DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review / Variance / Vacation

Project Address (Location) 801 E. Charleston Boulevard, Las Vegas, NV 89104

Project Name Legal Aid Center New Building and Parking Structure **Proposed Use** Professional Services Office

Assessor's Parcel #(s) 139-34-812-001 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing P-R Proposed P-R

Additional Information _____

Property Owner Legal Aid Center of Southern Nevada, Inc. Contact Terry Bratton

Address 725 E. Charleston Boulevard City Las Vegas State NV Zip 89104

E-mail tbratton@lacsn.org Phone 702-386-1070 ext 1414

Applicant LGA Architecture Contact John Lansdell

Address 1226 South 3rd Street City Las Vegas State NV Zip 89104

E-mail jlansdell@lgainc.com Phone 702-789-4174

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

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

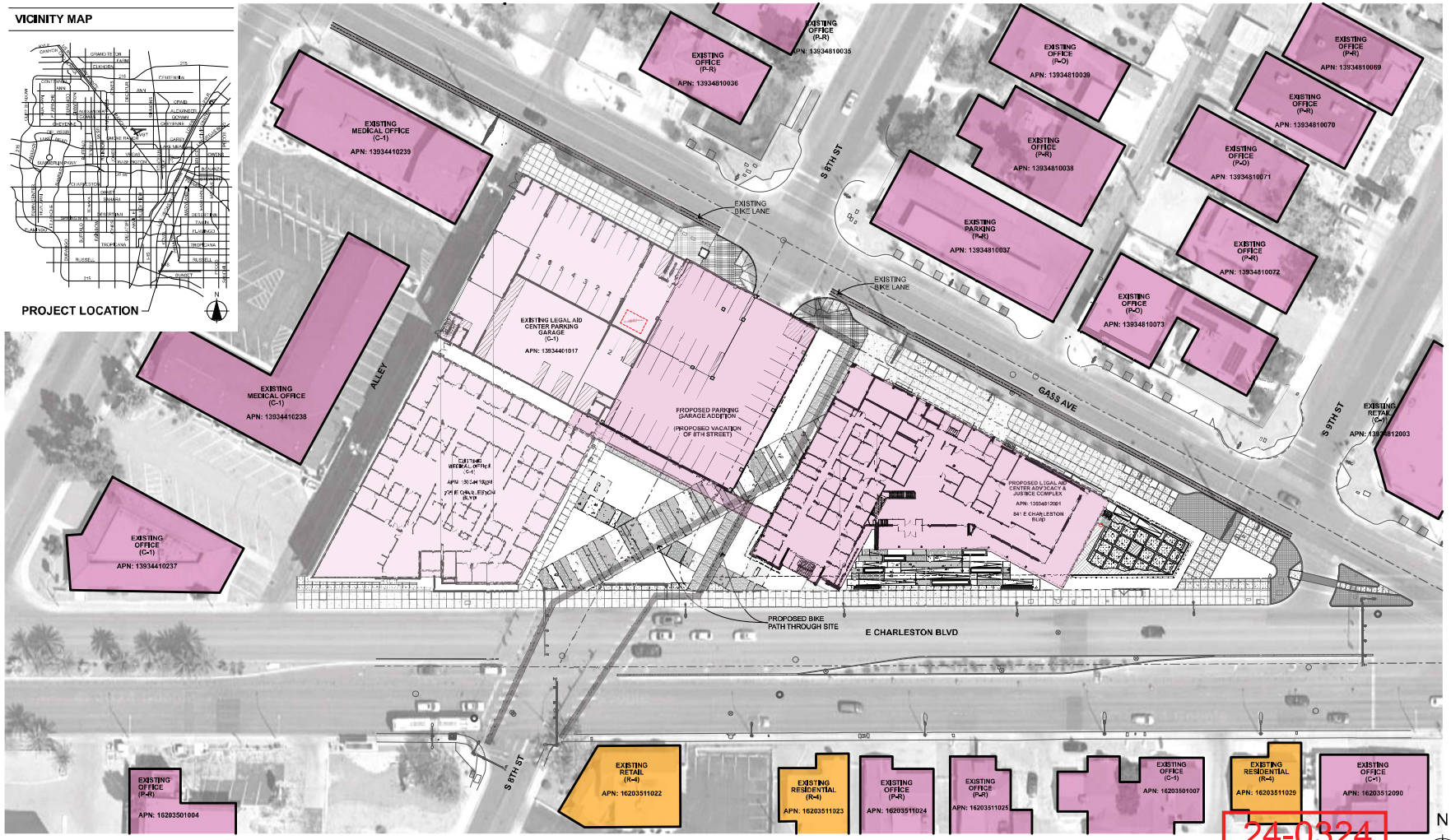
This 29th day of May, 20 24

_____

Notary Public in and for said County and State

Lizette Murillo
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-26-2026
Certificate No: 22-3505-01

