



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39099** 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: \_\_\_\_\_

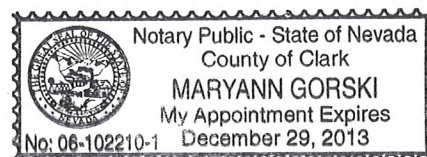
Print Name: Balbara Buckley

Subscribed and sworn before me

This 3 day of August, 2010

Maryann Gorski

Notary Public in and for said County and State



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Variance (VAR)  
 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

Property Owner Signature\* \_\_\_\_\_

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

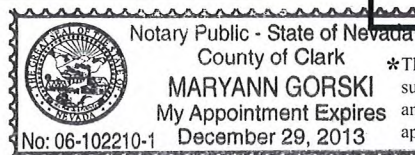
Print Name Barbara Buckley

Subscribed and sworn before me

This 3 day of August, 20 10

Maryann Gorski

Notary Public in and for said County and State



### FOR DEPARTMENT USE ONLY

|                 |                          |
|-----------------|--------------------------|
| Case #          | <u>VAR-39099</u>         |
| Meeting Date:   | <u>9-23-10</u>           |
| Total Fee:      | <u>\$830.00</u>          |
| Date Received:* | <u>8-5-10</u>            |
| Received By:    | <u>J. P. [Signature]</u> |

\*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



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09/02/2010

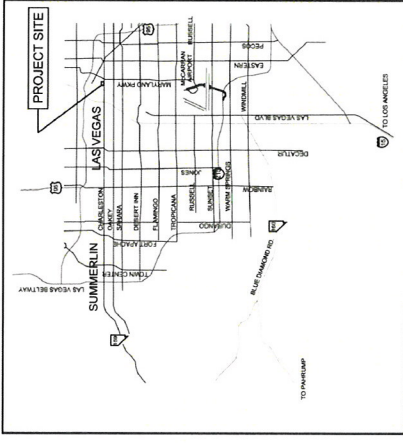
PROJECT 2009232

LEGAL AID CENTER OF SOUTHERN NEVADA-OFFICE BUILDING

**VAR-39099 VAR-39100**  
**SDR-39098 REVISED**

SEP 24 2010

# VICINITY MAP



## SITE ANALYSIS

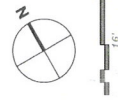
|                           |                                  |
|---------------------------|----------------------------------|
| SITE AREA                 | 0.71 AC (NET)<br>1.12 AC (GROSS) |
| APN#                      | 139-34-410-245                   |
| CURRENT ZONING            | C-1                              |
| 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                 | 118 SPACES |
| (1 SPACE PER 300 SF @ 35,200 SF) |            |
| PARKING PROVIDED                 | 0 SPACES   |

