



May 29, 2024

Alex Strawser and Michael Howe  
The City of Las Vegas Department of Planning,  
495 S. Main Street,  
Las Vegas, NV 89101

**RE: Legal Aid Center New Building and Parking Structure Justification Letter for  
Zoning Change, Site Development, Waiver and Vacation of 8th Street**

Dear Sirs,

Please accept this letter as the justification letter for the following with respect to the Legal Aid Center New Building and Parking Structure:

1. The vacation of 8th Street from Gass Avenue to Charleston Boulevard.
2. Site Development Plan Review.
3. Change of zoning from C-2 to C-1.
4. Waiver for parking, encroachment of the new building into the setback along Charleston Boulevard and Gass Avenue, and increased lot coverage.

The Legal Aid Center of Southern Nevada is a non-profit that provides free legal services to those people that cannot afford to hire an attorney. Some of these include children's abuse/neglect cases, appeals, bankruptcy, consumer fraud, domestic violence, immigration, landlord/tenant problems and predatory lending. There are many other types of legal dispute that are handled by the Legal Aid Center. Their mission is "the preservation of access to justice and the provision of quality legal counsel, advice and representation for individuals who are unable to protect their rights because they cannot afford an attorney." The center operates during normal legal office hours but does hold evening fundraising sessions and may be operational during an emergency response event.

The Legal Aid Center of Southern Nevada has grown considerably since the construction completion of their current building at 725 E. Charleston Boulevard. They currently own the property across the street on 801 E. Charleston Boulevard and wish to expand into the new space on the purchased property. The new building will become home to the Advocacy and Justice Complex, which will house the Resilience and Justice Center that was formed after the One October tragedy. The new building will also be occupied by the Family Justice Project, Immigration and Guardianship Advocacy Project. There will be 45 Attorney Offices, 33 Advocate Offices, 38 Legal Assistant Work Stations, 2 Receptionists and 1 Security Station.

Although the building will not be applying for LEED or other equivalent standards, the project will utilize sustainable and healthy building strategies in the design of the project.

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The Legal Aid Center of Southern Nevada would like their existing building and new building to feel like a contiguous campus. In order to enhance the campus atmosphere, they would like to have 8th Street between Gass Avenue and Charleston Boulevard vacated. This would allow the existing parking structure that faces Gass Avenue to be extended east onto vacated 8th Street. Street utilities would be relocated around the parking structure. The portion of vacated 8th Street would become pedestrian and bicycle pathways that are landscaped with planting and hardscape. The utility easement between the parking structure and new building would also be landscaped with planting and hardscape. The pedestrian and bicycle paths would link Gass Avenue and Charleston Boulevard. Trees would be provided in the areas outside of the utility easement. A pedestrian green space will be provided in the area south of the new garage, and this area will be accessible by community members in the neighborhood. There would be a second floor link between the existing building and new building. The new parking structure will be softened with plantings where possible, per the recommendations of the landscape architect, and facade screening elements to break up the monolithic nature of the garage.

Over the years the Legal Aid Center of Southern Nevada has witnessed numerous accidents at the Charleston Boulevard and 8th Street intersection. The vacation of the short stub of 8th Street would remove a lot of the left hand turn accidents that occur at that intersection. The green and hardscape connection would allow for safe pedestrian and bicycle access between Gass Avenue and Charleston Boulevard.

Presently the property at 801 E. Charleston Boulevard is zoned C-2. We are requesting to change the zoning to C-1 to match the neighboring property at 725 E. Charleston Boulevard, in preparation for future merging of the the 2 properties and vacated 8th Street into one parcel, should the vacation be approved.

The existing building on the new building site will be demolished. The design intent of the project is to maintain the Mid-Century Modern appearance of the existing building, at the east of the project. The following items will be salvaged and utilized in the new building:

1. The brise soleil at the east end of the existing building will be rebuilt in the same location as it now exists.
2. Brick on the existing building will be either salvaged and re-used in the new building or new brick of similar appearance used in the new building.
3. The vault door of the bank building may be installed as a display in the new building.

It is the intent to mimic the design of the existing building by providing the new building with the thin roof line, slender columns supporting the roof overhang, and floating slab feature above grade. Colors on the exterior will move from west to east, matching the existing building at the west end and transitioning to the east where new and coordinating colors and materials will be used in the new building.

In order to install the brise soleil in the same location as it now exists the south end will encroach into the Charleston Boulevard set back. At the north side of the site there is an electrical power easement that will not allow any structure built within the easement. Along the west side of the site of the new parking structure plus a 30-foot easement for water utilities bounds the possible

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footprint of the new building in that direction. In order to provide the total program for the Resiliency and Justice Center, the south corner of the new building at the west end will also encroach into the setback along Charleston Boulevard. We are asking for a waiver to allow the structure to extend into the Charleston Boulevard setback. Care will be taken to not allow any foundations to encroach the right-of-way.

Due to flood control considerations, there are significant grade differences between the finish floor of the building to the surrounding existing sidewalks and curbs. Along the north facade of the building, a set of stairs and ramps are required to provide access to the service entry and exit from the multipurpose room. These stairs and ramps are currently encroaching into the setback along Cass Avenue. We are asking for a waiver to allow them to be constructed within the building setback.

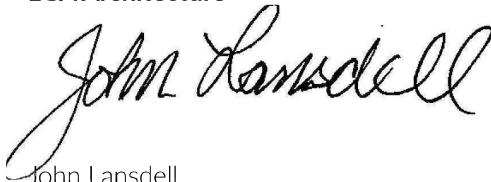
The new building will be 38,180 square feet in total gross area. Chapter 19.04 of the Las Vegas Zoning Code requires one space for each 300 square feet of gross floor area. The total number of parking stalls required is 128. As required by Chapter 19.10, there will be 5 handicap parking spaces. The total number of parking stalls being provided in the new parking structure is 124. We are asking for a waiver from the required number of parking spaces.

Lastly, the overall building footprint within the project parcel, including the exterior deck space around the multipurpose room and part of the extension of the new garage, is 20,323 square feet. The lot coverage is 52.25%, which is slightly higher than the prescribe maximum of 50%. We are asking for a waiver from the required lot coverage.

We trust that you find the package acceptable and allow the site development, vacation of 8th Street and the waivers listed above.

Should you have any questions please contact me at 702-789-4174 or by email at [jlansdell@lgainc.com](mailto:jlansdell@lgainc.com).

Sincerely,  
**LGA Architecture**

A handwritten signature in black ink that reads "John Lansdell". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

John Lansdell  
Project Manager

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