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

Project Address (Location) 1405 S Casino Center Blvd

Project Name CLV Arts District Parking Garage **Proposed Use** Parking Garage

Assessor's Parcel #(s) 162-03-210-094 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-2 Proposed C-2

Additional Information Proposed five-level parking garage with retail and service on the ground floor, located on the northeast corner of Casino Center Blvd. and Utah Ave.

Property Owner City of Las Vegas c/o Finance Dept. Contact Sean Miller

Address 495 S Main St. City Las Vegas State NV Zip 89101

E-mail smiller@lasvegasnevada.gov Phone 702-229-1024

Applicant City of Las Vegas Contact Sean Miller

Address 495 S Main St. City Las Vegas State NV Zip 89101

E-mail smiller@lasvegasnevada.gov Phone 702-229-1024

Representative kga Contact Craig Lucas

Address 9075 W. Diablo Drive, Suite 300 City Las Vegas State NV Zip 89148

E-mail clucas@kga.design Phone 702-367-6900 ext. 160

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 Jason Anderson

PEARL VU
Notary Public, State of Nevada
No. 21-5746-01
My Appt. Exp. 09/04/2025
24-0497

Subscribed and sworn before me

This 29th day of August, 20 24

Clark County, Nevada

Notary Public in and for said County and State

DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

SITE DEMOLIT. NOTES

SDN	DESCRIPTION
SD01	REMOVE EXISTING ASPHALT SURFACE.
SD02	REMOVE EXISTING FENCE.
SD03	REMOVE EXISTING LIGHT POLES, SALVAGE AND RETURN TO OWNER.
SD04	REMOVE EXISTING PARKING SYSTEMS, SALVAGE AND RETURN TO OWNER.
SD05	REMOVE EXISTING BIKE RACKS, SALVAGE AND RETURN TO OWNER.
SD07	REMOVE EXISTING SITE FURNISHINGS, SALVAGE AND RETURN TO OWNER.
SD08	REMOVE EXISTING PARKING SIGNAGE, SALVAGE AND RETURN TO OWNER.
SD09	REMOVE EXISTING VINTAGE HOTEL SIGNAGE, SALVAGE THE TOP PORTION FOR REFURBISHMENT AND REINSTALLATION - COORDINATE EXACT SCOPE WITH NEW WORK AS INDICATED IN ELEVATION DRAWINGS. COORDINATE WITH OWNER TO RELOCATE, IF REQUIRED, FOR THE DURATION OF THE PROJECT. PATCH AND REPAIR AT THE BASE AS REQUIRED TO MATCH AND ALIGN WITH ADJACENT.

GENERAL NOTES

A. EXACT EXTENT OF WORK TO BE VERIFIED.

B. VERIFY AND COORDINATE ALL REMOVED ITEMS FOR RETURN TO OWNER, U.O.N.

24-0497
11/03/2024

1

CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

1409 S CASINO BLVD, LAS VEGAS, NV 89104

kga

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Austin, TX 78744
512.441.8200

