



October 15, 2018

City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada

Re: Planning Justification Letter PREAPP2018-009738

Issue:

The City of Las Vegas Municipal Courts plans to construct a new courthouse at the corner of South 1st Street and E. Clark Street in Las Vegas Nevada in response to the anticipated growth in the Valley. This project will be completed in conjunction with The Molasky Group of Companies as the developer.

Information:

The building will be 4 stories, will contain 138,000 sf of office space and courtrooms, and will provide a portion of required parking in a sub-level parking area. All other parking will be accomplished by the City owned parking garage on S. Main. This parking structure currently facilitates the required parking for the same employees anticipated to use the proposed courthouse. The new courthouse will have approximately 220 full-time employees and contractors, will operate during normal business hours and it is anticipated that the project will meet LEED Silver level requirements.

Findings:

The proposed development is compatible with the adjacent uses in the area. Across Clark Street are situated the City of Las Vegas City Hall, the Clark County Detention Center and the Clark County Regional Justice Center. The Nevada Supreme Court and Appellate Courts as well as the Lloyd George Federal Courthouse are also in the vicinity. Additionally, per the Vision 2045 Downtown Las Vegas Master Plan the project proposed is in the Civic and Business District.

All design development requirements will be met including site access and circulation, which will not negatively impact adjacent roadways or neighborhood traffic. The building materials will be consistent with the building use and will be aesthetically pleasing in appearance. In addition, the landscaping will be appropriate and help to enhance the building's presence.

Sincerely,
Chris Larsen
Principal
PGAL

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SAN DIEGO

PGAL, LLC
3379 W. Oquendo Rd.
Las Vegas, NV 89118

t 702 435 4448
f 702 435 4470

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