SEP 24 2010

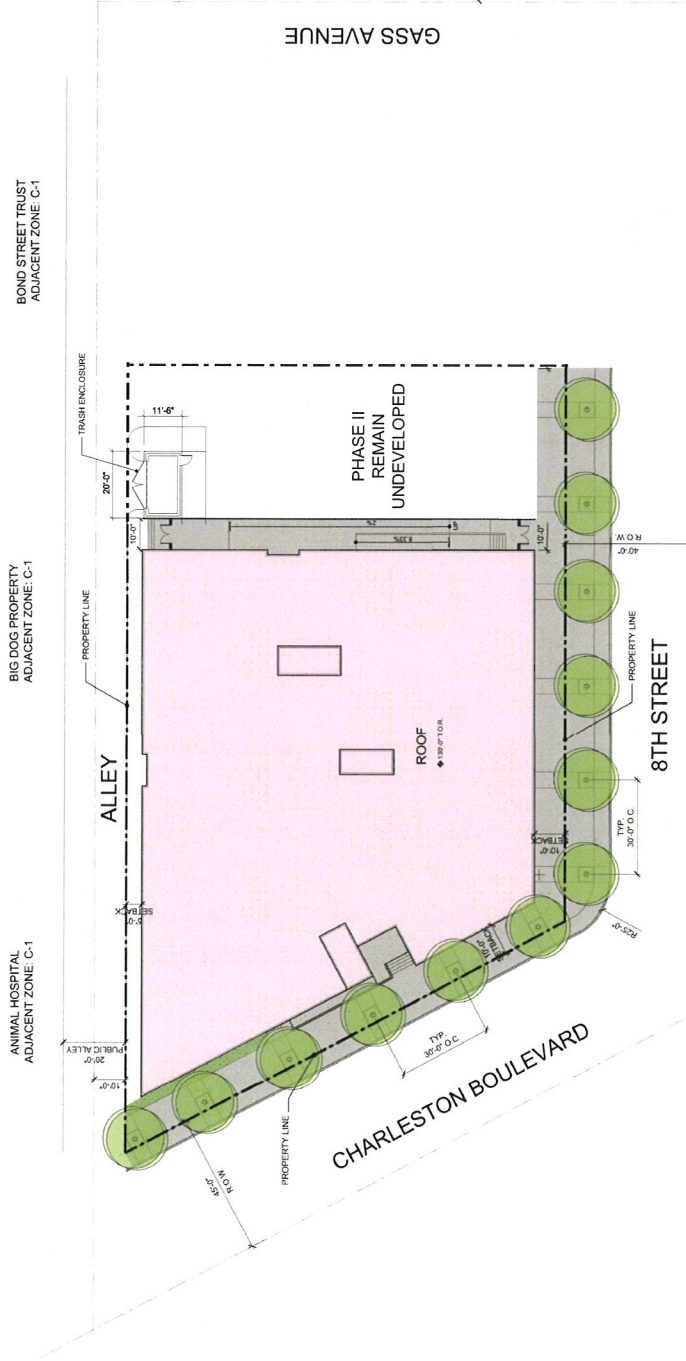


jma

STUDIOS

## VAR-39099 VAR-39100 SDR-39098 REVISED

SITE PLAN/ LANDSCAPE



## SITE FURNITURE LEGEND

| SYMBOL   | DESCRIPTION                                                              |
|----------|--------------------------------------------------------------------------|
| [Symbol] | TREE GRATES BY WICKSMITH (702) 253-6222. MODEL: 627 SQUARE MARKET STREET |
| [Symbol] | WICKET GRATES BY WICKSMITH (702) 253-6222. MODEL: MARKET STREET-67       |
| [Symbol] | COLOR: CONCRETE OF SOLIDON. COLOR: SANDSTONE. LIGHT BROWN FINISH.        |

## SUGGESTED SHRUBS

| SYMBOL   | COMMON NAME / COMMON NAME   |
|----------|-----------------------------|
| [Symbol] | ALICE                       |
| [Symbol] | DALLA CANTATA "SIERRA GOLD" |
| [Symbol] | SIERRA GOLD DALLA           |
| [Symbol] | FEDELO GALLA                |
| [Symbol] | FEDELO GALLA                |
| [Symbol] | HEPHERACE "SIERRA"          |
| [Symbol] | GIANT HEPHERACE             |
| [Symbol] | LEUCOPTILLUM LANGMANIAE     |
| [Symbol] | PRO DRAGO                   |
| [Symbol] | MANFREDIA MACULOSA          |
| [Symbol] | MANFREDIA MACULOSA          |
| [Symbol] | SAULUS DORIS                |
| [Symbol] | DESERT SHAGE                |
| [Symbol] | TETRANEURIS ACALIS          |
| [Symbol] | ANGELITA DASH               |
| [Symbol] | FRANCISCA PALLIDA           |
| [Symbol] | FRANCISCA PALLIDA           |
| [Symbol] | VIRGA AUREA                 |
| [Symbol] | PERMANALE                   |
| [Symbol] | TYCCA BACCATA               |
| [Symbol] | BAHAMA YUCCA                |
| [Symbol] | ZAMANTANTIS SPECIOSA        |
| [Symbol] | BAHAMA YUCCA                |

