



The Capitol Company

Public Policy & Government Affairs

Yorgo Kagafas
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Alisa D. Nave-Worth
The Capitol Company
10100 West Charleston Boulevard
Suite 200
Las Vegas, Nevada 89135

**Re: *Justification Letter,
Amendment to Site Development Plan
Parking Garage
Legal Aid Center of Southern Nevada
APNs: 139-34-410-244 and a Portion of 139-34-410-245***

Dear Mr. Kagafas:

This firm represents Legal Aid Center of Southern Nevada (LACSN) with respect to the development of a four story parking garage located at the southwest corner of Gass Avenue 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. This request consists of Major Amendment to Site Development Plan. Note that this application represents a revision of the project, which was previously approved by the City Council (SDR-39457 & Var-39458).

Major Amendment to Site Development Plan

The parking garage is associated with a related project, already approved by the City Council, for an office building on the adjacent parcel to the south, which will serve as the new headquarters for LACSN. The parking garage will serve as the required parking for staff and clients of LACSN's new building.

On October 2010, the Planning Commission approved SDR-39457 for a three-story parking garage with a maximum height of 33'8". The approved parking garage

RECEIVED
FEB 23 2011

covered 39,400 square feet and provided for 92 permanent parking spaces. At the same time, the Planning Commission approved VAR-39458 regarding setbacks associated with the Parking Garage.

The parking structure will consist of multi-tone grey and white paints while also including metal fabric/mesh along the stairwells. The garage will be open on all sides, except along Eighth Street, and will include a green screen wire trellis system for aesthetics. The entrances to the parking lot on Eighth Street and on the Alley (between Gass Avenue and Charleston Boulevard) will be gated for security during non-business hours.

This amendment proposes a 48,050 square foot parking garage (previously approved as 39,400 square feet), four story structure at a maximum height of 48 feet (previously approved as a three story structure with a maximum height of 33 feet, 8 inches). The amended project will accommodate 112 parking spaces (previously 92 spaces). Additionally, the amended project proposes the addition of a vehicular entrance on the alley way located between Gass Avenue and Charleston Boulevard. The original footprint of the parking garage will not change. Additionally, the proposed amendment makes no changes to VAR-39458. A comparison of the proposed project and the previously approved SDR-39457 & VAR-39458 follows:

SDR Land Use Application (Past Application SDR-39457 & Var-39458)			
	Code	Approved	Proposed
Story	N/A	3 story	4 story
Maximum Height	N/A	33'-8"	48'-0"
Main Garage Height	N/A	28'-0"	35'-6"
Parking Spaces	N/A	92 spaces	112 spaces
Parking Floor Area	N/A	39,400 SF	48,050 SF.
Landscape Buffer			
South	8 ft.	Zero	no change
West (alley)	8 ft.	Zero	no change
North	15 ft.	Zero	no change
East	15 ft.	Zero	no change
Setback			
Front	20 ft.	10 ft. (portion)	no change
Side	10 ft.	zero feet	no change
Corner Side	15 ft.	6 ft.	no change
Rear	20 ft.	5 ft.	no change
Lot Coverage	50%	82%	no change

RECEIVED
FEB 23 2011

With this amendment, the applicant seeks to reduce the amount of parking variance previously awarded (SDR-39098 & VAR-39099) so as to enhance the project. The increase in height and square footage accommodates a ½ floor increase in the parking structure. When completed, this parking structure will have 112 spaces, representing a 6% reduction in parking or 6 spaces. Notably, the previously approved project was granted a 22% reduction in parking or 26 spaces. The amended project will ultimately provide a superior parking solution than previously approved.

In order to accommodate the additional traffic flow, the amended proposed project includes a vehicular entrance on the alley way located between Gass Avenue and Charleston Boulevard. This entrance will ensure easier access for LACSN staff and customer, and will ensure better circulation within the structure as demonstrated on the enclosed site plan.

Notably, the need for the additional parking was created by a partnership between the City of Las Vegas and the applicant. At the City's request, the applicant has agreed to house the City of Las Vegas Senior Citizen Law Project. This partnership will provide senior citizens in our community the ability to access comprehensive legal assistance from one central location. The additional parking requested by this amendment will further this goal.

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 citizens of our community. The proposed amendment will further this cause.

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,



Alisa D. Nave-Worth, Esq.

cc: Cherie Guzman, JMA