR-39100
SDR-39098 REVISED
10/21/10 PC



jma

studios





SCANNED

PUBLIC SHARED SPACES
PRIVATE SHARED SPACES

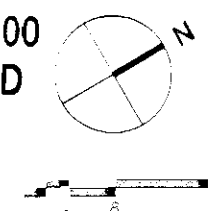
CHILDREN'S ATTORNEY PROJECT
BUILDING CORE

DOMESTIC VIOLENCE
CONSUMER RIGHTS & SOCIAL SECURITY

PRO BONO
ADMINISTRATION

FUTURE EXPANSION

VAR-39099 VAR-39100
SDR-39098 REVISED
10/21/10 PC

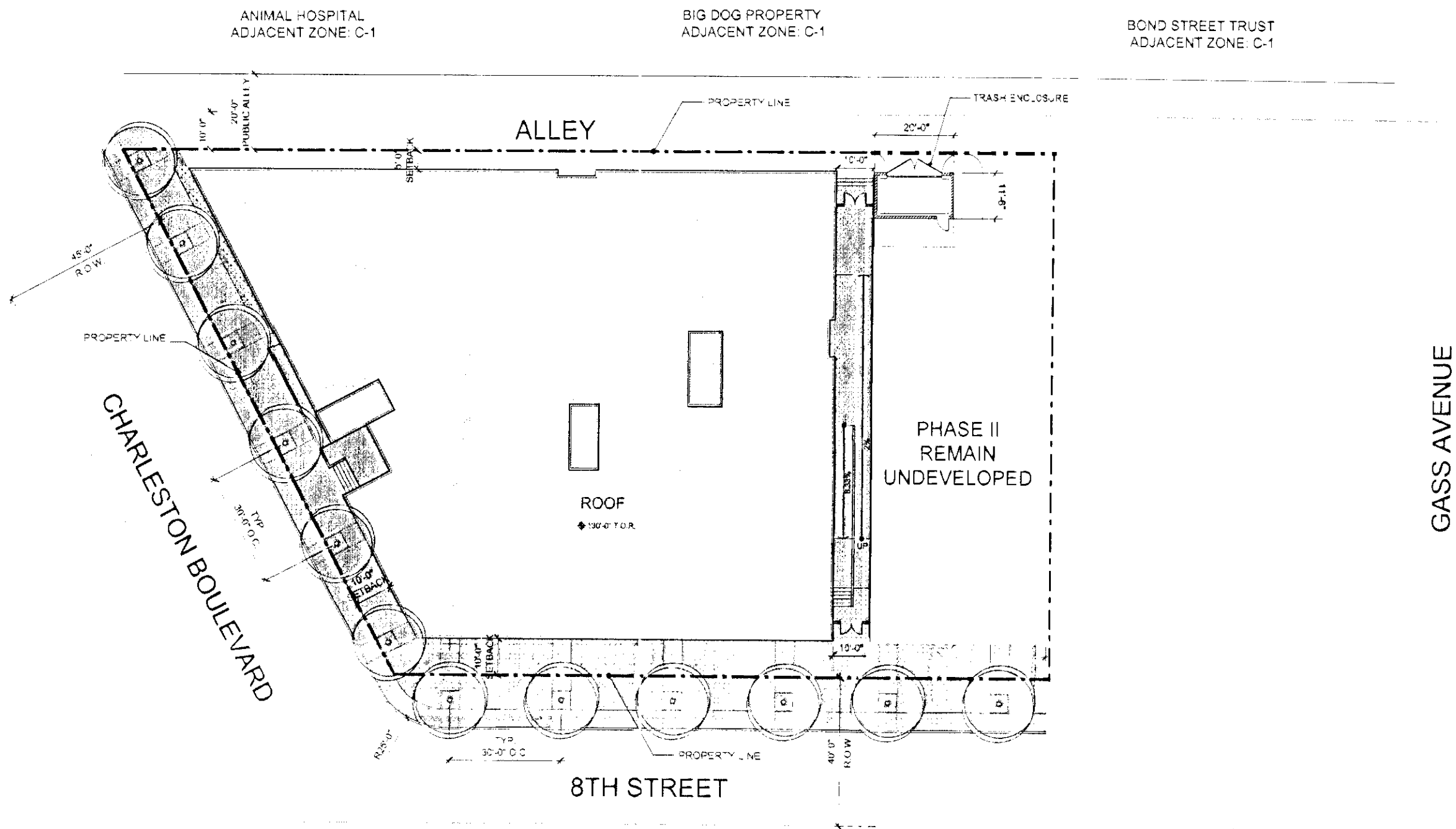


jma

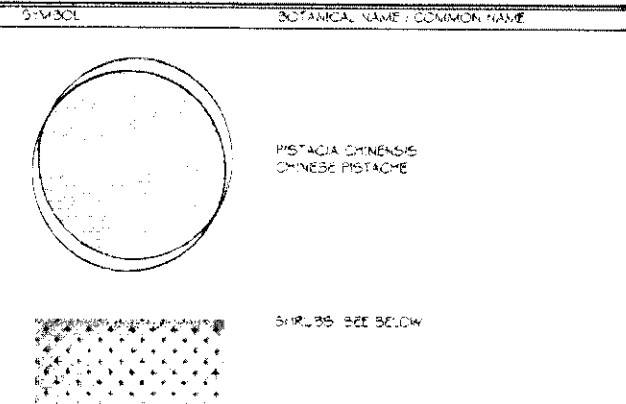
studios







PLANTING LEGEND



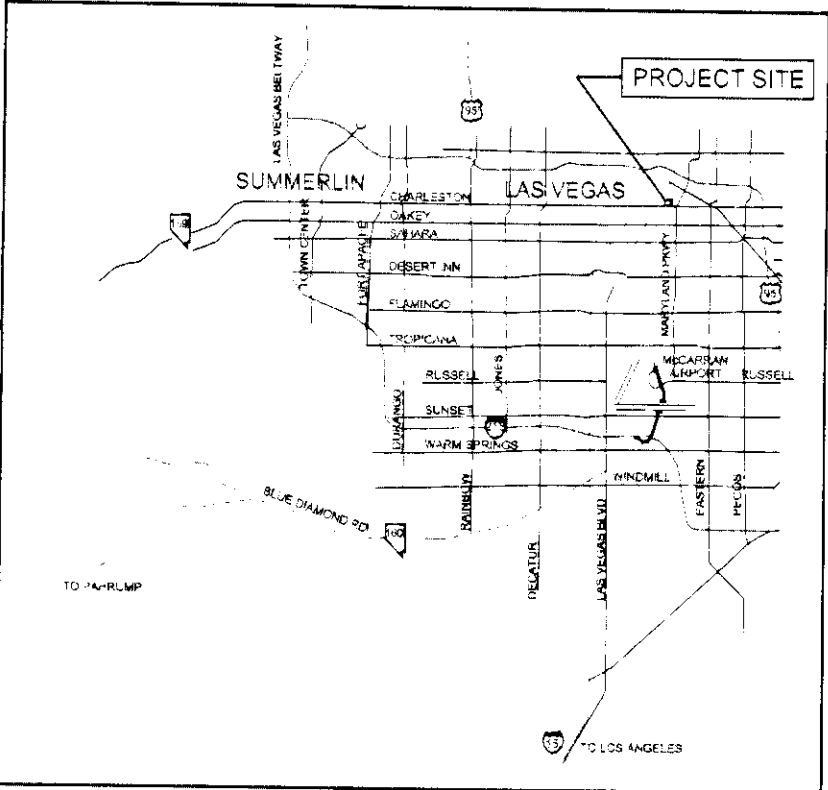
SUGGESTED SHRUBS

BOTANICAL NAME / COMMON NAME
ALOË SINKATANA ALOË
DALIA CAPATA SIERRA GOLD SIERRA GOLD DALIA
FRAXINUS LASIOCARPA BLUE PESCUE
HEPERALOE UNIFERA GIANT HESPER ALOË
LEUCOPHYLLUM LARGUM RIO BRAVO
MANIPEDIA MANCULOSA TOYAS TOYER ALOË
SALICORNIA DESERT SAGE
TETRAEUS AGALUS ANGELITA DAVEY
TRIDACNOPSIS PALLIDA PURPLE HEART
YUCCA MINOR PERMANENCE
YUCCA BACCATA BANANA YUCCA
ZEPHYRANTHESS SPECIES RAIN LILY

SITE FURNITURE LEGEND

SYMBOL	DESCRIPTION
	TREE GRATES BY RONSAMITH (702) 253-6622 MODEL 60" SQUARE MARKET STREET
	TRENCH GRATES BY RONSAMITH (702) 253-6622 MODEL MARKET STREET 6" WIDTH
	COLORLED CONCRETE BY SOLOMON COLOR SANDSTONE LIGHT BROOM FINISH

VICINITY MAP



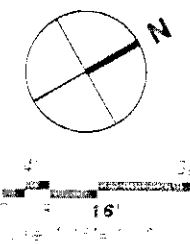
SITE ANALYSIS

SITE AREA	0.71 AC (NET) 1.12 AC(GROSS)
APN#	139-34-410-245
CURRENT ZONING	C-1
F.A.R. / FLOOR AREA RATIO	0.72
LOT COVERAGE	87%
OFFICE AREA	35,200 SF

PARKING ANALYSIS

PARKING REQUIREMENT (CITY OF LAS VEGAS)

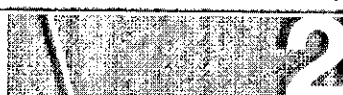
PARKING REQUIRED (1 SPACE PER 300 SF @ 35,200 SF)	118 SPACES
PARKING PROVIDED	0 SPACES



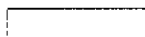
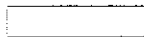
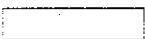
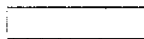
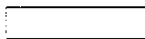
SEP 24 2010

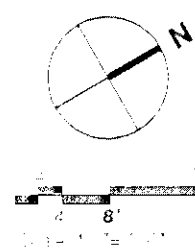
jma

architecture studios





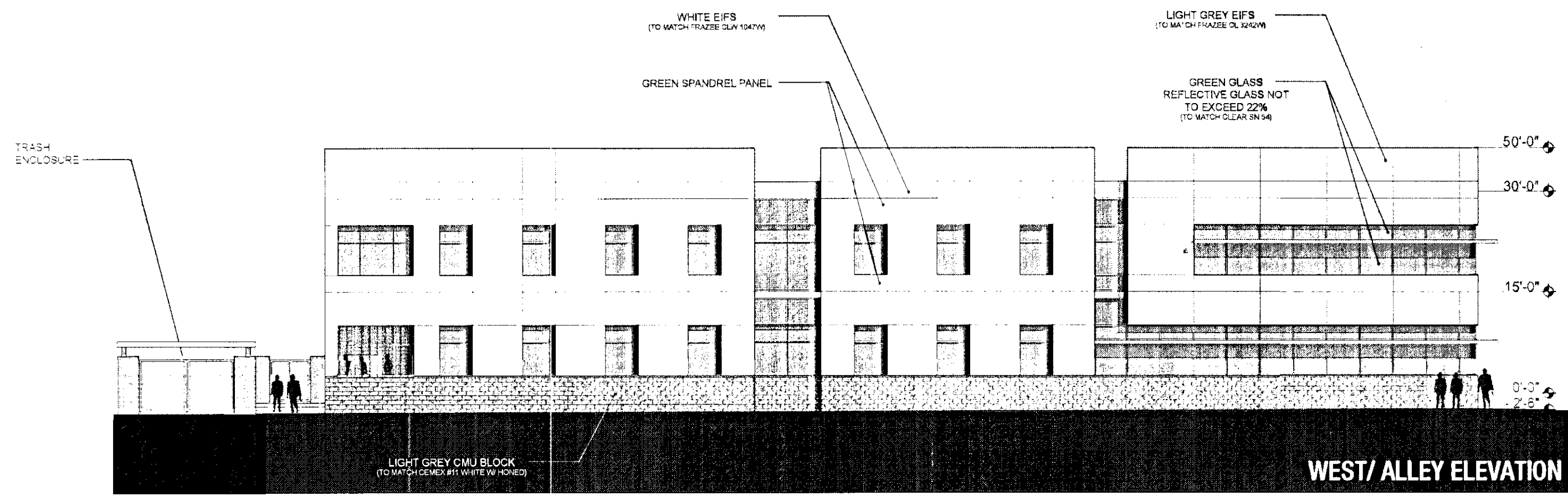
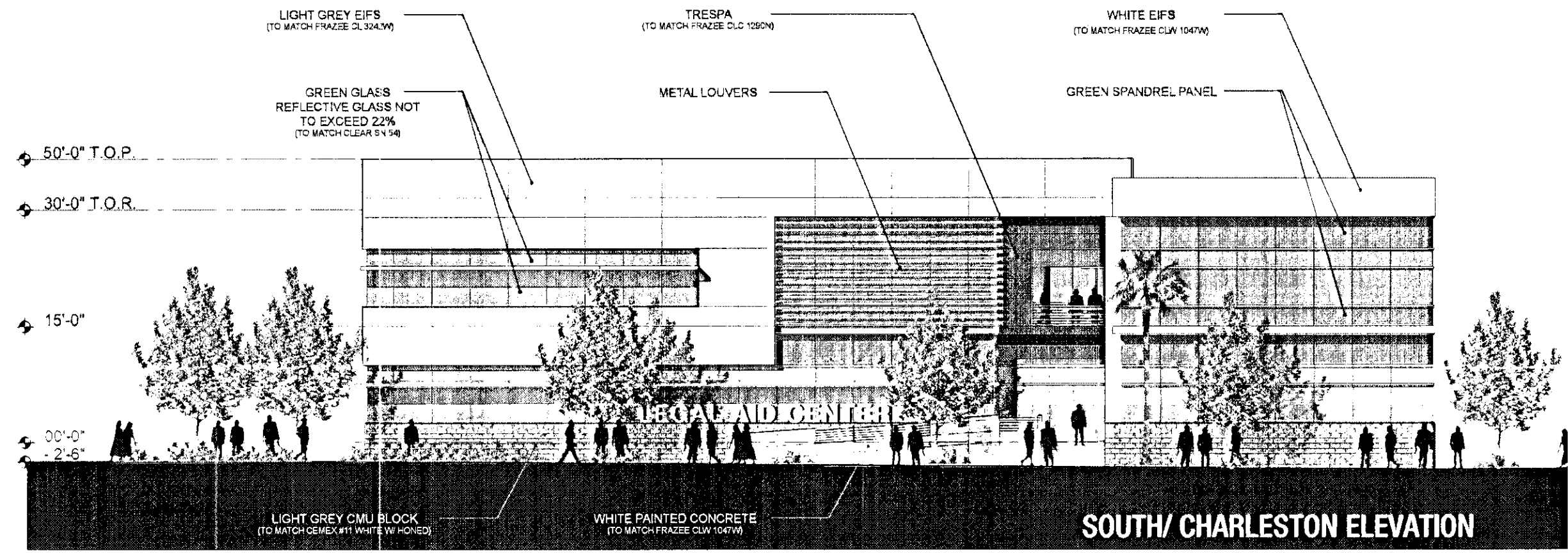
- | | | | |
|---|---|---|--|
|  PUBLIC SHARED SPACES |  CHILDREN'S ATTORNEY PROJECT |  DOMESTIC VIOLENCE |  PRO BONO |
|  PRIVATE SHARED SPACES |  BUILDING CORE |  CONSUMER RIGHTS & SOCIAL SECURITY |  ADMINISTRATION |
| | |  FUTURE EXPANSION | |