## PLANTING LEGEND

| SYMBOL   | COMMON NAME / COMMON NAME |
|----------|---------------------------|
| [Symbol] | POINCAILLON CHINESE       |
| [Symbol] | CHINESE PINE              |
| [Symbol] | SHRUBS, SEE BELOW         |

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS

PROJECT 2009232

09/02/2010

10110 COUNTRY CLUB DRIVE, SUITE 100, LAS VEGAS, NV 89144 | (702) 541-2000 | www.jma-studios.com

Map of the Project Site in Las Vegas, NV. The map shows the intersection of Summerlin and Las Vegas Blvd. The Project Site is highlighted in red. The map includes labels for various streets and landmarks, such as Las Vegas Blvd, Summerlin, Las Vegas Blvd, and Las Vegas Blvd. A north arrow is present in the bottom right corner.

|                           |                                 |
|---------------------------|---------------------------------|
| SITE AREA                 | 0.71 AC (NET)<br>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 REQUIREMENT (CITY OF LAS VEGAS)

## (1 SPACE PER 300 SF @ 35,200 SF)

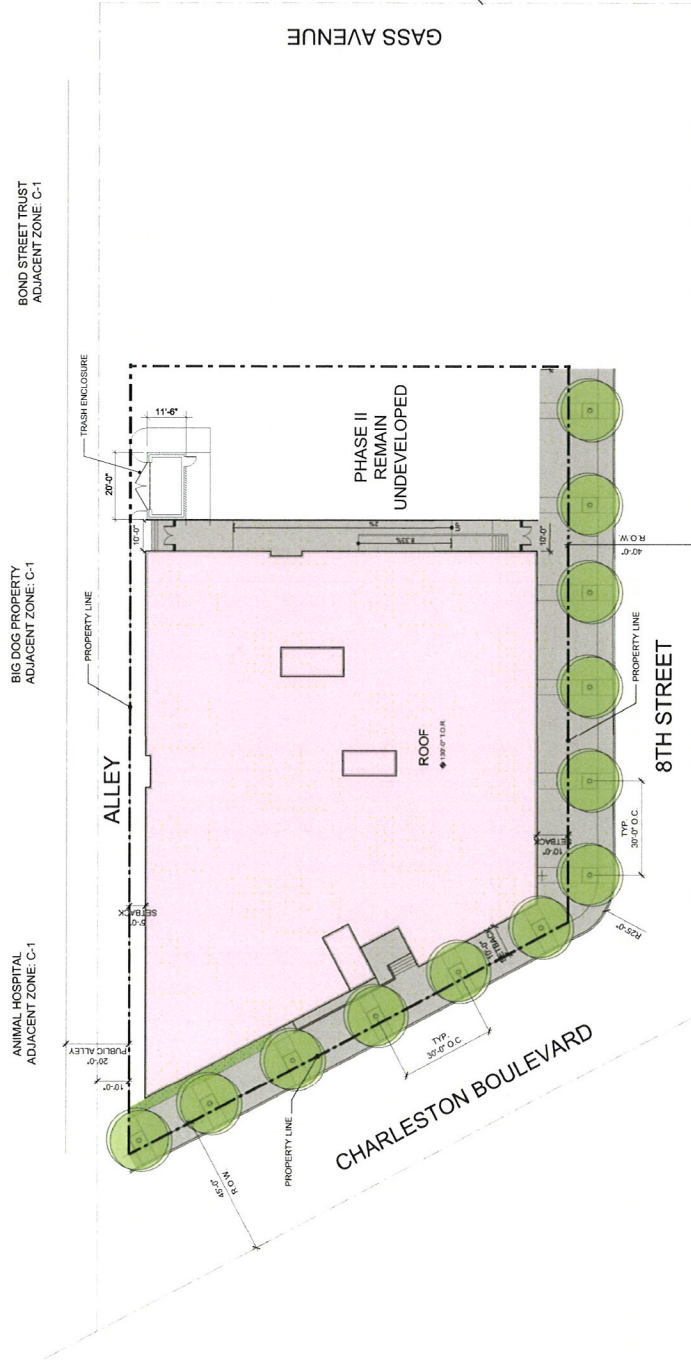
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STUDIOS