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Contact: AMRUDH CHOPDE

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Contact: MICHAEL CENTILLE

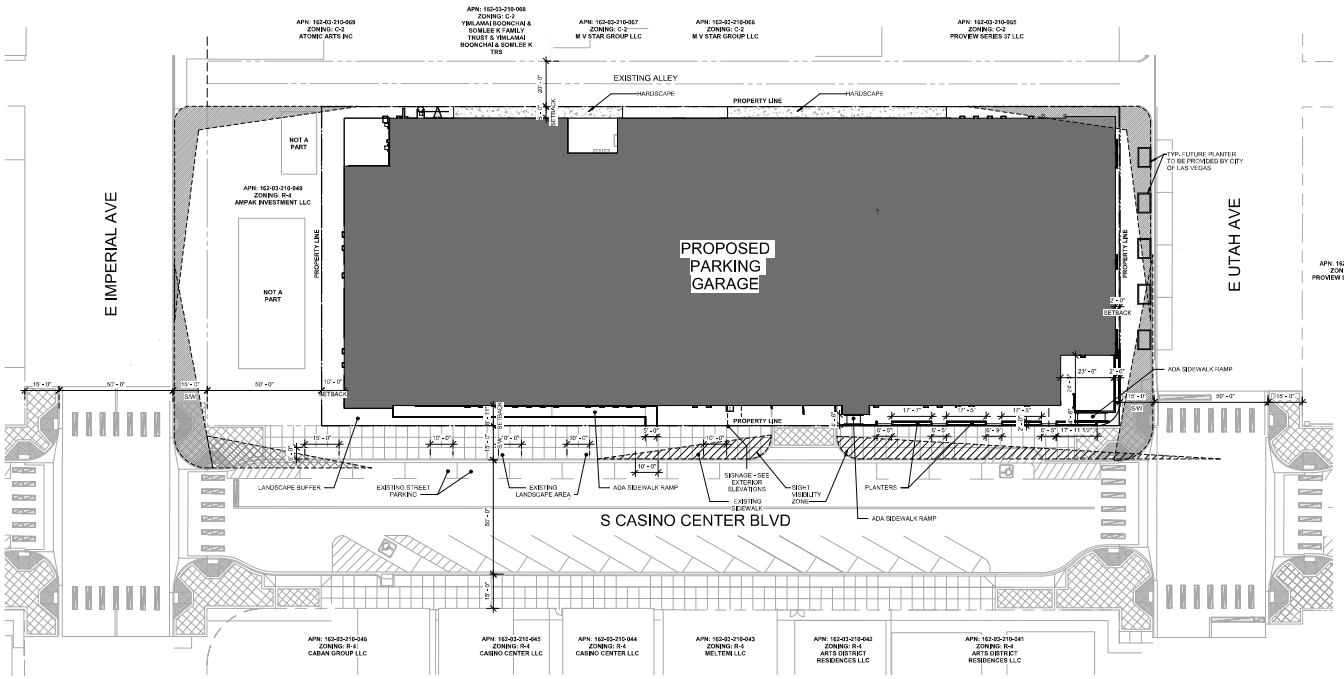
PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

SHEET CONTENTS
SITE DEMOLITION

DATE
October 31, 2024

JOB NO.
24796.00

SHEET
ZS0.01



SITE PLAN

SCALE: 1" = 20'-0"

1

SITE PLAN NOTES

ASP	DESCRIPTION

GENERAL NOTES

1. THIS DRAWING IS FOR REFERENCE ONLY
2. REFER TO CIVIL DRAWINGS FOR ALL SITE INFORMATION AND DIMENSIONS

SITE LEGEND

- FIRE ACCESS LANE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ACCESSIBLE ROUTE
- CHAIN LINK FENCE
- SITE LIGHTING REFER TO ELECTRICAL
- FIRE HYDRANT