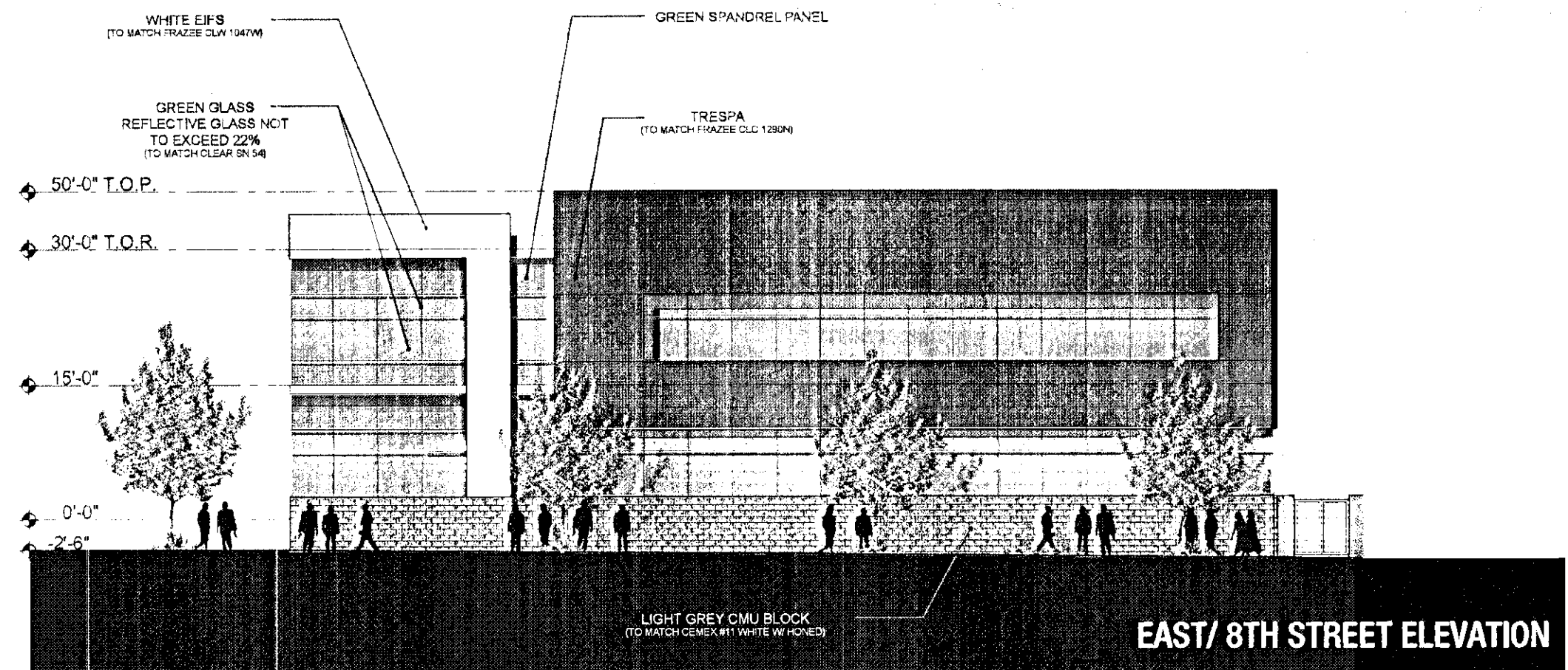
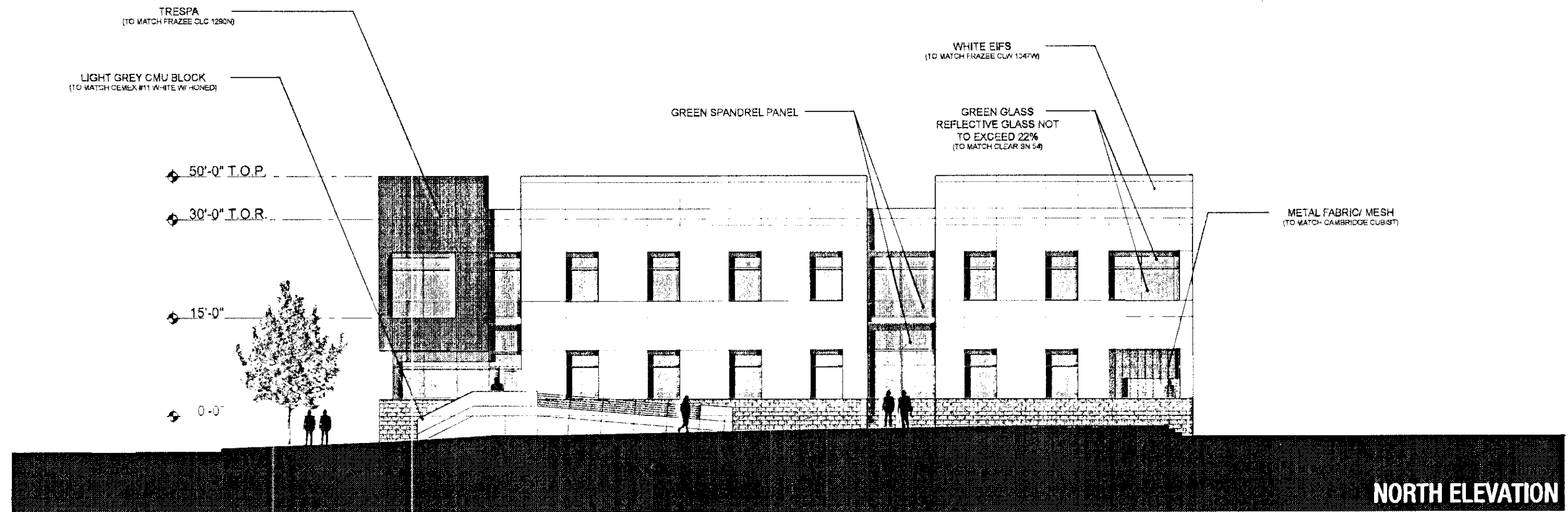


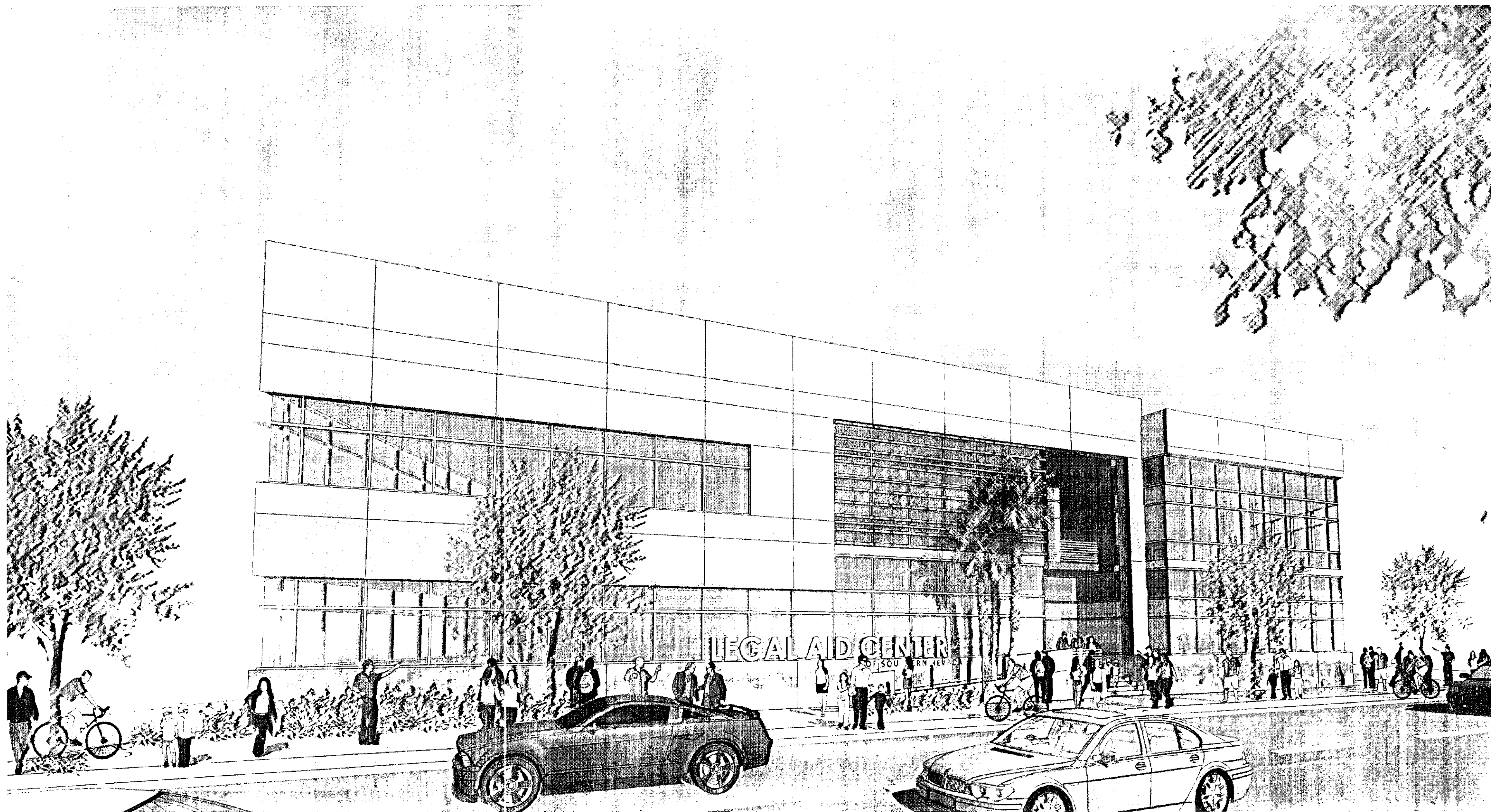
SEP 24 2010

jma

architecture studios







jma
SEP 24 2010
architecture studios

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

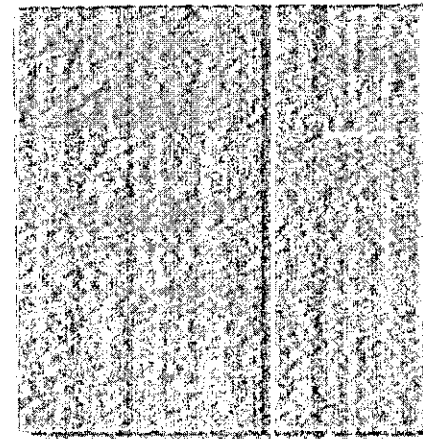
PROJECT 2009232

VAR-39099 VAR-39100
SDR-39098 REVISED

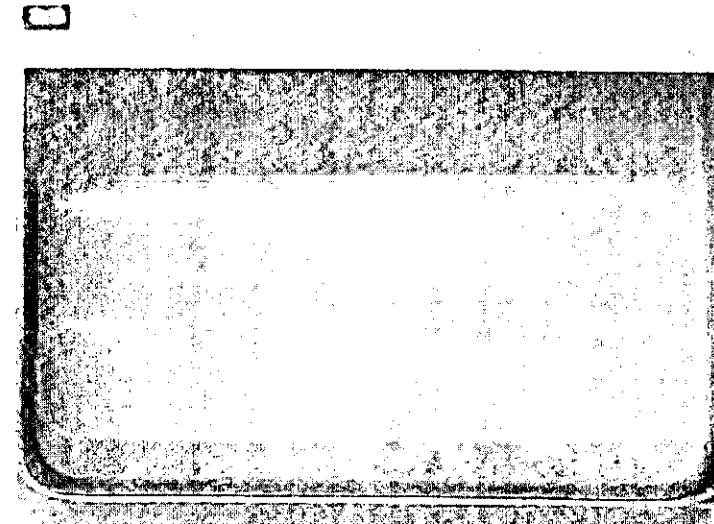
10150 DOWINGTON CROSS DRIVE | LAS VEGAS NV 89144 | 702.731.2033 T | 702.731.2039 F | www.jmaarch.com



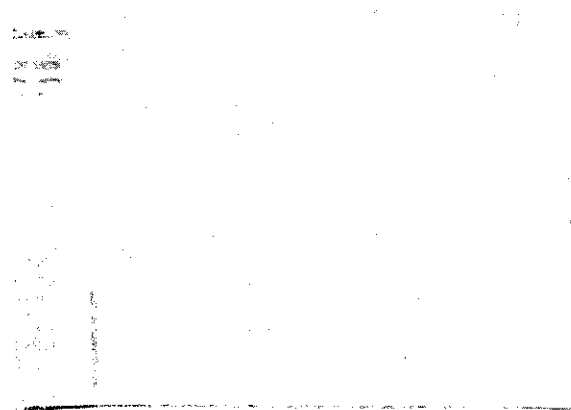
CMU - CEMEX #11
WHITE W/ BLACK SPLATFACE



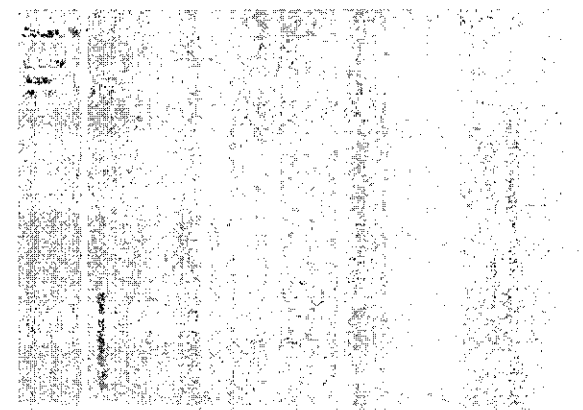
TRESPA - VETECN
EXTERIOR - BARNET RED



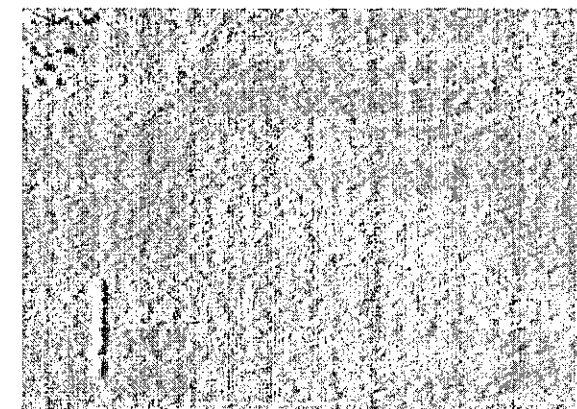
SUNGUARD GLAZING
SUPERMETRAL 68 ON GREEN