## SITE PLAN/ LANDSCAPE

LEGAL AID CENTER OF SOUTHERN NEVADA



| WATKINS | BOTANICAL NAME / COMMON NAME |
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POTAGE CHINOIS  
CHINESE POTAGE



SIMPLES DE BOUILLON

## BOTANICAL NAME / COMMON NAME

ALOE  
 ALOE 5 INCRANATA  
 ALICE  
 DALLA CATTIATA SIERRA GOLD  
 SIERRA GOLD DALLA  
 FESTUCA GLAUCA  
 BLUE FESCUE  
 HESPERALOE FUNIFERA  
 GIANT TEMPLAZOE  
 LEUCOSTYLUM LONGICORNIS  
 ROYAL DRAGON  
 NARCISSUS MACULOSA  
 TEXAS TURKOE  
 SALVIA DORIS  
 DESERT SAUCE  
 TETRAEVALIS ACALIS  
 ANGELITA DUDY  
 TRAFICANTIA PALLIDA  
 PURPLE HEART  
 VINCA MINOR  
 PERSIMMON  
 YUCCA BACCATA  
 BANANA YUCCA  
 ZEPHYRUS SPECIES

| SYMBOL | DESCRIPTION |
|--------|-------------|
|--------|-------------|

TREE GRATES BY IRONSMITH, (702) 253-6622. MODEL: 67' SQUARE MARKET STREET.  
 FRENCH GRATES BY IRONSMITH, (702) 253-6622. MODEL: MARKET STREET, 6" WIDTH.  
 COLORED CONCRETE BY SOLOMON. COLOR: SANDSTONE. LIGHT WOOD FINISH.

|                           |                                 |
|---------------------------|---------------------------------|
| SITE AREA                 | 0.71 AC (NET)<br>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 REQUIREMENT (CITY OF LAS VEGAS)

(1 SPACE PER 300 SF @ 35,200 SF)

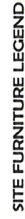
## 0 SPACES

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## SITE PLAN/ LANDSCAPE

LEGAL AID CENTER OF SOUTHERN NEVADA



## SUGGESTED SHRUBS

| BOTANICAL NAME / COMMON NAME | TOXICITY                 |
|------------------------------|--------------------------|
| ALOE SINKATANA               | ALOE                     |
| ALOE CATTALPA, DESHERA GOLD  | ALOE                     |
| SHIRAZ GOLD DALLA            | SHIRAZ GOLD DALLA        |
| RED YUCCA, CAUICA            | RED YUCCA                |
| RED YUCCA                    | RED YUCCA                |
| HENDERSON TUNFIRA            | HENDERSON TUNFIRA        |
| GIANT SPIDER PLANT           | GIANT SPIDER PLANT       |
| EUCOPITTILUM LANGKADANAE     | EUCOPITTILUM LANGKADANAE |
| AO DRAGO                     | AO DRAGO                 |
| MANIPADA MACULOSA            | MANIPADA MACULOSA        |
| TEXAS TURKDOE                | TEXAS TURKDOE            |
| SALVIA DORRIS                | SALVIA DORRIS            |
| DESERT SAGE                  | DESERT SAGE              |
| TETRALEPIUM ACALUIS          | TETRALEPIUM ACALUIS      |
| ANGELICA, DAISY              | ANGELICA, DAISY          |
| TRACHECANTHA FALLIDA         | TRACHECANTHA FALLIDA     |
| PURPLE HEART                 | PURPLE HEART             |
| VINCA MINOR                  | VINCA MINOR              |
| PERIWINKLE                   | PERIWINKLE               |
| YUCCA BACCATA                | YUCCA BACCATA            |
| BANANA YUCCA                 | BANANA YUCCA             |
| ZEPHYRANTHUS SPICED          | ZEPHYRANTHUS SPICED      |
| RAIN LILY                    | RAIN LILY                |