24-0324
06/20/2024



SITE PLAN - OVERALL

0 15 30' 60'

24-0324
06/20/2024

LGA
ARCHITECTURE

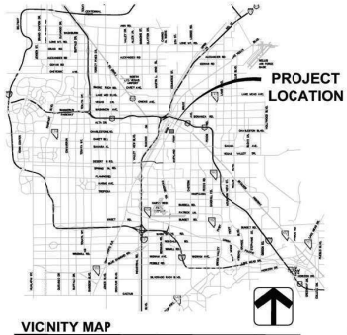
LEGAL AID NEW BUILDING AND PARKING STRUCTURE

801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

OVERALL SITE PLAN
ENTITLEMENT SUBMITTAL

6.20.24



VICINITY MAP

SCALE: NTS

PLANTING NOTES

1. THE QUANTITIES ON LEGEND ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. ALL PLANTS TO BE HEALTHY, THRIVING AND FULL. ALL TREES MUST MEET MINIMUM CALIPER SIZE. MULTI-TRUNK TREES MUST HAVE THE MINIMUM CALIPER PER EACH TRUNK. ALL MULTI-TRUNK TREES ARE TO HAVE 3 TO 7 TRUNKS.
3. DECORATIVE ROCK SHALL BE INSTALLED IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE OTHERWISE NOTED.
4. PLANT MATERIALS SHALL HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY EACH SPECIES, INCLUDING THE GENUS, SPECIES AND VARIETY.
5. ANY TREE PLANTED WITHIN 5' FEET OF HARDSCAPE OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
6. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO USE CAUTION. CALL BEFORE YOU DIG AND CALL BEFORE YOU OVER HEAD.
7. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE.
8. ALL PLANTS SHOWN ON THIS PLAN AND/OR IN THE PLANT SCHEDULES ARE ON THE SOUTHERN NEVADA PLANNING COALITION REGIONAL PLANT LIST.

LANDSCAPE ELEMENTS

SYMBOL	DECORATIVE ROCK & BOULDERS DESCRIPTION	QTY
	BOULDER 1 SIZE: 3'W X 4'H X 3'L COLOR TO MATCH ADJACENT DECORATIVE ROCK	2
	BOULDER 2 SIZE: 2'W X 3'H X 2'L COLOR TO MATCH ADJACENT DECORATIVE ROCK	10
	BOULDER 3 SIZE: 1.5'W X 1.5'H X 1.5'L COLOR TO MATCH ADJACENT DECORATIVE ROCK	5
	SITTING BOULDER SIZE: 1.5'W X 1.5'H X 3'L COLOR TO MATCH ADJACENT DECORATIVE ROCK	3

SYMBOL	MISCELLANEOUS DESCRIPTION	QTY
	TREE GRATE. MATCH ADJACENT EXISTING TREE GRATES PRODUCT MANUFACTURER, STYLE, SIZE, AND FINISH.	26
	FOCAL POINT ART BY OTHERS	1

SYMBOL	DECORATIVE ROCK & BOULDERS DESCRIPTION	QTY
	2"-3" RIVER ROCK COLOR: TBD PLANTER AREAS AS SHOWN ON PLAN TO RECEIVE A MIN. 3" LAYER UNLESS OTHERWISE NOTED.	1,828 SF
	1/2" SCREENED DECORATIVE ROCK MULCH COLOR: TBD PLANTER AREAS AS SHOWN ON PLAN TO RECEIVE A MIN. 2" LAYER UNLESS OTHERWISE NOTED.	10,204 SF

PLANT SCHEDULE - TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL
TREES				
	6	CERCIS OCCIDENTALIS WESTERN REDBUD STANDARD TRUNK	24" BOX	1.0"
	10	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK, NATURAL LOW BRANCHING	24" BOX	1.5"
	8	QUERCUS BUCKLEYI 'RED ROCK' RED ROCK BUCKLEY OAK	24" BOX	1.0"
	16	QUERCUS FUSIFORMIS 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK STANDARD TRUNK	24" BOX	1.5"
	20	SEARSIA (RHUS) LANCEA AFRICAN SUMAC SINGLE TRUNK	24" BOX	1.5"
	4	UNGNADIA SPECIOSA MEXICAN BUCKEYE	24" BOX	1.5"
EXISTING TREES				
		EXISTING TREE TO REMAIN	EXISTING TREE	