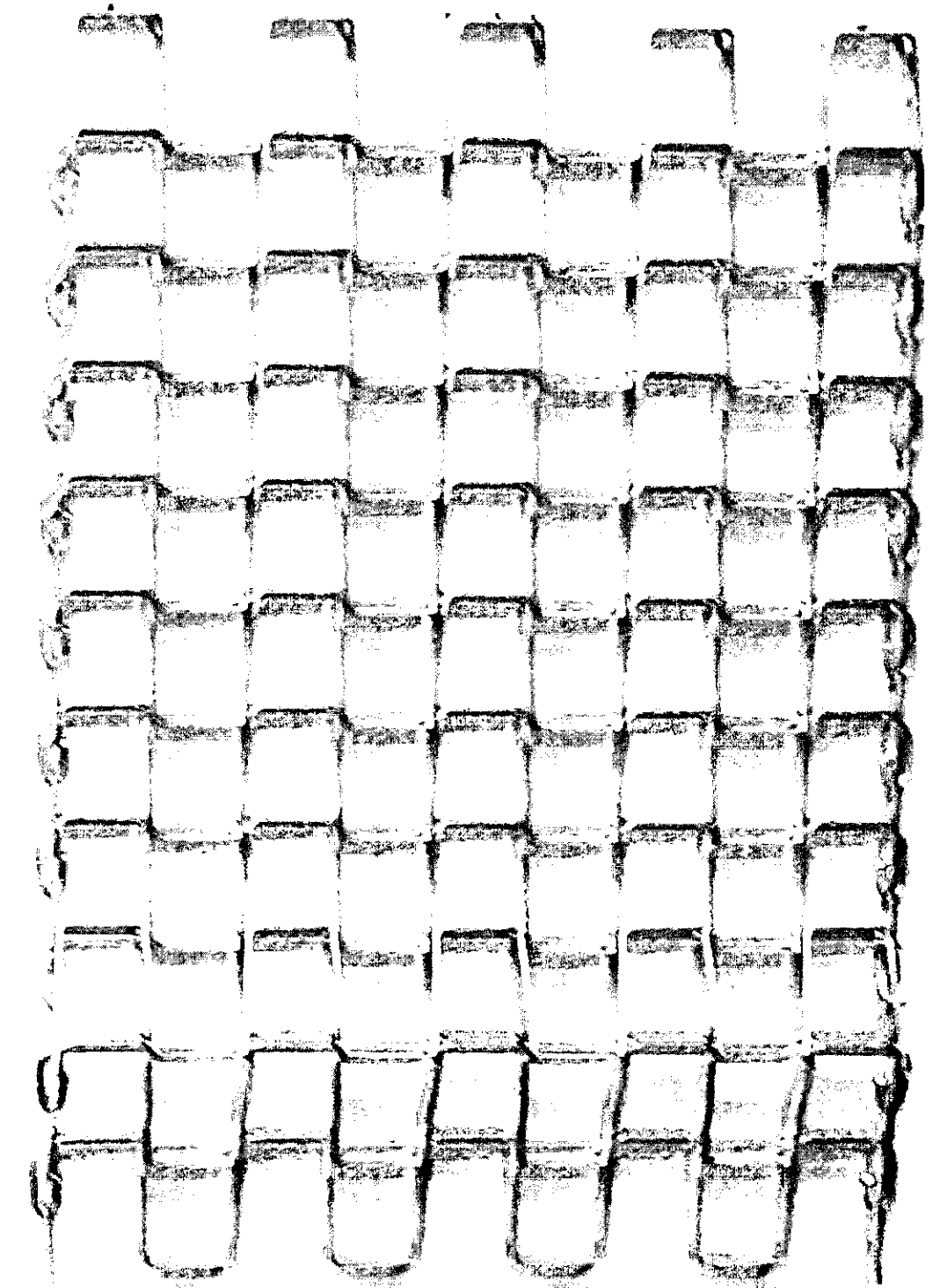
FRAZER COLORLIFE
CL 3242M - DEER FEATHER



FRAZER COLORLIFE
CL 3242M - SKEPTIC



FRAZER COLORLIFE
CL 3242M - TUSSE



CAMBRIDGE ARCHITECTURAL - CLS1ST
EXTERIOR - STAINLESS STEEL - FLEX SLE

jma

SCHEMATIC DESIGN

PROJECT 2009232

studio

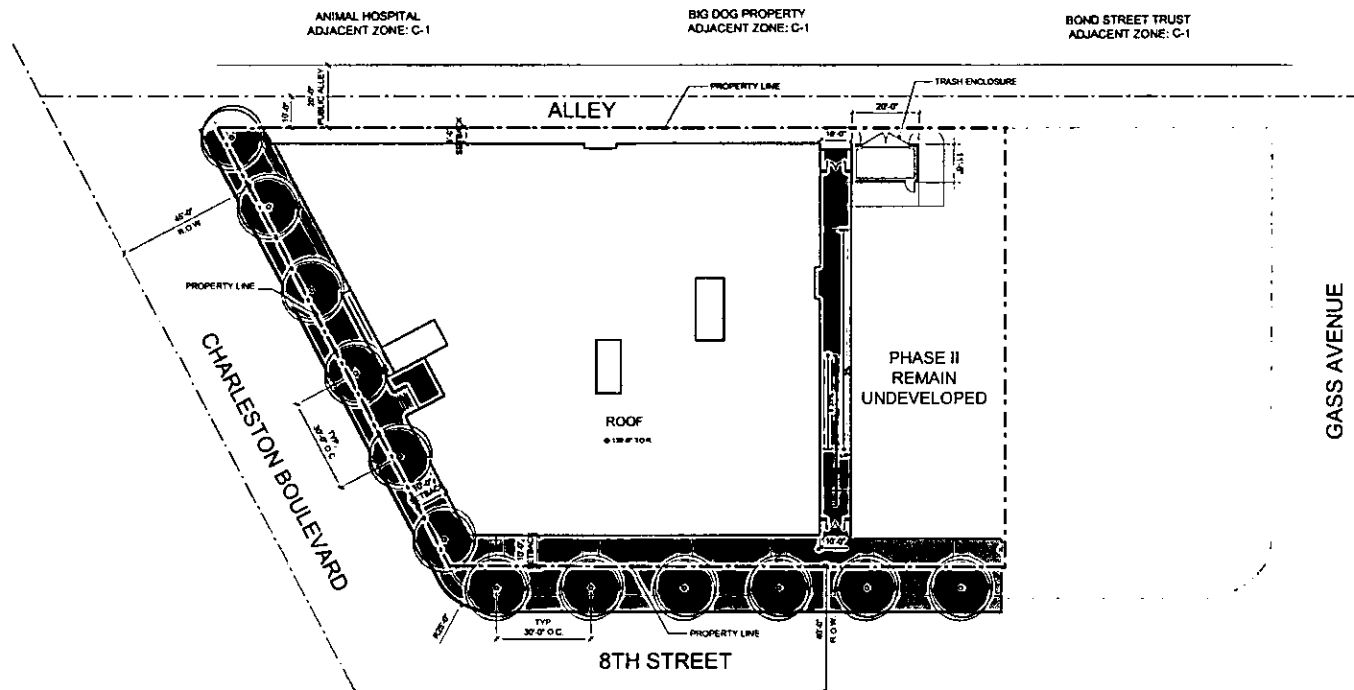
09/02/2010

LEGAL AID CENTER OF SOUTHERN NEVADA - OFFICE BUILDING

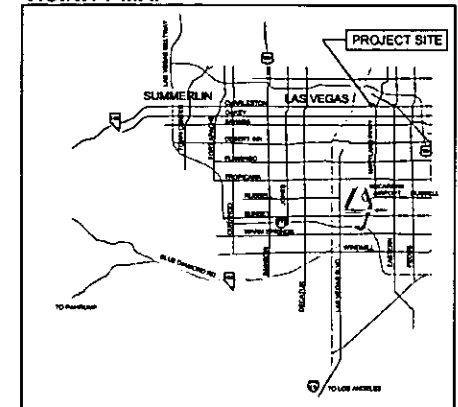
VAR-39099 VAR-39100
SDR-39098 REVISED

1010 CUNNINGHAM CROSS DRIVE LAS VEGAS, NV 89144

SEP 24 2010



VICINITY MAP



SITE ANALYSIS

SITE AREA	0.71 AC (NET) 1.12 AC (GROSS)
APN#	139-34-410-245
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0.72
LOT COVERAGE	57%
OFFICE AREA	35,200 SF

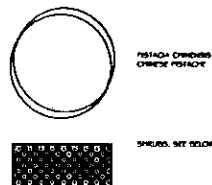
PARKING ANALYSIS

PARKING REQUIREMENT (CITY OF LAS VEGAS)

PARKING REQUIRED (1 SPACE PER 300 SF @ 35,200 SF)	118 SPACES
PARKING PROVIDED	0 SPACES

PLANTING LEGEND

SYMBOL BOTANICAL NAME / COMMON NAME



SUGGESTED SHRUBS

BOTANICAL NAME / COMMON NAME

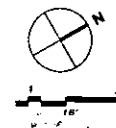
ALAE SIBIRICA
ALAE
DALEA CAPitata "SERRA GOLD"
"SERRA GOLD" DALEA
FESTUCA GRAMMA
BLUE PENSILE
FESTUCA GRAMMA
GAMMA FERTUCA
LEUCOPHYLLUM LAMCAMPARE
AND DRACO
LAMPEDIA MACULOSA
TEXAS TUBEROSA
SALVIA DORRIS
DORRIS DAGE
TETRALEPIDIS ACALUS
ANGUSTA DAGE
TRADISCANTIA PALLIDA
PURPLE HEART
YUCCA MINOR
TETRALEPIDIS
YUCCA BACATA
BANANA YUCCA
TETRALEPIDIS SPICES
KARU LBY

SITE FURNITURE LEGEND

SYMBOL DESCRIPTION

TREE GRATES BY BONDARTH, (702) 253-6632, MODEL: GOY SQUARE MARKET STREET
TRENCH GRATES BY BONDARTH, (702) 253-6632, MODEL: MARKET STREET, 6' WIDE
COLORED CONCRETE BY GOLDMAN, COLOR: DANBURY, LIGHT BROWN FINISH

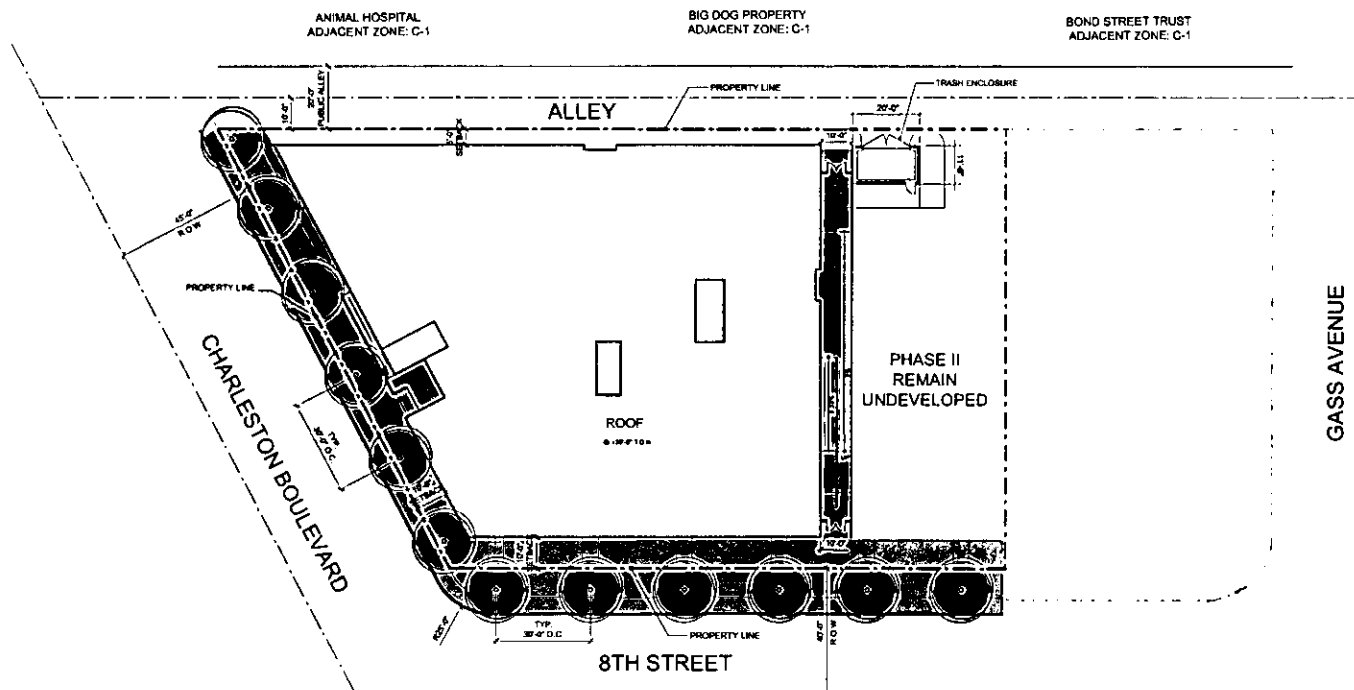
SEP 24 2010



jma

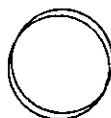
VAR-39099 VAR-39100
SDR-39098 REVISED

SITE PLAN/ LANDSCAPE



PLANTING LEGEND

SYMBOL BOTANICAL NAME / COMMON NAME



POTAGE CHIMPHUS
CHIMPHUS POTAGE



SHRUBS, SEE BELOW

SUGGESTED SHRUBS

SYMBOL BOTANICAL NAME / COMMON NAME

ALOE SHEATHING
ALOE
DALIA CAPITATA SIERRA GOLD
DALIA GOLD DALIA
FESTUCA GLAUCA
BLAU TIGRIS
HESTERALOE FUMIFRA
DAINTY HESTERALOE
LEUCOPHYLLUM LARGIFOLIUM
RO DRUM
MAMPETRA UNICOLOR
TEXAS TURKISH
SALVIA TORREY
DENSEST SHAG
TETRANEURIS ACALUS
ANGUSTA DASH
TRADESCANTIA PALLIDA
PURPLE HEART
VINCA MINOR
PERSICARIA
YUCCA BACCATA
BANANA YUCCA
ZEPHYRANTHES SPECTOS
KAM LOT

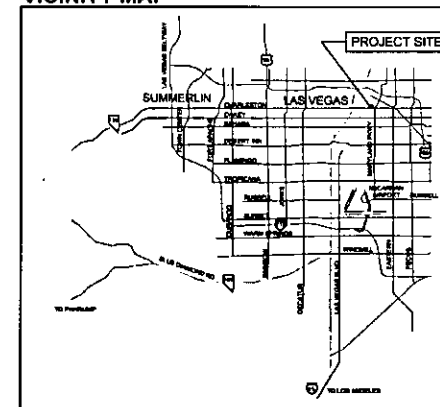
SITE FURNITURE LEGEND

SYMBOL DESCRIPTION



TREE GRATES BY HONDAHITH, (702) 253-6622, MODEL: G2 SQUARE MARKET STREET
FRENCH GRATES BY HONDAHITH, (702) 253-6622, MODEL: MARKET STREET, 6" WIDTH
COLORED CONCRETE BY SOLONOR, COLOR: SANDSTONE, LIGHT BROWN FINISH

VICINITY MAP



SITE ANALYSIS

SITE AREA	0.71 AC (NET) 1.12 AC (GROSS)
APN#	139-34-410-245
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0.72
LOT COVERAGE	57%
OFFICE AREA	35,200 SF

PARKING ANALYSIS

PARKING REQUIREMENT (CITY OF LAS VEGAS)