## PLANTING LEGEND

| STIMULI                                                                               | BOTANICAL NAME / COMMON NAME           |
|---------------------------------------------------------------------------------------|----------------------------------------|
|  | POTAMOGON CHINENSIS<br>CHINESE POTSHOE |
|  | SHIRAZI, SEE BELOW                     |

### SITE FURNITURE LEGEND

| SYMBOL | DESCRIPTION                                                              |
|--------|--------------------------------------------------------------------------|
|        | TREE GRATES BY KROMSMTIH, (702) 253-6622 MODEL, 60" SQUARE MARKET STREET |
|        | TRENCH GRATES BY KROMSMTIH, (702)253-6622 MODEL MARKET STREET, 6" WIDTH  |
|        | CONCRETE CURBS BY SOLOMON, CONCRETE, 8" HIGH                             |

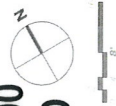


SEP 24 2010

VAR-39099 VAR-39100

SDR-39098 REVISED

FUTURE EXPANSION



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



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OFFICE FLOOR PLAN LEVEL 1

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA

09/02/2010

10150 COMMUNICATIONS CENTER, FLOOR 1, LEGAL AID CENTER OF SOUTHERN NEVADA, 10150 COMMUNICATIONS CENTER, FLOOR 1, LEGAL AID CENTER OF SOUTHERN NEVADA



SEP 24 2010

**VAR-39099 VAR-39100**  
**SDR-39098 REVISED**

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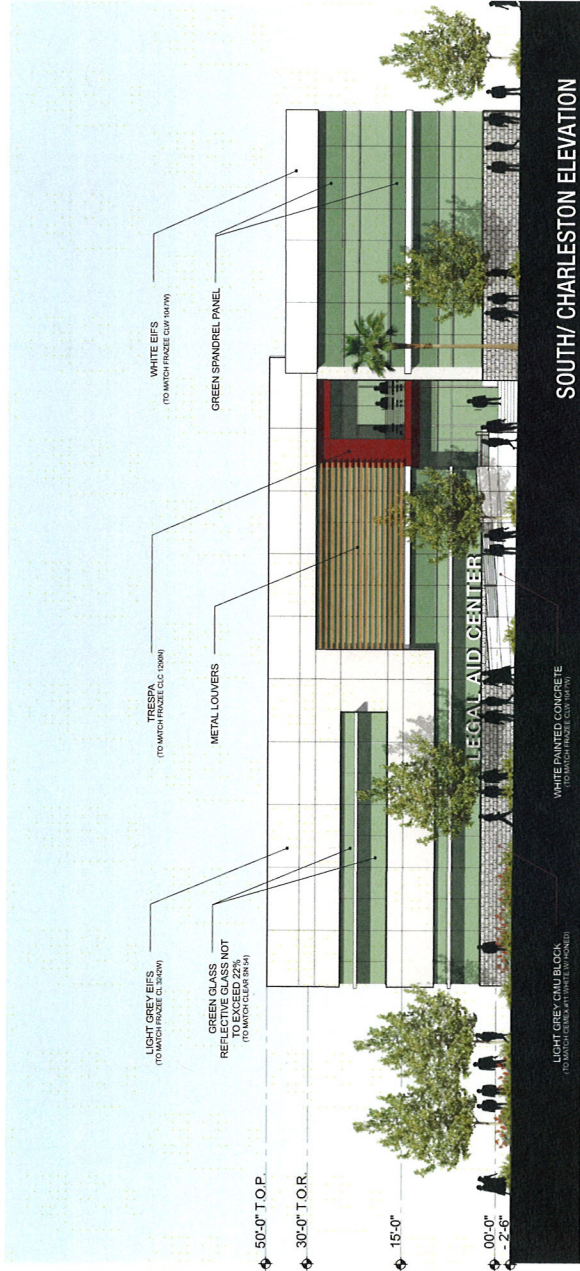
architecture studios