PLANT SCHEDULE - SHRUBS, ACCENTS, GROUNDCOVERS

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER
SHRUBS			
	6	ACACIA CULTRIFORMIS KNIFELEAF ACACIA SINGLE TRUNK WITH LOW BRANCHING FORM	15 GAL
	10	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	15 GAL
	5	CONVOLVULUS NEORUMMERIANUS 'GLORY' BUSH MORNING GLORY	15 GAL
	45	EREMOPHILA GILIBRIN 'MINGENEW GOLD' OUTBACK SUNRISE	15 GAL
	8	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO TEXAS RANGER	15 GAL
	55	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	15 GAL
	16	RUELLIA BRITTONIANA 'KATIE' KATIE MEXICAN RUELLIA	15 GAL
	48	XYLOSMA CONGESTUM SHINY XYLOSMA	15 GAL
CACTI / SUCCULENTS			
	26	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	15 GAL
	104	AGAVE PARRYI PARRY'S AGAVE	15 GAL
	72	ECHINOCACTUS GRUSONII GOLDEN BARRELCACTUS MIN 12" DIAMETER	15 GAL
	6	FOUQUIERIA SPLENDENS OCOTILLO 8-10 CANES	BARE ROOT
	47	HESPERALOE CAMPANULATA 'NUEVO LEON' LIONHEART HESPERALOE	15 GAL
	59	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA	15 GAL
	1	YUCCA BREVIFOLIA JOSHUA TREE	MIN. 6' HT.
	2	YUCCA GLORIOSA TRISTIS (RECURVIFOLIA) SOFT LEAF YUCCA	15 GAL
	122	YUCCA RUPICOLA TWISTLEAF YUCCA	15 GAL
GRASSES			
	71	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	15 GAL
GROUNDCOVERS			
	12	LANTANA 'NEW GOLD' NEW GOLD LANTANA	15 GAL
	45	PYRACANTHA KOCDZUMII 'SANTA CRUZ' SANTA CRUZ FIRETHORN	15 GAL
	26	TEUCRIUM MAJORICUM 'MEDITERRANEAN CARPET' MEDITERRANEAN CARPET	15 GAL

24-0534
08/21/2024

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1228 E-W St., Suite 110
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702.267.1111

sla LAND ARCHITECTS
17000 Horizon Ridge Pkwy, Suite 203 702.597.3108
Henderson NV 89012 www.slalandarchitects.com

LEGAL AID NEW BUILDING AND PARKING STRUCTURE

801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

LANDSCAPE PLAN

ENTITLEMENT SUBMITTAL

8.13.24

LEVEL 1 FLOOR PLAN

24-0324
06/20/2024

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

OFFICE BUILDING - LEVEL 1

ENTITLEMENT SUBMITTAL

6.20.24

LEVEL 2 FLOOR PLAN

0 4' 8' 16'

24-0324
06/20/2024

N

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702.253.7111

LEGAL AID NEW BUILDING AND PARKING STRUCTURE

801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

OFFICE BUILDING - LEVEL 2

ENTITLEMENT SUBMITTAL

6.20.24

LEVEL 3 FLOOR PLAN

0 4' 8' 16'

24-0324
06/20/2024

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

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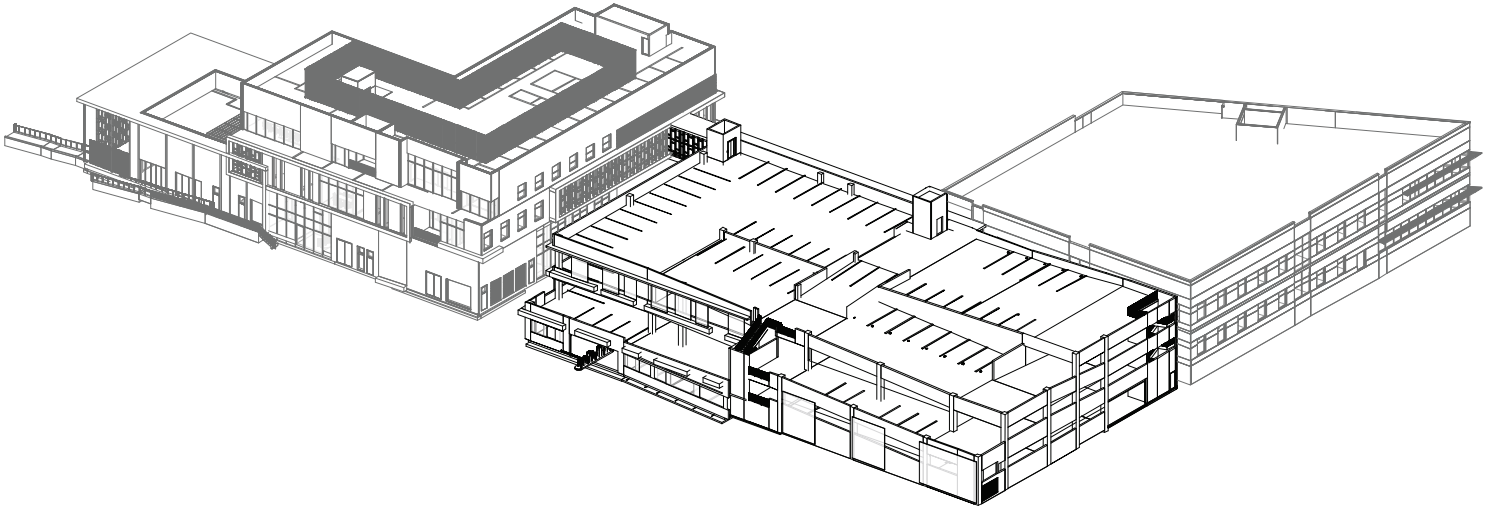
FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