PARKING REQUIRED (1 SPACE PER 300 SF @ 35,200 SF)	118 SPACES
PARKING PROVIDED	0 SPACES

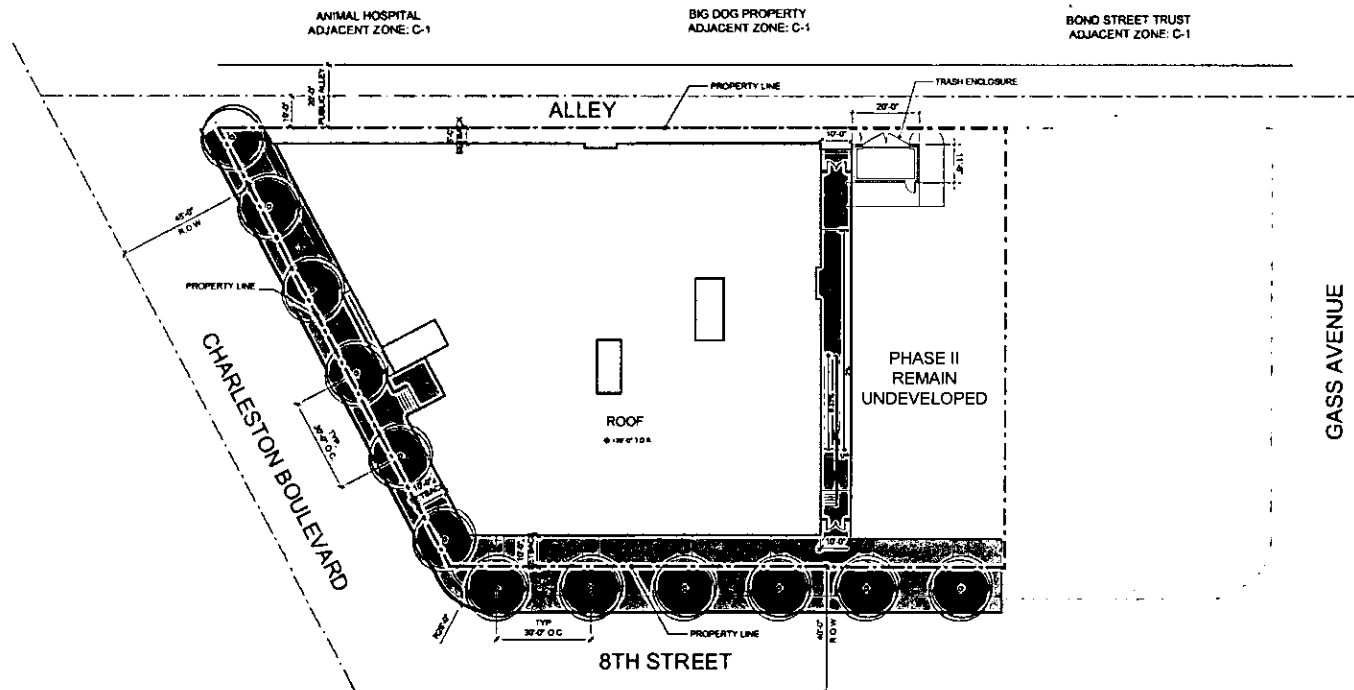
SEP 24 2010



jma

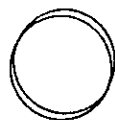
VAR-39099 VAR-39100
SDR-39098 REVISED

301 750 69 studios



PLANTING LEGEND

SYMBOL BOTANICAL NAME / COMMON NAME



PERSEA GRANDIS
CHINESE PISTACHE



SHRUBS SEE BELOW

SUGGESTED SHRUBS

SYMBOL BOTANICAL NAME / COMMON NAME

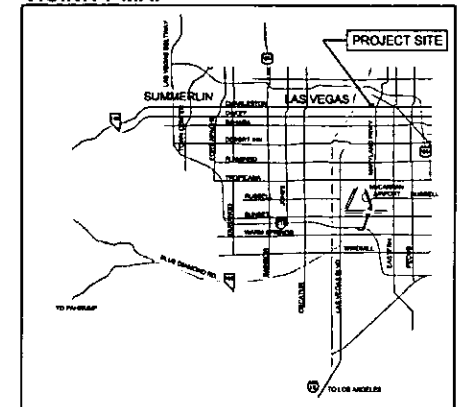
FAKE SHRUBS
ALEX
DALLIA CARRATA 'SERRA GOLD'
SERRA GOLD DALLIA
TETRAEUS GLAUCA
BLUE TENDRIL
HYDRANGEA PUMILA
BAMBI HYDRANGEA
LEUCOPHYLLA LAMCARRANE
RED DRAGON
VAMPYRUS ANGLICUS
TOMAS TUBEROSA
SALVIA DORIS
DEWET DASH
TETRAEUS ACALUS
ANGELA DASH
TRADISCANTIA PALLIDA
PURPLE HEART
VIRCA MINOR
HYDRANGEA
YUCCA BACATA
BANANA YUCCA
ZEPHYRANTHES SPECIOSA
KALI LIT

SITE FURNITURE LEGEND

SYMBOL DESCRIPTION

TREE GRATES BY: HENDRICKS, (702) 253-6622, MODEL: 60" SQUARE WARDEN STREET
TRENCH GRATES BY: HENDRICKS, (702) 253-6622, MODEL: 36" SQUARE STREET, 4" DEPTH
CEMENTED CONCRETE BY: SLOAN, COLOR: SANDSTONE, LIGHT BRICK FINISH

VICINITY MAP



SITE ANALYSIS

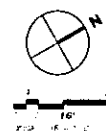
SITE AREA	0.71 AC (NET) 1.12 AC (GROSS)
APN#	139-34-410-245
CURRENT ZONING	C-1
F.A.R. (FLOOR AREA RATIO)	0.72
LOT COVERAGE	57%
OFFICE AREA	35,200 SF

PARKING ANALYSIS

PARKING REQUIREMENT (CITY OF LAS VEGAS)

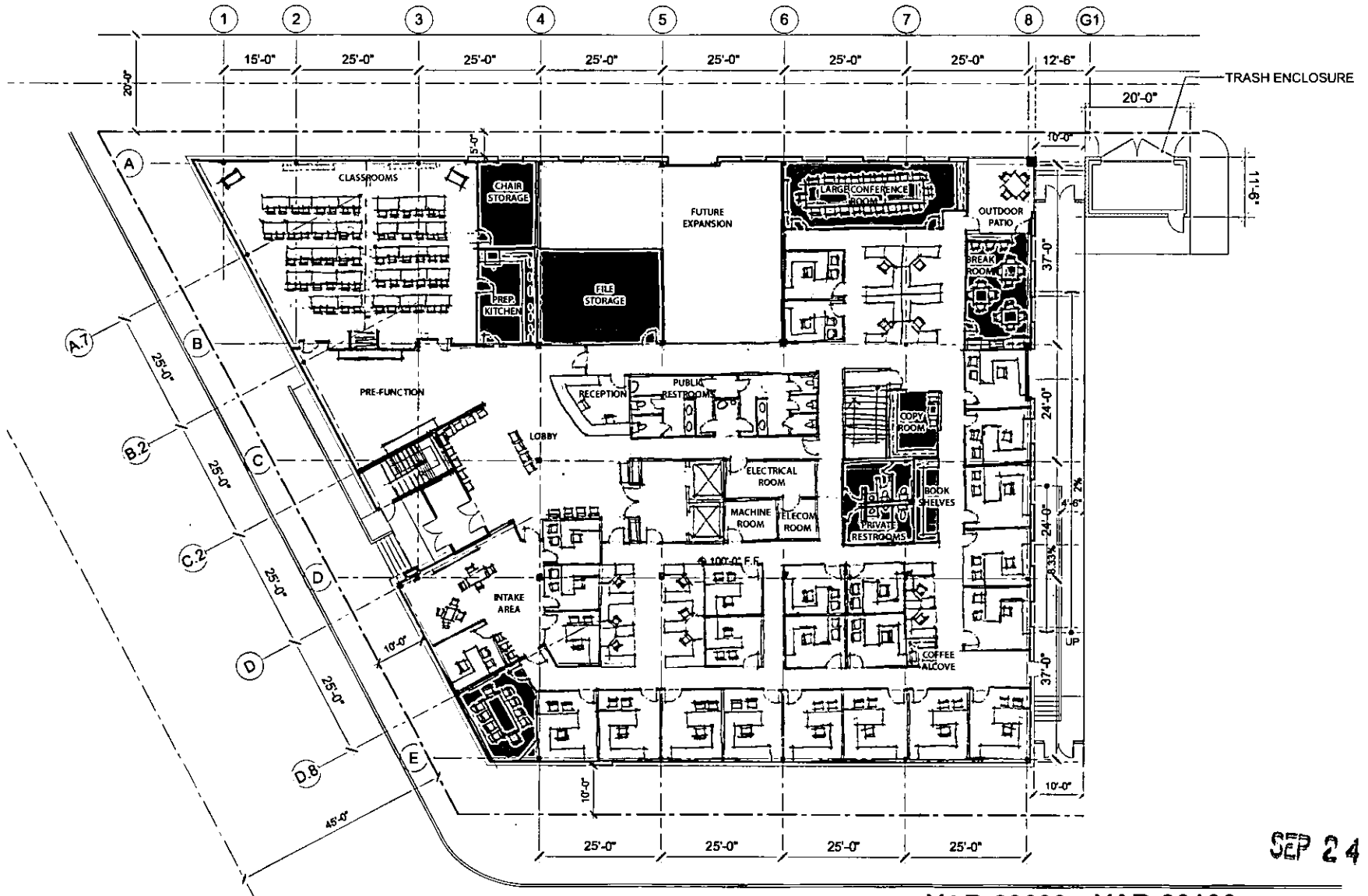
PARKING REQUIRED (1 SPACE PER 300 SF @ 35,200 SF)	118 SPACES
PARKING PROVIDED	0 SPACES

SEP 24 2010



VAR-39099 VAR-39100
SDR-39098 REVISED

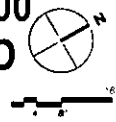
jma
architecture studios



SEP 24 2010

- | | | | |
|-----------------------|-----------------------------|-----------------------------------|----------------|
| PUBLIC SHARED SPACES | CHILDREN'S ATTORNEY PROJECT | DOMESTIC VIOLENCE | PRO BONO |
| PRIVATE SHARED SPACES | BUILDING CORE | CONSUMER RIGHTS & SOCIAL SECURITY | ADMINISTRATION |
| | | FUTURE EXPANSION | |

VAR-39099 VAR-39100
SDR-39098 REVISED



jma

architecture studios

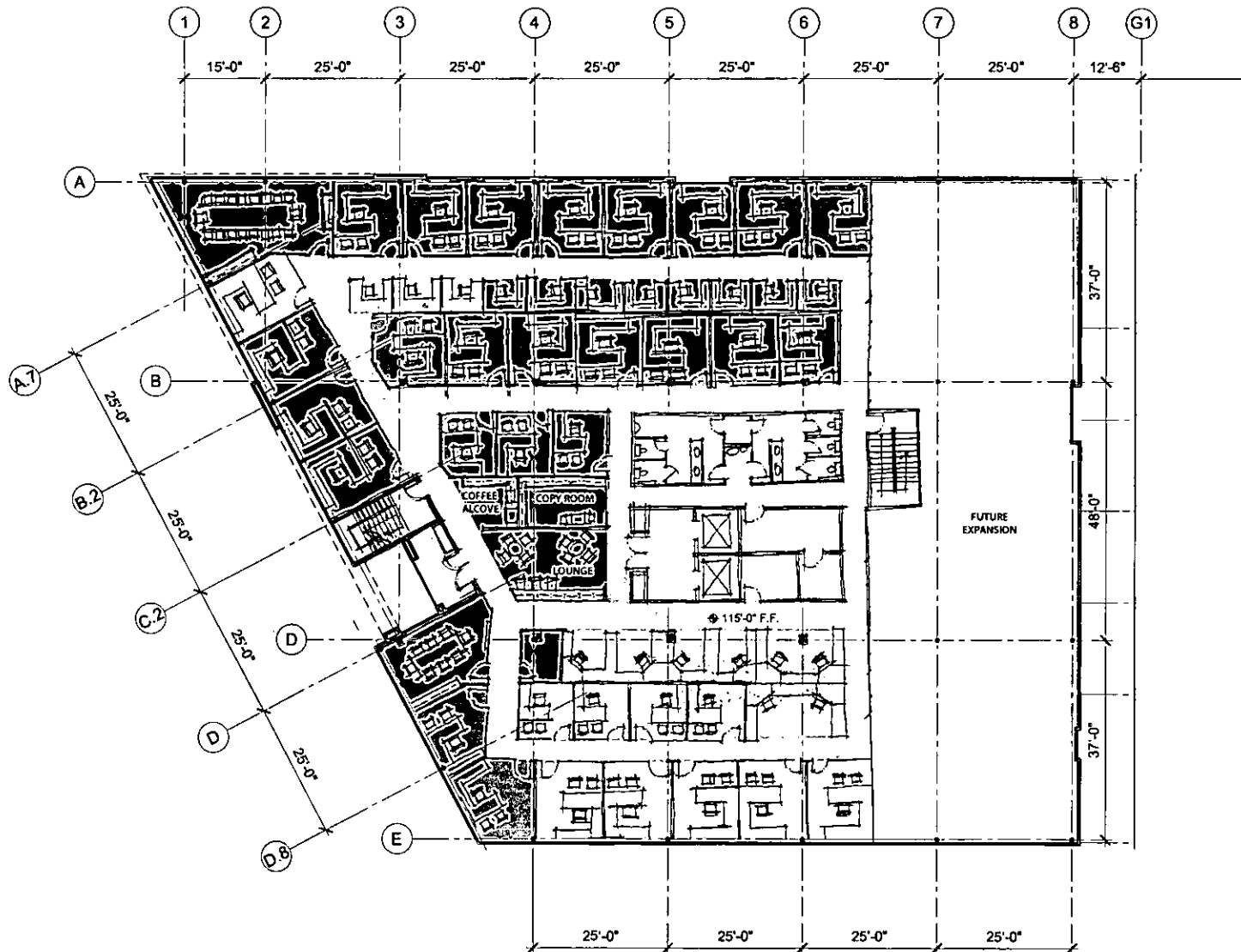
LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

OFFICE FLOOR PLAN LEVEL 1



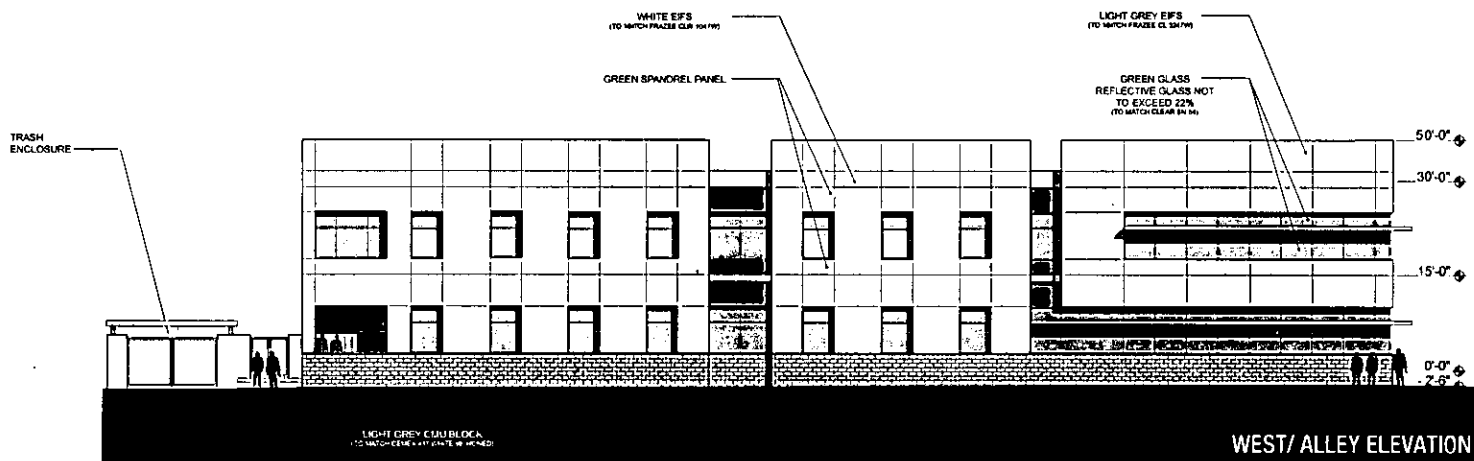
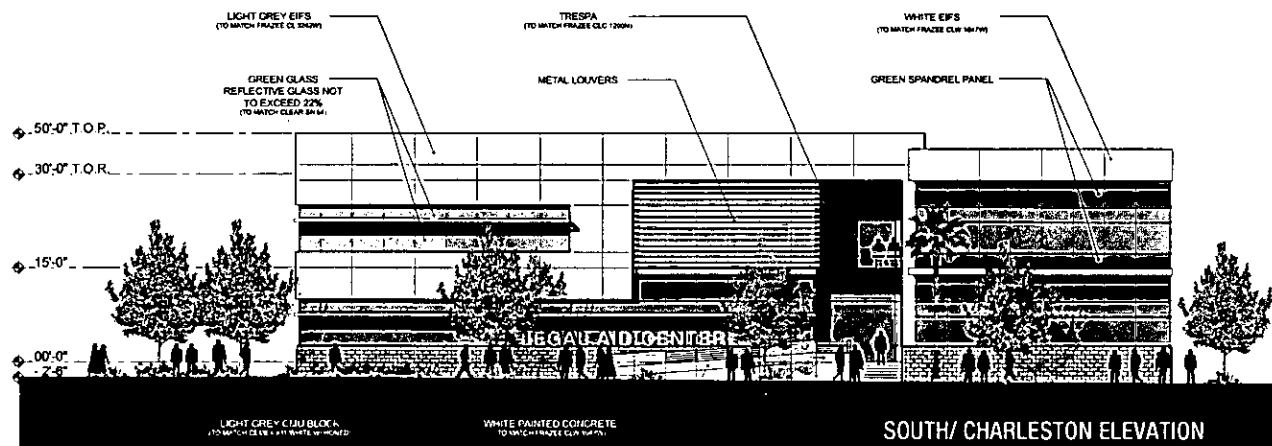