OFFICE FLOOR PLAN LEVEL 2

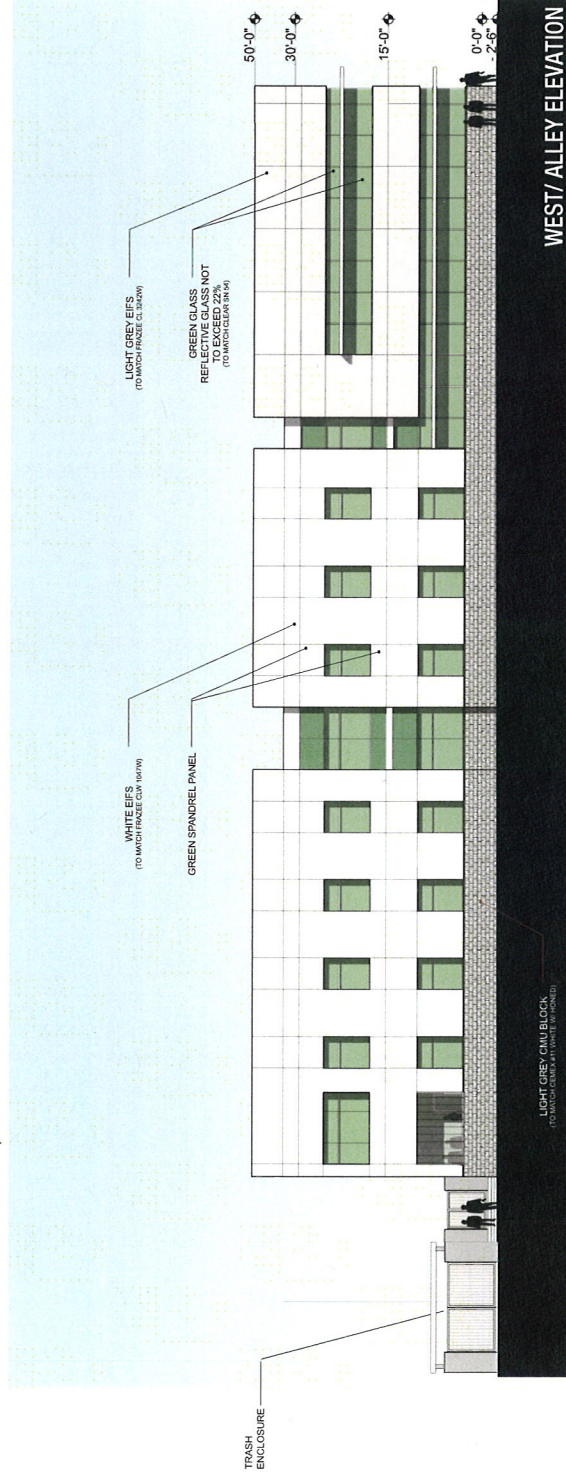
PROJECT 2009232

## SCHEMATIC DESIGN PROGRESS

LEGAL AID CENTER OF SOUTHERN NEVADA



**SOUTH/ CHARLESTON ELEVATION**



**WEST/ ALLEY ELEVATION**

**VAR-39099 VAR-39100**  
**SDR-39098 REVISED**

LEGAL AID CENTER OF SOUTHERN NEVADA