OFFICE BUILDING - LEVEL 3

ENTITLEMENT SUBMITTAL

6.20.24



1 AXONOMETRIC

24-0324
06/20/2024

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walter p moore

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HOUSTON, TX 77010
PHONE: 713.630.7300 FAX: 713.630.7396

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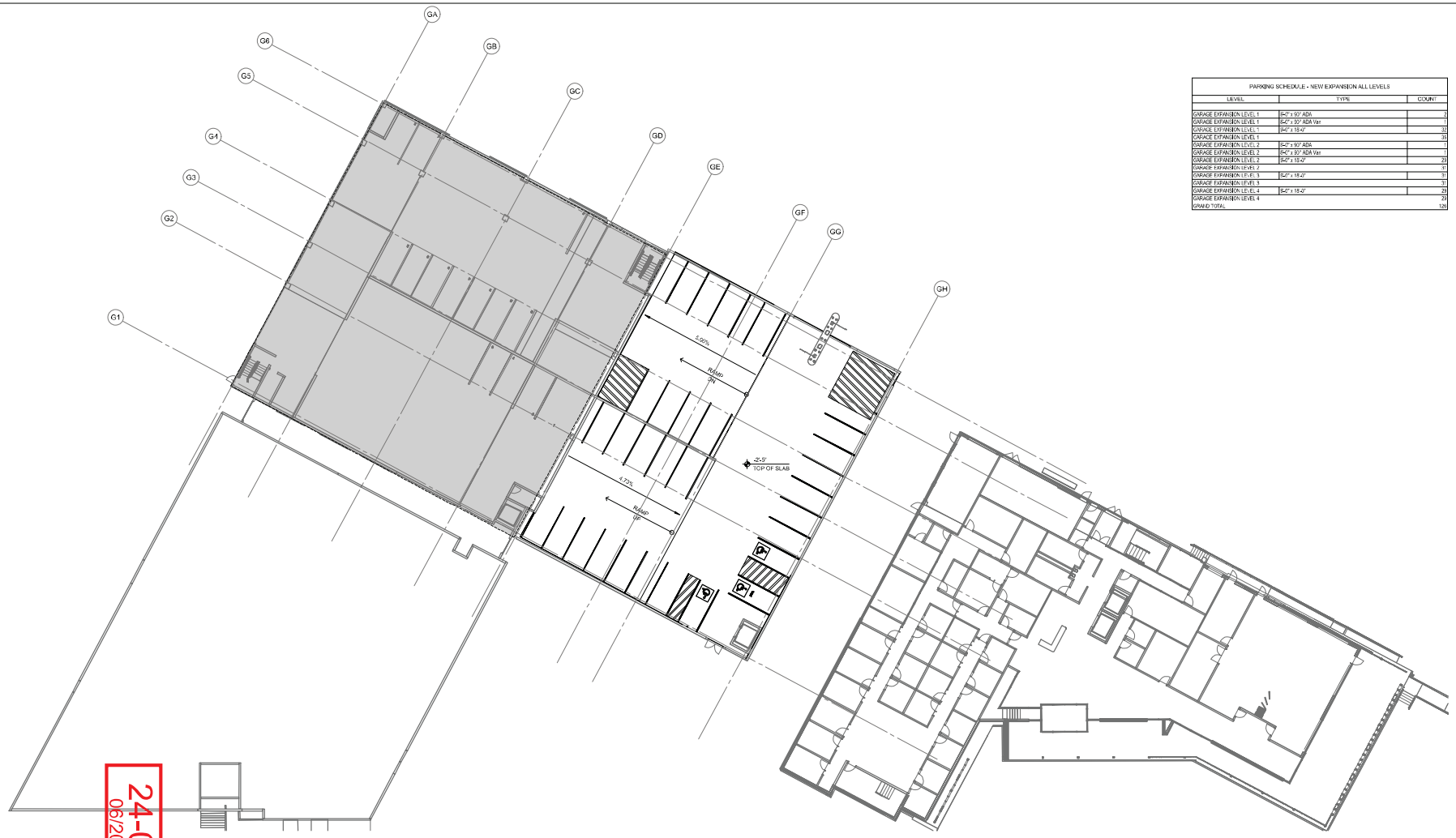
LEGAL AID NEW BUILDING AND PARKING STRUCTURE