SEP 24 2010

VAR-39099 VAR-39100
SDR-39098 REVISED

- | | | | |
|-----------------------|-----------------------------|-----------------------------------|------------------|
| PUBLIC SHARED SPACES | CHILDREN'S ATTORNEY PROJECT | DOMESTIC VIOLENCE | PRO BONO |
| PRIVATE SHARED SPACES | BUILDING CORE | CONSUMER RIGHTS & SOCIAL SECURITY | ADMINISTRATION |
| | | | FUTURE EXPANSION |

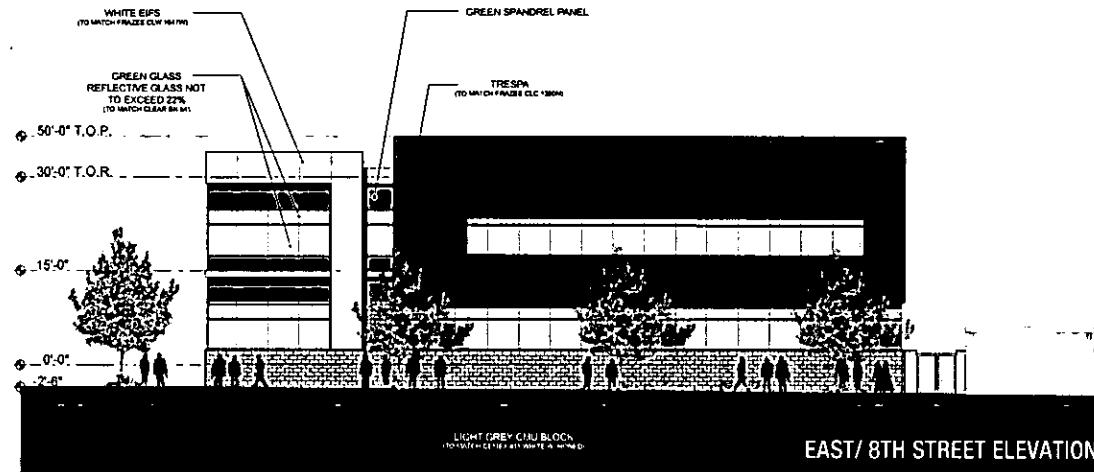
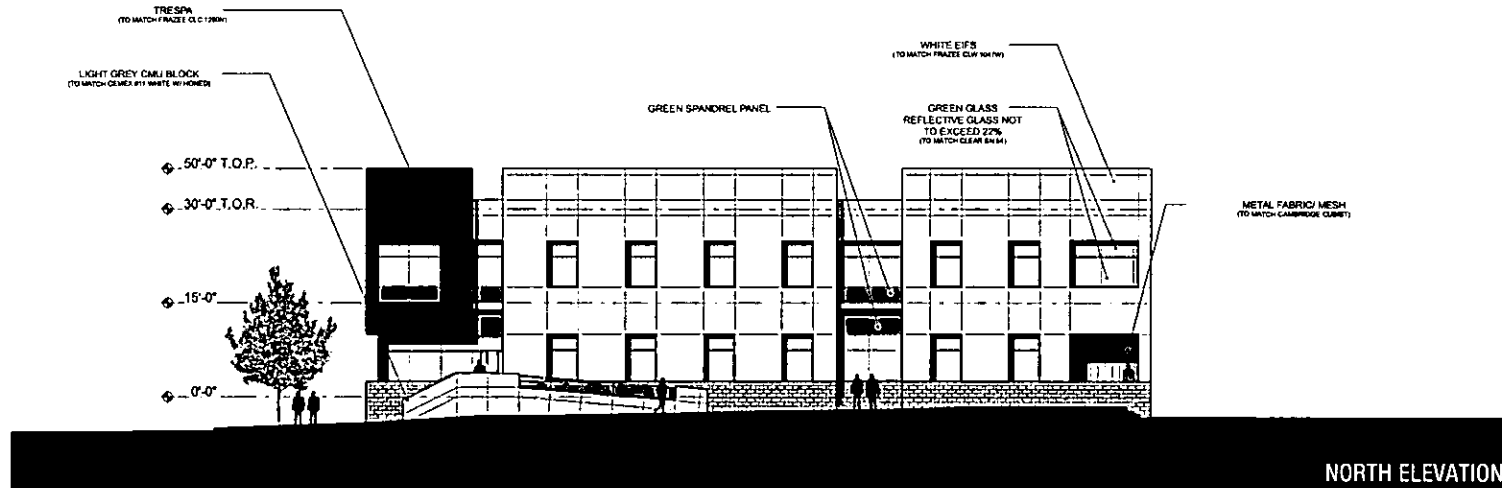




SEP 24 2010

jma

architectural studios



SEP 24 2010



LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS
09/02/2010

PROJECT 2009232

VAR-39099 VAR-39100
SDR-39098 REVISED

SEP 24 2010

jma
3777 454 5th st studios

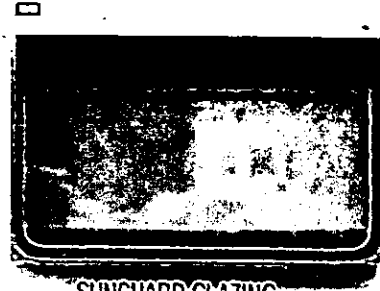
101-0 COTTONWOOD CROSS DRIVE LAS VEGAS, NV 89144 T 702.731.2033 F 702.731.2009 E www.jmaarch.com



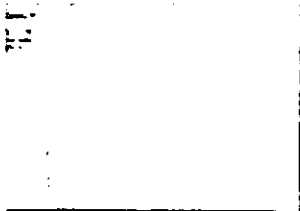
CMU - CEMEX #11
WHITE W/ BLACK SPLATTER



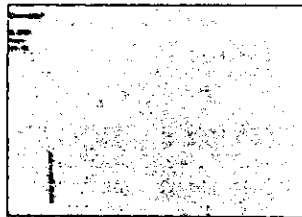
TRESPA - METEOR
EXTERIOR - BARNET SET



SUNGUARD GLAZING
SUPERNEUTRAL 68 ON GREEN



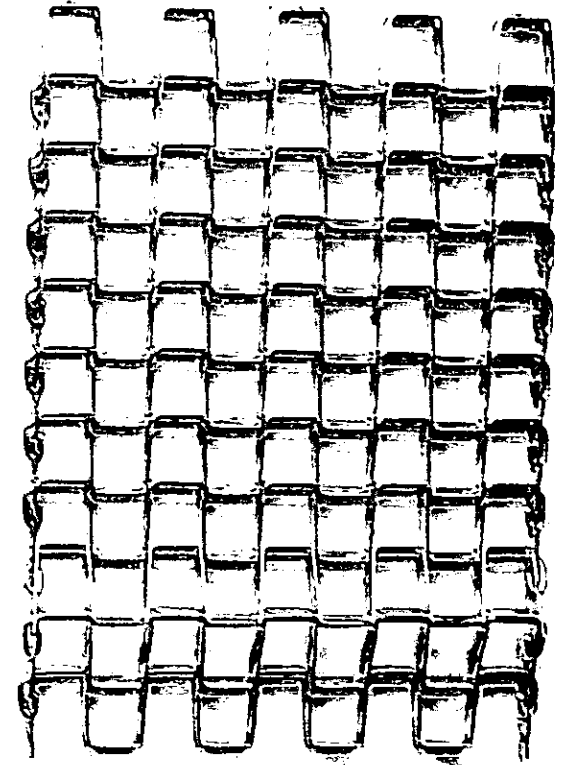
FRAZEE COLORLIFE
EXTERIOR - DEEP FEATHER



FRAZEE COLORLIFE
EXTERIOR - SKEPTIC



FRAZEE COLORLIFE
EXTERIOR - RUSSO



CAMBRIDGE ARCHITECTURAL - QUBIST
EXTERIOR - STAINLESS STEEL - FLEXIBLE

SEP 24 2010

VAR-39099 VAR-39100
SDR-39098 REVISED

jma

studio

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:517 ORIGINAL

MAP LEGEND

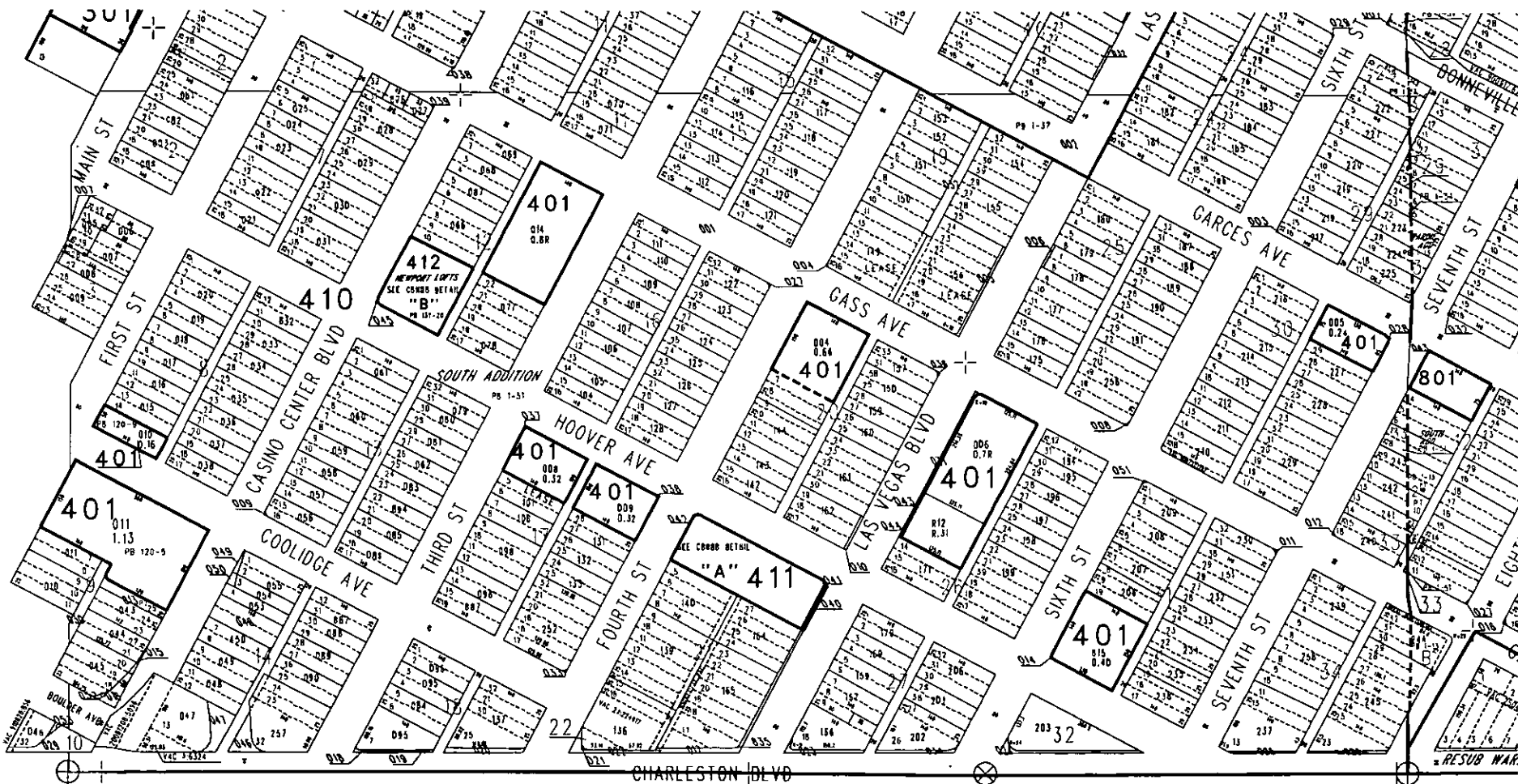
_____	PARCEL BOUNDARY	001	PARCEL NUMBER
_____	SUBD BOUNDARY	1.00	ACREAGE
-----	ROAD EASEMENT	202	PARCEL SUB/SED NUMBER
_____	PM/LD BOUNDARY	PG 25-45	PLAT RECORDING NUMBER
-----	NON-PARCEL LOT LINE	5	BLOCK NUMBER
_____	MATCH LINE / LEADER LINE	5	LOT NUMBER
001	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

139-34-4

8	4	8
5	1	5
6	2	6
7	3	7
4	4	8

Scale: 1" = 200' Rev: 08/26/09

Rev:08/26/09

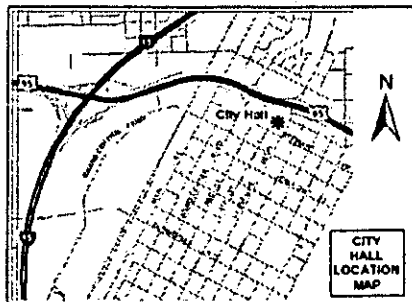


RECEIVED
AUG 05 2010

TAX DIST 203

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39098

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PRIME FLOW
02 1M \$ 00.41
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

Case: SDR-39098

13934810024
WALKER FRED R TRUST
5240 ACGUA LN
PAHRUMP NV 89061-7037

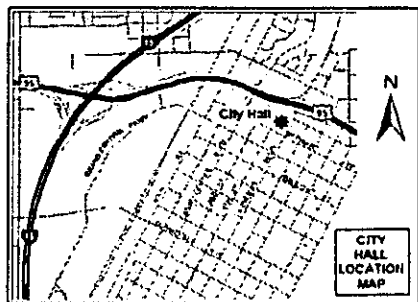
RECEIVED
OCT 18 2010

HAUS 11 25061



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39098

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PRIME FLOW
02 1M \$ 00.41
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

Case: SDR-39098

16203515033
HARVEY 1992 TRUST
1240 S 8TH ST
LAS VEGAS NV 89104-1547

RECEIVED
OCT 19 2010

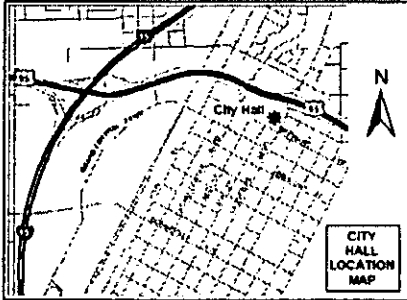
89104X1547



Case: SDR-39098

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6485.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39098

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
MAILED FROM ZIP CODE 89101
PENNY BOWES
\$ 00.414
OCT 08 2010

*we support the
application*

13934810044

Case: SDR-39098

APPLE ROBERT M & MARY M
1405 STRONG DR
LAS VEGAS NV 89102-2143

OCT 18 2010

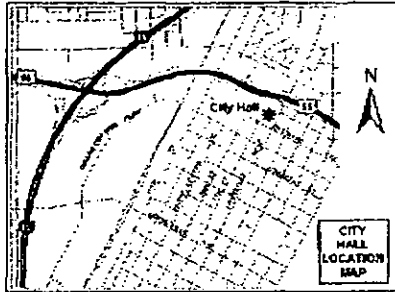
13934810044



10-19-'10 14:09 FROM-SCI INC. 951-245-9221 T-719 P001/001 F-212

City of Las Vegas
Planning & Development Department
Development Services Center
31 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39098

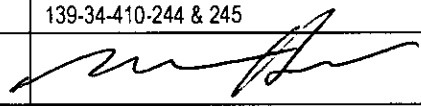
Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.414
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