SCHEMATIC DESIGN PROGRESS

09/02/2010

PROJECT 2009232

EXTERIOR ELEVATIONS

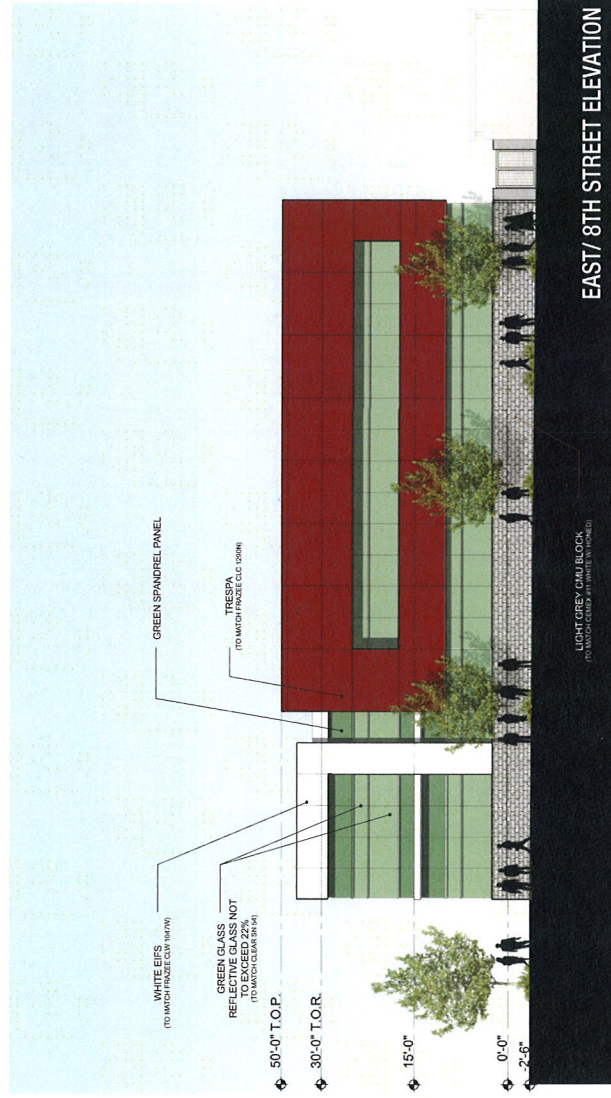
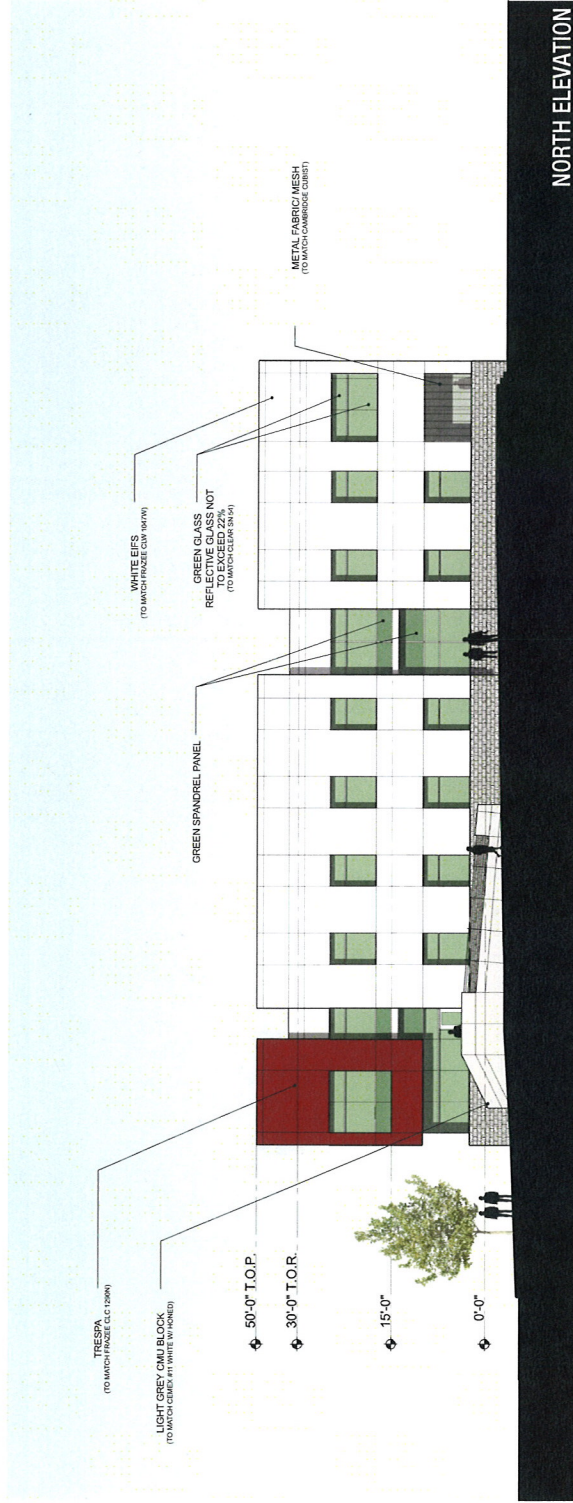
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3rd floor + jma studios