841 E CHARLESTON BLVD , LAS VEGAS , NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

SK1.00
ENTITLEMENT SUBMITTAL

06.17.24



PARKING SCHEDULE - NEW EXPANSION ALL LEVELS		
LEVEL	TYPE	COUNT
GARAGE EXPANSION LEVEL 1	8'-2" x 90" ADA	2
GARAGE EXPANSION LEVEL 1	8'-2" x 90" ADA Van	1
GARAGE EXPANSION LEVEL 1	8'-2" x 18'-0"	32
GARAGE EXPANSION LEVEL 1		35
GARAGE EXPANSION LEVEL 2	8'-2" x 90" ADA	1
GARAGE EXPANSION LEVEL 2	8'-2" x 90" ADA Van	1
GARAGE EXPANSION LEVEL 2	8'-2" x 18'-0"	29
GARAGE EXPANSION LEVEL 2		31
GARAGE EXPANSION LEVEL 3	8'-2" x 18'-0"	31
GARAGE EXPANSION LEVEL 3		31
GARAGE EXPANSION LEVEL 4	8'-2" x 18'-0"	29
GARAGE EXPANSION LEVEL 4		29
GRAND TOTAL		126

1 GARAGE LEVEL 1
1/16" = 1'-0"

24-0324
06/20/2024

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

841 E CHARLESTON BLVD , LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

SK1.01
ENTITLEMENT SUBMITTAL

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1 GARAGE LEVEL 2
1/16" = 1'-0"

24-0324
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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

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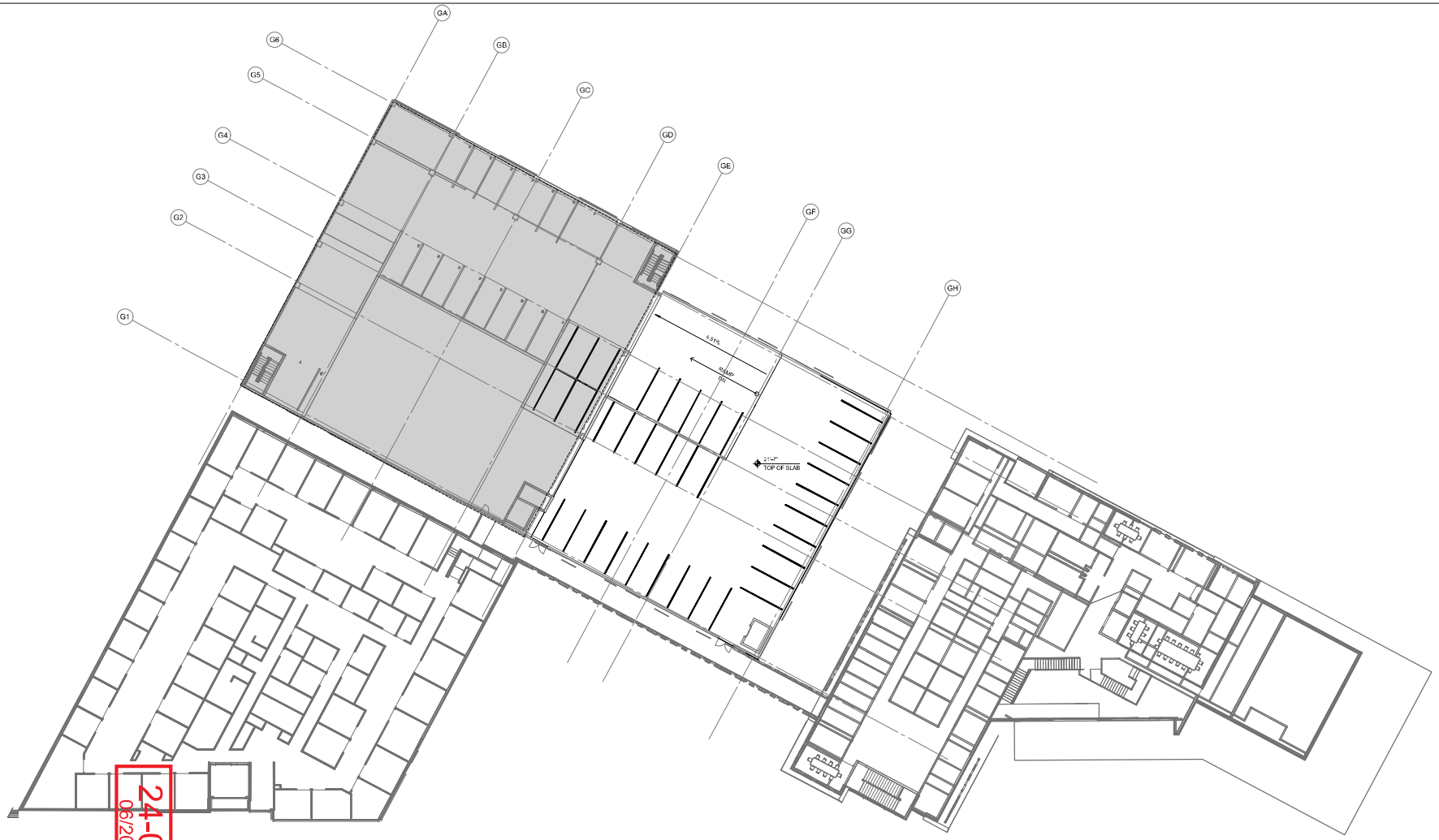
FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