Case: SDR-39098
13934812003
CHARLESTON TOWERS L L C
18501 COLLIER AVE #B-106
LAKE ELSINORE CA 92530-2764

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ <u>1030</u> Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☐	Development Impact Notice and Assessment (DINA)			
☐	☐	Project of Regional Significance (PRS)			
☐	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☐	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☐)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES: <i>may incorporate phasing plan w/ site plan.</i>
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: Office			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All required perimeter landscape planters shown			NOTES:
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building materials and colors noted			NOTES: <i>may provide add'l perspective of Grass Ave.</i>
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 1
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		Clark County Legal Services Program		Application Type: Site Development Plan Review	
Representative:		JMA - Cherie Guzman/The Capitol Company - Russell Rowe		Application Purpose: Redevelopment of Legal Aid	
APN:		139-34-410-244 & 245		Site Location: 721 E. Charleston BL	
Planner's Signature:				Pre-App. Meeting Date: 07/29/2010	
Planner:				Mike Howe, Planner I - 229-6821	
				Earliest PC / CC Meeting Dates: 09/23/10 PC - 10/20/10 CC - Cycle 7	

AUG 05 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 22, 2010

Mr. Terry Bratton
Clark County Legal Services Program
800 South Eighth Street
Las Vegas, Nevada 89101

**RE: SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bratton:

Your request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39099) and Variance (VAR-39100) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 9/24/10, building elevations date stamped 9/24/10 and floor plans date stamped 9/24/10, except as amended by conditions herein.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



4. Waivers of Title 19.12 perimeter Landscape and Buffer Standards to allow a zero-foot buffer along the north property line where eight feet is required, a zero-foot buffer along the west property line where eight feet is required, a zero-foot buffer along the east property line where 15 feet is required, and a 10-foot buffer along the south property line where 15 feet is required, is hereby approved.
5. An Exception of Title 19.12 perimeter Landscape and Buffer Standards to allow zero 5-gallon shrubs per tree where four 5-gallon shrubs per tree are required is hereby approved.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

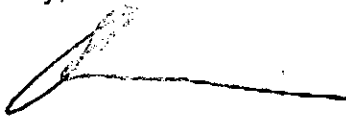
Public Works

15. Dedicate a 10-foot radius on the northwest corner of East Charleston Boulevard and 8th Street prior to the issuance of any permits.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Landscape and maintain all unimproved right-of-way adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
19. Submit an Encroachment Agreement for all landscaping and private improvements in the Eight Street public right-of-way adjacent to this site prior to occupancy of this site.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Mr. Terry Bratton
SDR-39098 - Page Four
October 22, 2010

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Russell Rowe
The Capitol Company
10100 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 8, 2010

Mr. Terry Bratton
Clark County Legal Services Program
800 South Eighth Street
Las Vegas, Nevada 89101

**RE: SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bratton:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, October 15, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Russell Rowe
The Capitol Company
10100 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

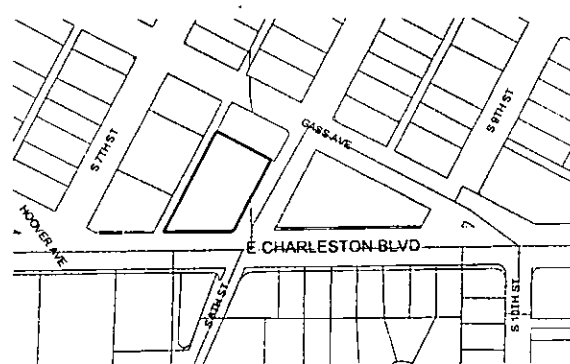
Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

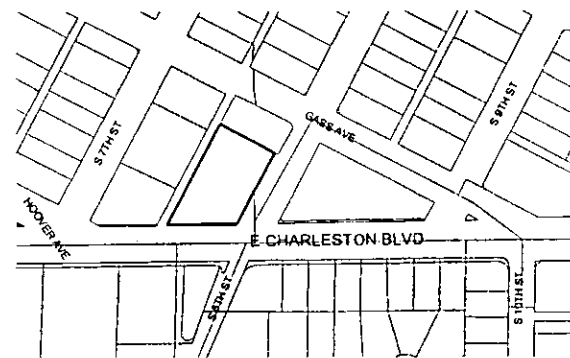
Meeting: Planning Commission
Date: October 21, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Application Location



The proposed project may not pertain to the entire highlighted project site.

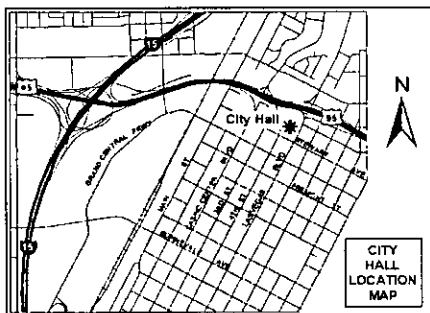
Public Hearing Information

Meeting: Planning Commission
Date: October 21, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

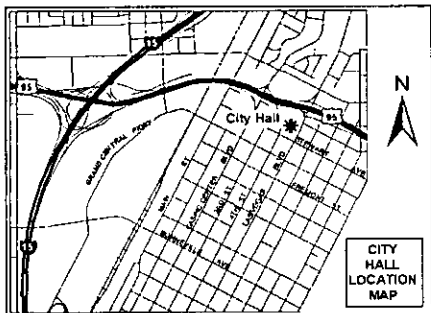
Please use available blank space on card for your comments.

SDR-39098

Planning Commission Meeting of 10/21/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39098

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: September 20, 2010
Re: **SDR-39098 REVISED** Clark County Legal Services Program 721 E. Charleston Blvd.
Request for a Site Development Plan Review for a proposed office building

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

COMMENTS:

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

CONDITIONS OF APPROVAL:

1. Dedicate a 10 foot radius on the northwest corner of East Charleston Boulevard and 8th Street prior to the issuance of any permits.
2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
3. Landscape and maintain all unimproved right-of-way adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
5. Submit an Encroachment Agreement for all landscaping and private improvements in the Eighth Street public right-of-way adjacent to this site prior to occupancy of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Development Notification

PC Meeting: October 21, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-39098

23

18b The Las Vegas Arts District

Beverly Green NA

Crestwood NA

Downtown Business Operators Council

Francisco Park NA

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hillside Heights NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Marycrest Manor HOA

Mayfair NA

Newport Lofts

Oaktree Apartments

Orleans Square NA

Rancho Oakey NA

Sahara - Southridge Association of Business

South Cove Apartments

Southridge NA

Towne Terrace Apartments

West Huntridge NA

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: OCTOBER 21, 2010

CITY COUNCIL: NOVEMBER 17, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: SEPTEMBER 21, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39098** APN: 139-34-410-244 & 245

Name of Property Owner: Clark County Legal Services Program

Name of Applicant: Clark County Legal Services Program

Name of Representative: Russell Rowe / The Capitol Company

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

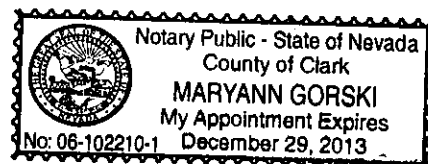
Signature of Property Owner: *[Signature]*

Print Name: BRANDI BUCKLEY

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski
Notary Public in and for said County and State



RECEIVED
AUG 05 2010

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review (SDR)
 Project Address (Location) 721 E. Charleston
 Project Name Legal Aid Center of Southern Nevada Proposed Use Office
 Assessor's Parcel #(s) 139-34-410-244 & 245 Ward # 3
 General Plan: existing C proposed C Zoning: existing C-1 proposed C-1
 Commercial Square Footage 35,200 Floor Area Ratio .49
 Gross Acres 1.63 Lots/Units - Density -
 Additional Information _____

PROPERTY OWNER Clark County Legal Services Program Contact Terry Bratton
 Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569
 City Las Vegas State NV Zip 89101
 E-mail Address tbratton@lacs.org

APPLICANT Clark County Legal Services Program Contact Terry Bratton
 Address 800 South Eight Street Phone: 386-1070 Fax: 366-0569
 City Las Vegas State NV Zip 89101
 E-mail Address tbratton@lacs.org

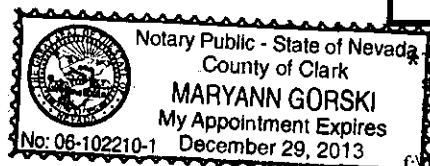
REPRESENTATIVE The Capitol Company Contact Russell Rowe
 Address 10100 W. Charleston Blvd. Suite 200 Phone: 884-5014 Fax: _____
 City Las Vegas State NV Zip 89135
 E-mail Address rrowe@thecapitolcompany.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name BARBARA BUCKLEY
 Subscribed and sworn before me
 This 3 day of August, 20 10
Maryann Gorski

Case #	SDR- 39098
Meeting Date:	09/23/10
Total Fee:	\$1030.00
Date Received:*	8/05/10
Received By:	<u>[Signature]</u>

Notary Public in and for said County and State



THE CAPITOL COMPANY

PUBLIC POLICY AND GOVERNMENT AFFAIRS
10100 W. Charleston Blvd., Suite 200, Las Vegas, NV 89135

September 5, 2010

Yorgo Kagafas, Planner II
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Justification Letter, Office Building
Legal Aid Center of Southern Nevada
APNs: 139-34-410-245**

Dear Mr. Kagafas:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of an office building located at the northwest corner of Charleston Boulevard and Eighth Street. The site is within the Downtown Redevelopment Plan with a General Commercial (GC) master plan designation and is currently zoned C-1. The structure will be the new office building for LACSN, which is presently located in the adjacent office building at the southwest corner of Eighth and Gass. This request consists of a Site Development Plan Review and Variance applications. Note that these applications represent a revision of the project which was previously approved by the City Council (SDR-29445, VAR-29446 & 29447). The previous approvals for the relevant applications are provided in this letter for your reference.

Site Development Plan Review

The project proposes a 32,500 square-foot office building (previously approved at 39,000 square feet), two story structure at a maximum height of 50 feet (previously approved at 65 feet). Contemporary materials will be used on the building exterior, which include various colors of smooth finish stucco, metal panels and glass wall system with high performance low E reflectivity not to exceed 22%.

A waiver of perimeter landscaping requirements is requested as part of the SDR applications as follows:

	Required	Provided	Previously Approved
North	8 feet	Zero feet	Zero feet
West (alley)	8 feet	Zero feet	Zero feet
South	15 feet	10 feet	10 feet
East	15 feet	Zero feet	10 feet

RECEIVED

SEP - 7 2010

VAR-39099 VAR-39100

SDR-39098

Variance: Parking

In addition to the SDR the applicant is requesting the following parking variance:

	Current Application		Previously Approved
	Temporary	Permanent	
Required	118	118	130
Provided	0 (zero)	92	84
Reduction	118 or 100%	26 or 22%	46 or 35%

The project is being built in two phases; the first phase being the construction of the new building on the vacant parcel. Once completed, LACSN staff will move out of their existing building on the adjacent parcel and into the new building. The existing building will then be demolished and the parking garage will be constructed. Consequently, during the construction of the parking garage the applicant will require a variance for zero parking spaces. However, once the parking garage is constructed the project will have 92 parking spaces, representing a 22% reduction in parking or 26 spaces. Notably, the previously approved project was granted a parking variance equaling a 35% reduction or 46 spaces. This revised project will ultimately provide a superior parking solution than the previous project for the applicant's limited parking needs.

This request is justified given the applicant's mission, clientele, location and mass transit opportunities. LACSN is a private, non-profit corporation dedicated to providing free community legal services to the County's low-income residents since 1958. Eligibility for their services is based on household income and the number of people living in the client's household. As a result of the economic status of its clientele, approximately half (48%) of the applicant's clients travel to the office by a mode other than driving their own car – mass transit, walk or ride a bicycle, or dropped off by a relative or friend. Stated frankly, a vehicle is a luxury item many of their clients simply do not have. Moreover, approximately 45% of the applicant's clientele live in the downtown area, making access to the site by means other than a vehicle quite easy.

Of the remaining 55% of their clientele, most live in the east and northeast parts of the valley. LACSN is ideally located for mass transit opportunities – not a coincidence and quite necessary in fulfilling its mission of providing free legal services to those in need. Bus Route 206 runs the full length of Charleston Boulevard and has four bus stops within two blocks of the site, including one next door (in front of the US Bank building) and one directly across Charleston. Route 206 is the third busiest non-tourist route in the CAT system, and it intersects with the second busiest non-tourist route (Maryland Parkway) in addition to the busiest of all routes, Las Vegas Boulevard. This makes LACSN accessible to virtually all parts of the valley where most of its clientele live and work. Route 206 is also expected to connect to the new Central City Terminal at Casino Center and Bonneville (replacing the Downtown Transportation Center), which will allow for even more bus transfers and easier access to LACSN.

RECEIVED

SEP - 7 2010

2

VAR-39099 VAR-39100
SDR-39098

Also important to consideration of the parking variance request is that significant off-site (street) parking is available in the area. Adjacent to both LACSN parcels is 270 feet of street parking, equivalent to 15 parking spaces (assuming a standard 18 feet of space per vehicle). Including these parking spaces with the 92 provided with the project brings the total available parking count to 107 spaces. Also available within one block of LACSN is approximately 842 feet of street parking for an equivalent of another 46 parking spaces. In total, 61 additional parking spaces may be available at any given time either adjacent to or across the street from LACSN. Coupled with the spaces provided with the project, approximately 153 parking spaces are available either on-site or within a one block area.

Moreover, LACSN's existing building site contains only 22 parking spaces and has not experienced any parking problems for staff or clients. The 61 available parking spaces along the street within close proximity of the site is almost three times the amount currently provided at the existing building. Consequently, the brief period of time during which zero parking is available for the construction of the parking garage will not present any parking issues for staff or clients.

Variance: Setback & Lot Coverage

The second variance request is for reduced setbacks as follows:

	Required	Provided	Previously Approved
Front	20 feet	10 feet	10 feet
Side	10 feet	5 feet	5 feet
Corner Side	15 feet	10 feet	Zero feet
Rear	20 feet	45 feet	Zero feet

The proposed setbacks conform to the existing development in the area. The adjacent building to the west has a 10-foot setback on Charleston, while buildings along Charleston towards Las Vegas Boulevard have limited or no front setbacks. The proposed 10-foot setback for this project will provide a smooth and aesthetically pleasing transition from the zero setbacks allowed on properties in the Downtown Centennial Plan only one and a half blocks away from this site.

Along with the setback variance is a request for lot coverage of 57% where a maximum of 50% is allowed. Again, much of this area of downtown has been built at scales exceeding the 50% lot coverage requirement. Indeed, the Downtown Redevelopment Plan contemplates development that does not necessarily conform to the parameters of the City's overall development code. Notably, the lot coverage previously approved for this site was 83%. This application represents a 31% reduction in the lot coverage request compared to the previously approved project.

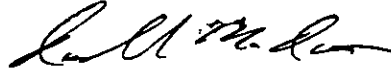
When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to

RECEIVED
SEP - 7 2010
VAR-39099
VAR-39100
SDR-39098

the poor, indigent, elderly and immigrant communities in southern Nevada at a location that is accessible to all citizens of our community.

Thank you in advance for your time and consideration regarding this application. Please fee free to contact me should you have any questions or need additional information.