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**VAR-39099 VAR-39100**  
**SDR-39098 REVISED**

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

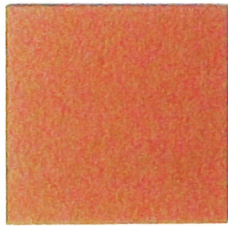
09/02/2010

LEGAL AID CENTER OF SOUTHERN NEVADA

TOTAL COORDINATION CHARGES: \$10,000.00 | TOTAL DESIGN CHARGES: \$10,000.00 | TOTAL PROJECT CHARGES: \$20,000.00



CMU - CEMEX #11  
WHITE W/ BLACK SP/CELS



TRESPA - METEON  
EXTERIOR SURFACE RED



SUNGUARD GLAZING  
SUPERNEUTRAL 68 ON GREEN



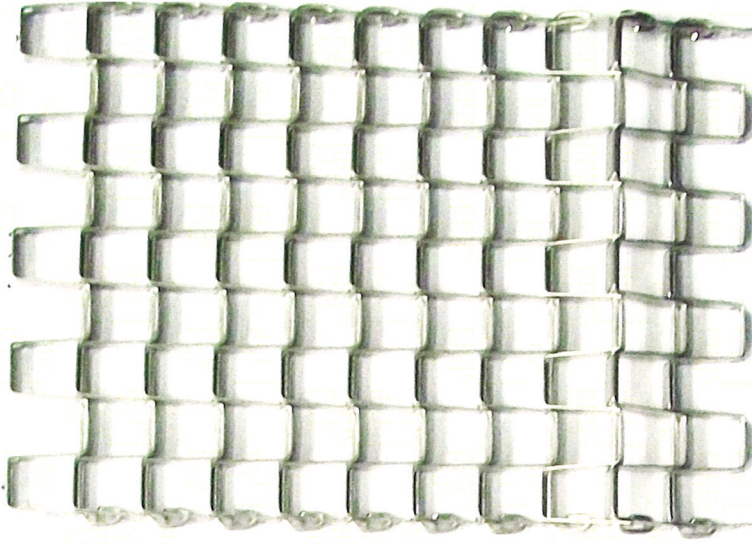
PRACEE COLORLIFE  
CLAW W/ DEEP FEATHER



PRACEE COLORLIFE  
CLAW W/ SHED



PRACEE COLORLIFE  
CLAW W/ TUSSE



CAMBRIDGE ARCHITECTURAL - QUBIST  
EXTERIOR - STAINLESS STEEL - REVEAL

SEP 24 2010

VAR-39099 VAR-39100 jma

SDR-39098 REVISED

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EXTERIOR MATERIAL BOARD

PROJECT 2009232

SCHEMATIC DESIGN PROGRESS

09/02/2010

LEGAL AID CENTER OF SOUTHERN NEVADA