SK1.02
ENTITLEMENT SUBMITTAL

06.17.24



1 GARAGE LEVEL 3
1/16" = 1'-0"

24-0324
06/20/2024

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

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FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

SK1.03
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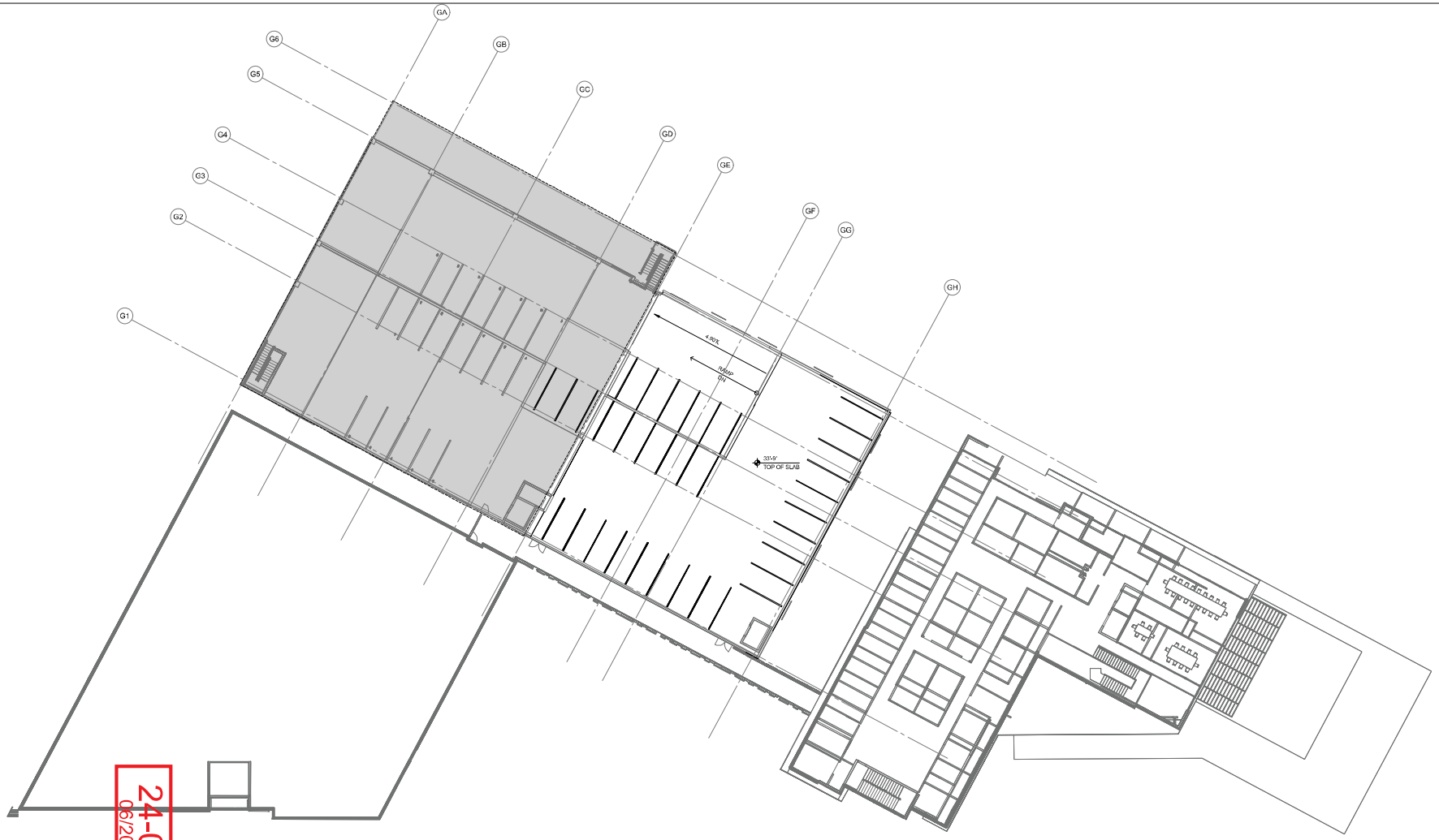