Sincerely,



Russell M. Rowe, Esq.

cc Cherie Guzman, JMA

RECEIVED

VAR-39099 VAR-39100

SEP - 7 2010

SDR-39098

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkki, Survey (FM, PM, & A's only)
Date: August 25, 2010
Re: **SDR-39098** Clark County Legal Services Program 721 E. Charleston Blvd.
Request for a Site Development Plan Review for a proposed office building and garage

COMMENTS:

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

CONDITIONS OF APPROVAL:

1. Dedicate a 10 foot radius on the northwest corner of East Charleston Boulevard and 8th Street prior to the issuance of any permits.
2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
3. Landscape and maintain all unimproved right-of-way adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Submit an Encroachment Agreement for all landscaping and private improvements located in the Gass Avenue and 8th Street public right-of-way adjacent to this site prior to occupancy of this site.
5. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39098

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA CDURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
08/05/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH A THREE STORY PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.975 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **SEPTEMBER 23, 2010**

CITY COUNCIL: **OCTOBER 20, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **AUGUST 24, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 09/08/2010 12:23 PM

Submitted By

Page 1

A/P # 39098 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/05/2010 11:38	982998	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW A BUFFER OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 39098 Project/Phase Name LEGAL AID CENTER OF SOUTHERN N Phase #
Size/Area 1.63 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934410245

Location

Owner/Tenant

Contact ID AC159131 Name CLARK COUNTY LEGAL SERV PROGRAM
Mailing Address 800 S 8TH ST Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101-7051 Country ☐ Foreign
Day Phone (702)386-1070 x Evening Phone
Fax (702)366-0569 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934410245

Report Date 09/08/2010 12:23 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1805376 ☐ Foreign
Effective Expire
Name THE CAPITOL COMPANY
Day Phone (702)884-5014 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 10100 W. CHARLESTON BLVD #200
LAS VEGAS, NV 89135
Seasonal Addr
Valid From To
Comments Russell Rowe #884-5014

Primary Y Capacity OWNER Contact ID AC159131 ☐ Foreign
Effective Expire
Name CLARK COUNTY LEGAL SERV PROGRAM
Day Phone (702)386-1070 x Eve Phone Organization
Pager PIN # Position
Fax (702)366-0569 Mobile Profession
E-Mail
Address 800 S 8TH ST
LAS VEGAS, NV 89101-7051
Seasonal Addr
Valid From To
Comments Terry Bratton

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	08/05/2010 12:19	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	08/05/2010 12:19	30.00
PROCESSING FEE	P	08/05/2010 12:19	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
DEVCO	1	Cond Apprv ☐		08/16/2010 08:02	08/25/2010 08:53	08/25/2010 15:52	983049

We note that this action may require some type of mapping. We recommend that the Planning Department impose the condition that "The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits."

Report Date 09/08/2010 12:23 PM

Submitted By

Page 3

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

405833	NEIGH P&S	1	Incomplete	☐	08/16/2010 08:02			
405834	B&S PLAN	1	Incomplete	☐	08/16/2010 08:02			
405835	FLOOD	1	Cond Apprv	☐	08/16/2010 08:02	08/23/2010 08:51	08/23/2010 08:51	981079
Meet with Flood Control to establish proposed finish floor elevation.								
405836	ROW	1	Cond Apprv	☐	08/16/2010 08:02	08/18/2010 10:54	08/18/2010 10:54	984056
8/18/10 SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH A THREE STORY PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE NORTH, SOUTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.98 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), sdr 29445								
Per Bart at drt: does want a radius corner at nw corner of 8th & charleston. 10 ft or whatever bart wants. (chart shows 10 ft with boundary of 8th & charleston).								
survey- does there need to be some type of mapping to remove lot lines?								
does traffic have any concerns?								
mw r/w								
405837	TRAFFIC	1	Approved	☐	08/16/2010 08:02	08/16/2010 08:02	08/30/2010 14:24	960485
405838	TEFO	1	Incomplete	☐	08/16/2010 08:02			
405839	SURVEY	1	Cond Apprv	☐	08/16/2010 08:02	08/25/2010 13:17	08/25/2010 13:17	980146
Survey comments: mapping is required.								
405840	SID	1	Incomplete	☐	08/16/2010 08:02			
405841	SEWER	1	Cond Apprv	☐	08/16/2010 08:02	08/19/2010 08:34	08/19/2010 08:34	982903
Mapping required, because proposed building is covering several lots.								
405842	LANO OEV	1	Cond Apprv	☐	08/16/2010 08:02	08/16/2010 15:22	08/16/2010 16:22	980255
Remove all adjacent existing substandards improvements and unused driveway cuts and replace with improvements that meet all standards and codes.								
405843	FIRE ENG	1	Approved	☐	08/16/2010 08:02	08/19/2010 14:11	08/19/2010 14:11	940292

Activity Review Details

Detail AGENDA TECH ITEMS (SDR)

Modified By CBURNEY

Modified Date/Time 08/09/2010 10:00

Comments

No Comments

Report Date 09/08/2010 12:23 PM

Submitted By

Page 4

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Complete 08/24/2010

Plans Routed for Review 08/13/2010

Sent to Review Journal (if applicable) 09/07/2010

Public Hearing Notice Sent (if applicable) 09/10/2010

After Planning Commission Items

Action Letter Completed 09/24/2010

Notice of Final Action form completed 09/24/2010

Appeal Memo Completed 09/24/2010

Next RQR Info

1st Notice

Required

Review

2nd Notice

Comments

3rd Notice

Next RQR Review Path

Next RQR Case Number

Next RQR Scheduled

Detail PLANNING TECH ITEMS (SDR)

Modified By JMORTEO

Modified Date/Time 08/23/2010 08:55

Comments

No Comments

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JMARSHALL

Modified Date/Time 08/05/2010 11:37

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist

Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)

Y Application/Petition Form

Y Landscape Plan (1 Folded, 1 Rolled Color)

Y Deed and Legal Description

Y Building Elevations (1 Folded, 1 Rolled Color)

Y Justification Letter

Y Floor Plan (1 Folded, 1 Rolled)

Y Color and Material Board

Y Laser Print Site Plan

N DINA (Not Always Required)

Y Laser Print Floor Plan

Y Statement of Financial Interest

Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL

982998

08/05/2010 11:38

N

Report Date 09/08/2010 12:23 PM

Submitted By

Page 5

Check Conditions

Condition

Approval

Approved By

Approved Date

Applied By

Applied Date

Assigned

Project# AP Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expiration Comments

PW-ZHALFST	HALF STREET IMPROVEMENTS			Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
PW-R/WRADIUS	DEDICATE RADIUS			Dedicate a 10 foot radius on the northwest corner of East Charleston Boulevard and 8th Street prior to the issuance of any permits.
PW-ZDRAINAGE	DRAINAGE STUDY CONDITION			Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
PW-FMENCR	ENCROACHMENT AGREEMENT			Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Gass Avenue and 8th Street public right-of-way adjacent to this site prior to occupancy of this site.
PW-FMLNDRW	LANDSCAPE UNUSED RIGHT-OF-WAY			Landscape and maintain all unimproved right-of-way adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
PW-FMOCC	OCCUPANCY PERMIT			Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, AdminPUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

10/21/2010	PC	SCHEDULED			
CBURNEY	08/31/2010			0	0
09/23/2010	PC	PULLED			
CBURNEY	08/31/2010			0	0

Report Date 09/08/2010 12:23 PM

Submitted By

Page 6

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

09/23/2010

PC

SCHEDULED

0

0

0

JMARSHALL

08/05/2010

Template Type AP #

AP Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

880185

BAILEY

RDGER

W

x2196

984056

WULFF

MARY

A

ext 2139

Log
Action
Comments

Description

Entered By

Start

Stop

Hour

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 08/05/2010 12:19
CHERIE GUZMAN; JMA ARCHITECTS; CK#17670 LEGAL AID CENTER DF SOUTHERN NV; CK#17670; 702-721-2033;

0.00

No Model Home Details

THE CAPITOL COMPANY

PUBLIC POLICY AND GOVERNMENT AFFAIRS
10100 W. Charleston Blvd., Suite 200, Las Vegas, NV 89135

August 4, 2010

Mike Howe, Planner II
City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter
Legal Aid Center of Southern Nevada
APNs: 139-34-410-244 & 139-34-410-245

Dear Mr. Howe:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of an office building located at the northwest corner of Charleston Boulevard and Eighth Street. The site is within the Downtown Redevelopment Plan with a General Commercial (GC) master plan designation and is currently zoned C-1. The structure will be the new office building for LACSN, which is presently located in the adjacent office building at the southwest corner of Eighth and Gass. This request consists of a Site Development Plan Review and Variance applications. Note that these applications represent a revision of the project which was previously approved by the City Council (SDR-29445, VAR-29446 & 29447).

Site Development Plan Review

The project proposes a 32,500 square-foot office building (previously approved at 39,000 square feet), two story structure and three story parking garage (both previously approved at four stories) at a maximum height of 50 feet (previously approved at 65 feet). Contemporary materials will be used on the building exterior, which include various colors of smooth finish stucco, metal panels and glass wall system with high performance low E reflectivity not to exceed 22%.

A waiver of perimeter landscaping requirements is requested as part of the SDR applications as follows:

	Required	Provided	Previously Approved
South/East	15 feet	Zero feet	10 feet
West (alley)	8 feet	Zero feet	Zero feet

SDR-39098

RECEIVED
AUG 05 2010

Parking Variance

In addition to the SDR the applicant is requesting parking and setback variances as follows:

	Current Application	Previously Approved
Required	118	130
Provided	92	84
Reduction	26 or 22%	46 or 35%

The applicant is proposing a reduction of the previously approved parking variance for this application. This request is justified given the applicant's mission, clientele, location and mass transit opportunities. LACSN is a private, non-profit corporation dedicated to providing free community legal services to the County's low-income residents since 1958. Eligibility for their services is based on household income and the number of people living in the client's household. As a result of the economic status of its clientele, approximately half (48%) of the applicant's clients travel to the office by a mode other than driving their own car – mass transit, walk or ride a bicycle, or dropped off by a relative or friend. Stated frankly, a vehicle is a luxury item many of their clients simply do not have. Moreover, approximately 45% of the applicant's clientele live in the downtown area, making access to the site by means other than a vehicle quite easy.

Of the remaining 55% of their clientele, most live in the east and northeast parts of the valley. LACSN is ideally located for mass transit opportunities – not a coincidence and quite necessary in fulfilling its mission of providing free legal services to those in need. Bus Route 206 runs the full length of Charleston Boulevard and has four bus stops within two blocks of the site, including one next door (in front of the US Bank building) and one directly across Charleston. Route 206 is the third busiest non-tourist route in the CAT system, and it intersects with the second busiest non-tourist route (Maryland Parkway) in addition to the busiest of all routes, Las Vegas Boulevard. This makes LACSN accessible to virtually all parts of the valley where most of its clientele live and work. Route 206 is also expected to connect to the new Central City Terminal at Casino Center and Bonneville (replacing the Downtown Transportation Center), which will allow for even more bus transfers and easier access to LACSN.

Also important to consideration of the parking variance request is that significant off-site (street) parking is available in the area. Adjacent to both LACSN parcels is 270 feet of street parking, equivalent to 15 parking spaces (assuming a standard 18 feet of space per vehicle). Including these parking spaces with the 92 provided with the project brings the total available parking count to 107 spaces. Also available within one block of LACSN is approximately 842 feet of street parking for an equivalent of another 46 parking spaces. In total, 61 additional parking spaces may be available at any given time either adjacent to or across the street from LACSN. Coupled with the spaces provided with the project, approximately 153 parking spaces are available either on-site or within a one block area.

RECEIVED
AUG 05 2010

Setback Variance

The second variance request is for reduced setbacks as follows:

	Required	Provided	Previously Approved
Front	20 feet	10 feet	10 feet
Side	10 feet	5 feet	5 feet
Corner Side	15 feet	10 feet	Zero feet
Rear	20 feet	8 feet	Zero feet

The proposed setbacks conform to the existing development in the area. The adjacent building to the west has a 10-foot setback on Charleston, while buildings along Charleston towards Las Vegas Boulevard have limited or no front setbacks. The proposed 10-foot setback for this project will provide a smooth and aesthetically pleasing transition from the zero setbacks allowed on properties in the Downtown Centennial Plan only one and a half blocks away from this site.

Along with the setback variance is a request for lot coverage of 78.2% where a maximum of 50% is allowed. Again, much of this area of downtown has been built as scales exceeding the 50% lot coverage requirement. Indeed, the Downtown Redevelopment Plan contemplates development that does not necessarily conform to the parameters of the City's overall development code. Notably, the lot coverage previously approved for this site was 83%.

When completed this project will add a vibrant, new structure to Charleston Boulevard and the Downtown Redevelopment area that will set a standard for small-sized office buildings. Moreover, it will allow LACSN to continue providing legal access to the poor, indigent, elderly and immigrant communities in southern Nevada at a location that is accessible to all.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or need additional information.

Sincerely,



Russell M. Rowe, Esq.

RECEIVED
AUG 05 2010

**AMENDED BYLAWS
OF
CLARK COUNTY LEGAL SERVICES PROGRAM, INC.**

1. Membership:

This corporation shall have no membership.

2. Board of Directors:

a. The policies of the corporation shall be established by the Board of Directors, pursuant to the Amended Articles of Incorporation of Clark County Legal Services Program, Inc.

b. All Directors shall reasonably reflect the interests of the eligible clients in Clark County, Nevada, and, in establishing policy for the Clark County Legal Services Program, reasonable effort shall be made to ensure that all policies of the Corporation reflect the interest and needs of the eligible clients of Clark County.

3. Selection of Board Members:

a. Board members will serve two (2) year terms from the month of selection. A duly elected Board member may continue to serve after the two (2) year term however, if the Board has not held an election for that Board position.

b. The currently sitting Board of Directors shall have the authority to fill any expired Board positions or Board vacancies, except that the Clark County Bar Association shall have the authority to appoint three (3) members to the Board of Directors.

c. If any position of the Board of Directors becomes vacant prior to the expiration of the term of the individual holding the position, the Board shall fill the unexpired term.

RECEIVED
AUG 05 2010

4. **Board Meetings:**

a. Regular meetings of the Board of Directors shall be held not less than four (4) times each calendar year at such time and place as shall be fixed by the Board of Directors or by the President of the Corporation.

b. Board meetings may be held in person or by teleconference.

c. Special meetings of the Board of Directors may be called at any time by the President, or by any twelve members of the Board.

d. Notice of meetings, regular or special, shall be mailed to each member of the Board of Directors not less than ten (10) days before such meetings; provided, however, a special meeting may be held without notice by consent of two-thirds (2/3) of the members of the Board of Directors. Notice shall state the purpose of the meeting, the date, time and place thereof.

e. A quorum for any meeting of the Board of Directors shall consist of one-third (1/3) of existing members of the Board. A majority of such quorum shall decide any questions which may come before the meeting, except as otherwise may be provided by these Bylaws.

f. The Board may recess any meeting to another time and place by majority vote of the Directors present at such meeting.

g. All meetings of the Board of Directors shall be public except for those concerned with matters properly discussed in executive session, including personnel and legal matters in which the Clark County Legal Services Program is a party. The President or other presiding officer shall have the authority to exclude from any meeting those individuals who disrupt or otherwise interfere with the conduct of the meeting. Timely and effective prior public notice of all meetings shall be given, except as otherwise provided in these Bylaws.

h. Robert's Rules of Order shall govern the proceedings of the Board, unless waived by majority vote of the Board members present.

6. Removal of a Member of the Board of Directors:

a. A member of the Board of Directors may be removed for the following reasons only:

(1) Persistent neglect of duties as a member of the Board of Directors, including but not limited to, unexcused failure to attend three consecutive meetings of the Board or one-half (1/2) of the meetings held during a two-year period;

(2) Inability or persistent refusal to discharge duties as a member of the Board of Directors; and/or

(3) Malfeasance in office as a member of the Board of Directors.

b. A member of the Board whose removal is contemplated shall be given at least 10 days written notice of the meeting at which the vote on removal is to be taken. The notice shall reasonably set forth the reasons for the contemplated removal. A Board member shall be provided with a meaningful opportunity to be heard prior to his or her removal from the Board.

c. A member of the Board of Directors may be removed by a two-thirds (2/3) vote of the members of the Board of Directors present at a meeting after notice as specified above.