1 GARAGE LEVEL 4
1/16" = 1'-0"

24-0324
06/20/2024

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

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FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

SK1.04
ENTITLEMENT SUBMITTAL

06.17.24

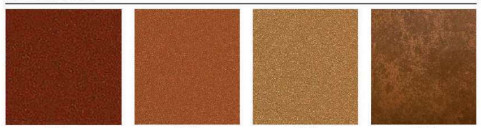
NORTHEAST ELEVATION (GASS AVE)

0 8' 16' 32'

SOUTHWEST ELEVATION (CHARLESTON BLVD)

0 8' 16' 32'

METAL PANELS



MP-01 TO MATCH EXISTING BLDG | MP-02 | MP-03 | MP-04

EIFS FIELD COLORS

EIFS-01 TO MATCH EXISTING BLDG | EIFS-02 TO MATCH EXISTING BRICK

FENESTRATION

GLASS-1 | AA-1 ANODIZED ALUMINUM AT CURTAINWALL MULLIONS, HORIZONTAL LOUVERS, TRELLIS

SALVAGED MATERIALS

EXISTING BRICK

EXISTING BRISE SOLEIL

PAINT COLORS

PT-01 TO MATCH MP-01 | PT-02 TO MATCH MP-02 | PT-03 TO MATCH MP-03

CMU

PT-04 PAINTED PRECAST CONCRETE, TO MATCH EXISTING GARAGE | CMU-01 WHITE SMOOTH TO MATCH EXISTING BLDG | CMU-02 WHITE SPLIT FACE | CMU-03 BLACK SMOOTH

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

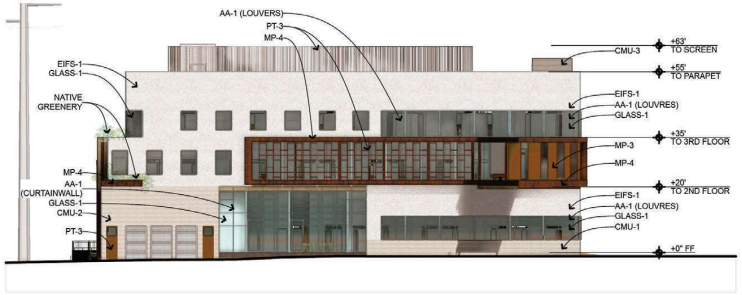
801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

24-0324
06/20/2024

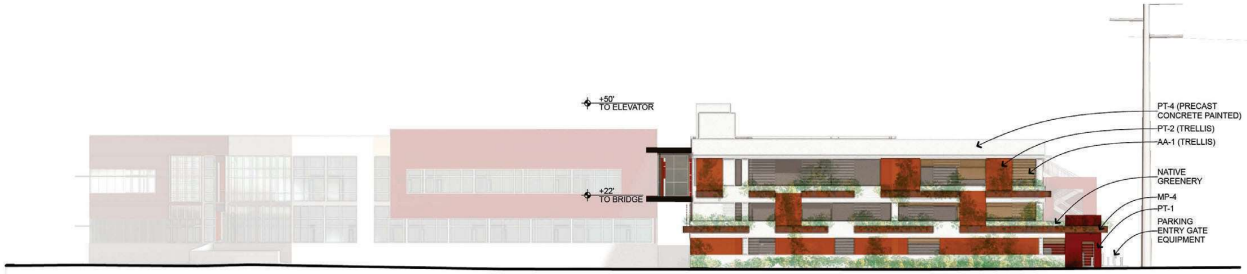
BUILDING ELEVATIONS
ENTITLEMENT SUBMITTAL

6.20.24



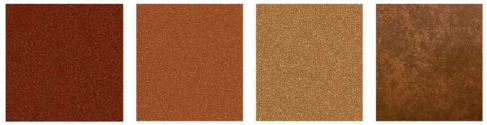
NORTHWEST ELEVATION (8TH AVE)

SOUTHEAST ELEVATION



EAST ELEVATION - PARKING STRUCTURE ADDITION

METAL PANELS



MP-01 TO MATCH EXISTING BLDG | MP-02 | MP-03 | MP-04

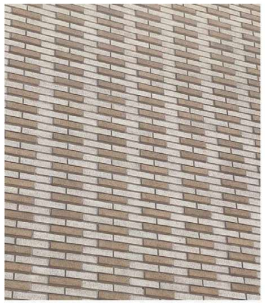
EIFS FIELD COLORS

EIFS-01 TO MATCH EXISTING BLDG | EIFS-02 TO MATCH EXISTING BRICK

FENESTRATION

GLASS-1 | AA-1 ANODIZED ALUMINUM AT CURTAINWALL MULLIONS, HORIZONTAL LOUVERS, TRELLIS

SALVAGED MATERIALS



EXISTING BRICK

EXISTING BRISE SOLEIL

PAINT COLORS

PT-01 TO MATCH MP-01 | PT-02 TO MATCH MP-02 | PT-03 TO MATCH MP-03

PT-04 PAINTED PRECAST CONCRETE, TO MATCH EXISTING GARAGE

CMU

CMU-01 WHITE SMOOTH TO MATCH EXISTING BLDG | CMU-02 WHITE SPLIT FACE | CMU-03 BLACK SMOOTH

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

24-0324
06/20/2024

BUILDING ELEVATIONS
ENTITLEMENT SUBMITTAL

6.20.24

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

24-0324
06/20/2024

BUILDING PERSPECTIVE - SOUTHEAST VIEW

ENTITLEMENT SUBMITTAL

6.20.24

24-0324
06/20/2024

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE

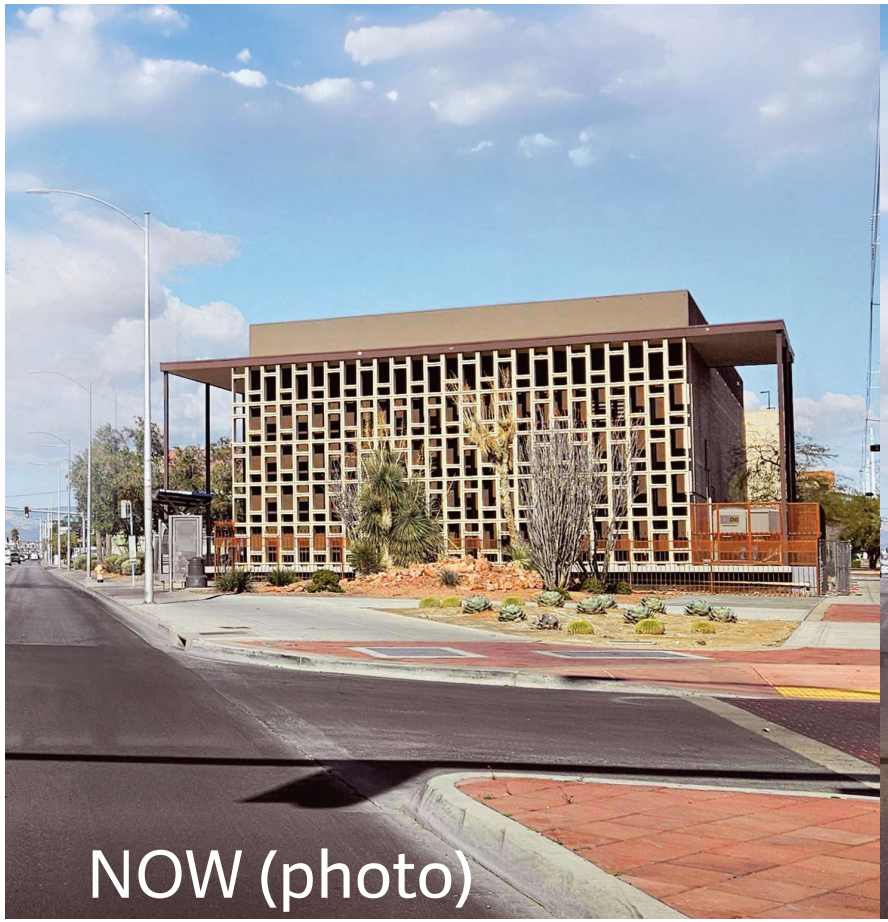
801 E CHARLESTON BLVD, LAS VEGAS, NV 89104

FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

BUILDING PERSPECTIVE - 8TH STREET PLAZA

ENTITLEMENT SUBMITTAL

6.20.24



Comparison - Before & After
SCALE: 1:0.69

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LEGAL AID NEW BUILDING AND PARKING STRUCTURE
801 E CHARLESTON BLVD, LAS VEGAS, NV 89104
FOR LEGAL AID CENTER OF SOUTHERN NEVADA, INC.

24-0324
06/20/2024

BUILDING PERSPECTIVE - BEFORE & AFTER COMPARISON
ENTITLEMENT SUBMITTAL

6.20.24