7. Committees of the Board:

a. The Executive Committee of the Board of Directors shall consist of the officers of the Board. The Executive Committee is empowered to act on behalf of the Board in those matters requiring actions of the Executive Committee will be effective until the next meeting of the Board at which time the Board as a whole may affirm or terminate the action taken by the Executive Committee.

b. The Board of Directors may select such other committees as it deems necessary to the operation of the corporation.

RECEIVED
AUG 05 2010

5. Officers:

a. The Officers of the corporation shall include the President, Vice-President, Secretary and Treasurer and such other officers as the Board of Directors may determine. Each officer shall be a member of the Board. He or she shall be elected for one (1) year and shall hold his or her office until a successor is elected and qualified. At least one (1) officer shall be either an eligible client or a person or represents eligible client, organization and who is not an attorney.

b. The President shall preside at all meetings of the Board, preside over the Executive Committee and perform such other duties as may be required of him or her by the Board or these Bylaws.

c. The Vice-President shall, in the absence of the President, or the inability of the President to act, exercise the powers of the President. The Vice-President shall also perform such other duties as may be required of him or her from time to time by the Board or these Bylaws.

d. The Secretary shall issue notice for all meetings, keep the minutes of the Board, have charge of the sealed corporate books and perform such other duties as may be properly required of him or her by the Board of Directors or these Bylaws.

e. The Treasurer shall review the fiscal management of the corporation, receive audit reports on behalf of the Board, approve financial statements presented to the Board and perform such other duties as are properly required of him or her by the Board of Directors or these Bylaws.

f. A vacancy in an Officer position of the Board of Directors shall be filled by majority vote at the next regular meeting of the Board of Directors.

g. An Officer may be removed from his position as Officer by a two-thirds vote of the members of the Board present; provided, however, all members of the Board shall have received notice of the impending removal of the Officer at least 14 days prior to the meeting at which the vote is to be taken. Removal from a position as an Officer does not constitute removal from membership on the Board of Directors (which is governed by 6 below).

RECEIVED
AUG 05 2010

assets and/or liabilities, the Board of Director shall approve the selection of and receive the annual report from, an independent audit firm which shall audit the books of the Clark County Legal Services Program according to accepted principles of non-profit bookkeeping.

b. Unless specifically directed by the Board otherwise, all monies of the Corporation shall be deposited in its name in banks, savings and loan associations, or trust companies. Said monies shall be withdrawn from deposit only upon check signed by the Executive of the Corporation or his/her designee.

c. All members of the Board of Directors and employees of the Corporation directly involved with the fiscal management of the Corporation shall be bonded in amounts sufficient to protect the Corporation. These persons shall include, but shall not be limited to, the Officers of the Board of Directors, the Executive Director and employees charged with fiscal duties and keeping the corporate books daily.

d. The fiscal year of this Corporation shall be from January 1 to December 31.

11. Notice:

Unless otherwise specified in these Bylaws, notice shall mean written communication mailed at least 14 days prior to the event for which notice is given.

12. Amendment:

These Bylaws may be amended, altered or repealed only by the vote of two-thirds (2/3) of the Directors of the Corporation at a meeting, the written notice of which set forth in full the proposed amendment, alteration or repeal, unless the notice requirement is waived by a two-thirds (2/3) majority of the Board.

DATED this 24th day of April, 1996.



President of the Board of Directors

RECEIVED
AUG 05 2010

8. Responsibilities of Board:

In addition to other duties specifically enumerated in these Bylaws, the Board of Directors shall establish and enforce Board policies governing the operation of the Corporation, but the Board shall not interfere with any employee's professional responsibilities to clients. Minutes of the Board shall be kept in the central office of the Corporation and made available for inspection by members of the Board, employees of the Corporation and the general public.

9. Program Administration:

The Board of Directors shall select an Executive Director who shall have full responsibility and authority for the day-to-day administration of the affairs of the Corporation. The Executive Director shall be employed or discharged upon a majority vote of the Board of Directors at a meeting which shall have not less than seven (7) days prior notice. Pursuant to the policies established by the Board of Directors, the responsibilities of the Executive Director include, but are not limited to, the following:

- a. Day-to-day administrative direction of the Corporation;
- b. Employment, evaluation and termination of Corporation personnel;
- c. Representation of the Corporation before governmental and private granting sources and the general public;
- d. Presentation of reports at Board meetings and at such other times as may be necessary to keep the Board informed as to the status of the Corporation; and
- e. Such other duties as are assigned by the Board of Directors.

10. Fiscal Management:

- a. The Board of Directors shall regularly review the financial affairs of the Corporation, and the Board shall establish such policies as may be necessary to ensure the Corporation's fiscal integrity. In addition, for any year the Corporation has

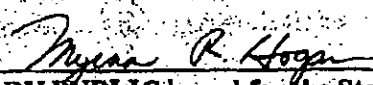
STATE OF NEVADA)

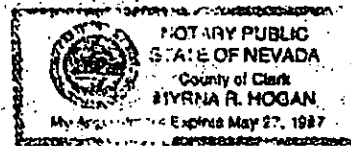
) ss:

COUNTY OF CLARK)

On this 24 day of April, 1996, before me, a Notary Public in and for the County of Clark, State of Nevada, personally appeared CAM FERENBACH known to me and to me known to be the person whose name is subscribed to the foregoing Amended Bylaws, and he acknowledged to me he executed the foregoing as his free and voluntary act for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year first hereinabove written.


NOTARY PUBLIC in and for the State of Nevada
County of Clark



RECEIVED
AUG 05 2010

**CLARK COUNTY LEGAL SERVICES
BOARD OF DIRECTORS**

**CLARK COUNTY LEGAL SERVICES PROGRAM, INC.
701 E. BRIDGER AVENUE, SUITE 101
LAS VEGAS, NEVADA 89101**

BARBARA E. BUCKLEY, EXECUTIVE DIRECTOR

**President, Cam Ferenbach, Esq.
LIONEL SAWYER & COLLINS
300 South Fourth Street
Suite 1700
Las Vegas, Nevada 89101
Telephone: 383-8826
Facsimile: 383-8845**

**Elizabeth Gonzales, Esq.
Secretary/Treasurer
GONZALES & SALZANO
1830 E. Sahara Ave., Suite 102
Las Vegas, Nevada 89102
Telephone: 732-1125
Facsimile:**

**Lizzie R. Hatcher, Esq.
302 East Carson Avenue
Suite 930
Las Vegas, Nevada 89101
Telephone: 386-2988
Facsimile: 386-8066**

**Jay Hiner
Nevada State Bank
1912 Civic Center Drive
P.O. Box 990
Las Vegas, Nevada 89125-0990
Telephone: 433-8227 (H) 642-2482 (W)
Facsimile: 642-5433**

**Sandra Bonilla
2411 Poplar Avenue
Las Vegas, Nevada 89101
Telephone: 388-1890 (H)**

**J. Randall Jones, Esq.
HARRISON, KEMP & JONES
300 South Fourth Street
Suite 600
Las Vegas, Nevada 89101
Telephone: 385-6000
Facsimile: 385-6001**

**Bill Leaf, Professor
UNLV ART DEPARTMENT
4505 S. Maryland Parkway
Las Vegas, Nevada 89154
Telephone: 895-3658 895-3237
Facsimile: 895-4343**

**Martha McDonald
8316 Opal Cove Drive
Las Vegas, Nevada 89128
Telephone: 255-8316
Facsimile: 254-8522**

**Richard W. Myers, Esq.
CROCKETT & MYERS
700 South Third Street
Las Vegas, Nevada 89101
Telephone: 382-6711
Facsimile: 384-8102**

**Paul Martin
2224 Carroll Street
North Las Vegas, Nevada 89030
Telephone: 399-9842
Facsimile: 399-5361**

**Richard Morgan, Dean
WILLIAM S. BOYD SCHOOL OF LAW
University of Nevada-Las Vegas
4505 S. Maryland Parkway
Las Vegas, Nevada 89154
Telephone: 895-1876
Facsimile:**

**Pastor Robert Fowler
P.O. Box 4384
Las Vegas, Nevada 89127
Telephone: 648-2286
Facsimile:**

RECEIVED
AUG 05 2010

5-1

20071115-0004150

Fee: \$16.00 RPTT: \$15,618.75
N/C Fee: \$0.00

11/15/2007 14:51:41
T20070200942

Requestor:
FIDELITY NATIONAL TITLE

Debbie Conway STN
Clark County Recorder Pgs: 5

RECORDING REQUESTED BY:
Fidelity National Title
AND WHEN RECORDED MAIL TO:
Clark County Legal Services Program, Inc.
800 South Eighth Street
Las Vegas, NV 89101

**AND WHEN RECORDED MAIL TAX
STATEMENTS TO:**

SAME AS ABOVE

APN NO.: 139-34-410-245

Affix RPTT: 15,621.30
15,618.75

50

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT:

Charleston 7, LLC, a Nevada limited liability company

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Clark County Legal Services Program, Inc., a Nevada non-profit corporation

All that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

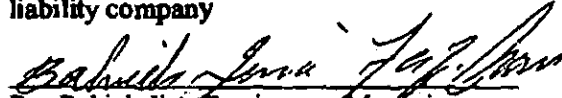
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

RECEIVED
AUG 05 2010

SUBJECT TO:

1. General and special taxes for the current fiscal year 2006-2007
2. Covenants, conditions, restrictions, right of way, easements and reservations of record.

Charleston 7, LLC, a Nevada limited liability company



By: Bahieh Jina Farzinpour, Managing Member

STATE OF _____
COUNTY OF _____

On _____ personally
appeared before me, a Notary Public

who acknowledged that he/she/they executed
the above instrument.

Notary Public

My commission expires:

RECEIVED
AUG 05 2010

STATE OF California

COUNTY OF San Mateo

On November 1, 2007 before me, M Piazza
(Name of Notary Public)

personally appeared Bahieh Jina Farzinpour

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the Instrument.

WITNESS my hand and official seal.

M. Piazza
(Signature of Notary Public)



(This area for notarial seal)

RECEIVED
AUG 05 2010

30

GRANT, BARGAIN, SALE DEED

Q2

THIS INDENTURE WITNESSETH, That EIGHTH STREET LLC, a Nevada Limited Liability Company, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CLARK COUNTY LEGAL SERVICES PROGRAM, INC, a Non-Profit Corporation, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

AS PER LEGAL DESCRIPTION ATTACHED HERETO
AS "EXHIBIT A" AND MADE A PART HEREOF

APN: 139-34-410-244
RPTT: \$ 2,891.25

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of JULY, 1999.

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

RECEIVED
AUG 05 2010

GES Deed
Page 2

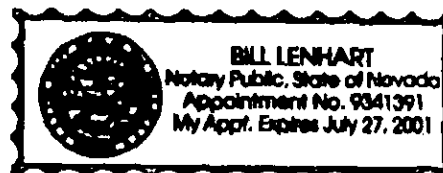
EIGHTH STREET LLC, a Nevada Limited Liability Company

By: LC Toti
Name: Frank Toti
Title: Manager

STATE OF NEVADA)
County of Clark)SS

On this 22 day of July, 1999, before me a Notary Public personally appeared FRANK TUTI, SR. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

Bill MA
Notary Public



Recorded at the Request of: Nevada Title Company
 Recrow No: 92-01-0939 MRB

**Mail tax bill to and
When recorded mail to:**

CLARK COUNTY LEGAL SERVICES
Attn: Terry Bratton
700 E. Bridger Street, Suite 101
Las Vegas, Nevada 89101-5539

**RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT**

BRUNNEN ST. PAUL

RECEIVED
AUG 05 2010

LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 139-34-410-245

Parcel One (1):

Lots Twenty-Eight (28) and Twenty-Nine (29) in Block Thirty-Four (34) of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH that portion of Block "B" of the Wardie Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 13, in the Office of the County Recorder of Clark County, Nevada, described as follows:

COMMENCING at the intersection of the Northerly side of Lot No. 29 in Block 34 of South Addition, with the North and South center line of Section 34, Township 20 South, Range 61 East, M.D.& M.;

Thence South along said North and South center line of said Section 34 to the intersection with the Southerly side line of said Lot 28 in Block 34 of said South Addition; Thence Easterly along the Easterly prolongation of the said Southerly line of said Lot 28, Block 34, South Addition, to the intersection with the Westerly side of Eighth Street, as the same is laid out and designated on the plat of said Wardie Addition;

Thence Northerly along the Westerly side line of Eighth Street, a distance of 50.00 feet, to a point at the intersection of said Westerly side of Eighth Street with the Easterly prolongation of the Northerly side line of said Lot 29, Block 34, South Addition; Thence at right angles Westerly along the said Northerly side line of said Lot 29, Block 34, South Addition, proceeding Easterly, to the **PLACE OF BEGINNING**.

Parcel Two (2):

Lots Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26) and Twenty-Seven (27) in Block Thirty-Four (34) of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

TOGETHER WITH that portion of Block "B" of the Wardie Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 13, in the Office of the County Recorder of Clark County, Nevada, described as follows:

BEGINNING at the intersection of the North and South center line of Section 34, Township 20 South, Range 61 East, M.D.B.& M., with the Northerly side of Lot Twenty-Seven (27) in Block Thirty-Four (34) of said South Addition to the City of Las Vegas;

Thence South along said North and South center line to its intersection with 8th Street as the same is laid out and designated on the plat of said Wardie Addition to Las Vegas; Thence Northerly along the Westerly side line of 8th Street to its intersection with the Easterly prolongation of the Northerly side line of said Lot Twenty-Seven (27) in Block Thirty-Four (34) of South Addition to the City of Las Vegas;

Thence Westerly along the Easterly prolongation of said Northerly side line of said Lot Twenty-Seven (27) in Block Thirty-Four (34) of South Addition to the City of Las Vegas, to the **PLACE OF BEGINNING**.

EXCEPTING THEREFROM that portion of the South 45.00 feet;

Measured at right angles to the South line of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 34, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, which lies within Irregular Lot 22, Block 14, of South Addition to the City of Las Vegas, as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada, as dedicated to the City of Las Vegas in that certain Final Order of Condemnation recorded March 23, 1979 in Book 1028 as Instrument No. 987493, of Official Records, being more particularly described as follows:

The South 5.00 feet, measured at the right angles to the South line of Irregular Lot 22, Block 34 of said South Addition to the City of Las Vegas.

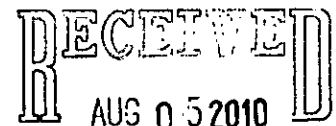


EXHIBIT "A"
LEGAL DESCRIPTION

Lots Thirty (30), Thirty-one (31) and Thirty-two (32) in Block Thirty-four (34) of SOUTH ADDITION TO LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 51 in the Office of the County Recorder of Clark County, Nevada.

AND that portion of Block "B" of WARDIE ADDITION TO LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 13, in the Office of the County Recorder of Clark County, Nevada described as follows:

COMMENCING at the intersection of the Northerly side line of Lot 32 in Block 34 of South Addition with the North and South center line of Section 34, Township 20 South, Range 61 East, M.D.B. & M.; thence South along said North and South center line of said Section 34 to the intersection with the Southerly side line of said Lot 30 in Block 34 of South Addition; thence Easterly along the Easterly prolongation of the said Southerly side line of said Lot 30 in Block 34 of South Addition to the intersection with the Westerly side of Eighth Street, as the same is laid out and designated in the Plat of said Wardie Addition; thence Northerly along the Westerly side line of Eighth Street a distance of 75 feet or to a point at the intersection of said Westerly side of Eighth Street with the Southerly sideline of Gass Street; thence at right angles Westerly along the said Southerly side line of said Gass Street or along the Northerly side line of said Lot 32, Block 34, South Addition produced Easterly to the point of beginning.

TOGETHER WITH those portions of Gass Avenue and Eighth Street as vacated per that certain Order of Vacation recorded September 28, 1982 in Book 1627 as Document No. 1586384 of Official Records.

RECEIVED
AUG 05 2010