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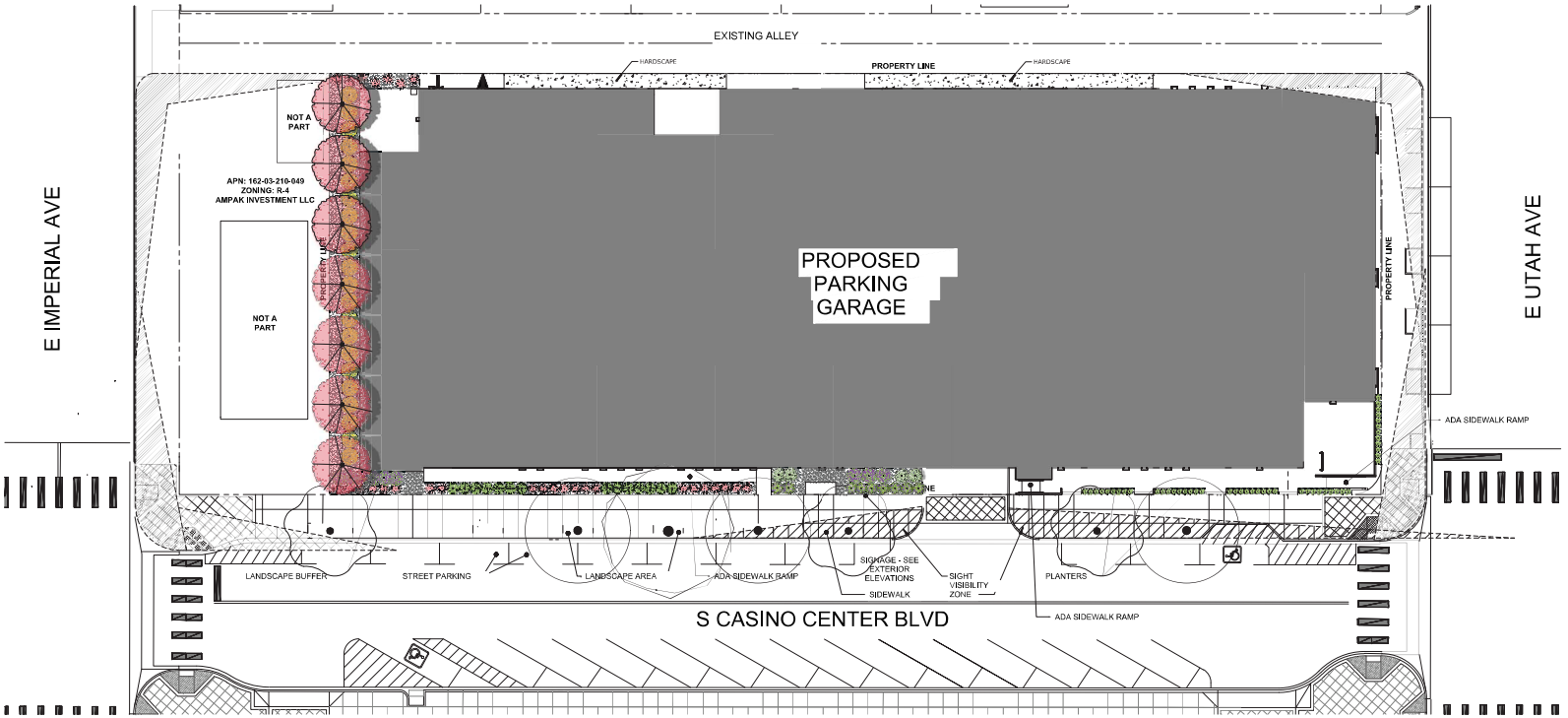

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Pistacia x 'Red Push' Red Push Pistache	36" Box	7
SHRUBS			
	Euonymus japonicus 'Aureo-marginatus' Golden Euonymus	5 GAL	22
	Hesperaloe parviflora Red Yucca	5 GAL	29
	Lantana montevidensis Purple Trailing Lantana	5 GAL	9
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Texas Sage	5 GAL	9
	Muhlenbergia lindheimeri 'Leni' Autumn Glow™ Lindheimer's Muhly	5 GAL	14
	Nassella tenuissima Mexican Feather Grass	3 gal.	48
	Senna artemisioides Feathery Senna	5 GAL	4

EXISTING PLANT SCHEDULE

	EXISTING ACACIA FARNESIANA `SWEET ACACIA`	3
	EXISTING EUCALYPTUS MICROTHECA `BLUE GHOST`	1
	EXISTING PISTACHIA X ATLANTICA `RED PUSH`	3

PLANTING NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. CLV ARBORIST AND LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. DECOMPOSED GRANITE, 1/2" MINUS, COLOR: "BEATTY GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 75% 1/2" SCREENED AND 25% 3/8" MINUS. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
   WHOLESALE DEALER:
   ROCK PROS USA
   7324 S. ATWOOD SUITE 201
   MESA, AZ 85212
   TELEPHONE: (725) 272-4252
   CONTACT: PETE BATTISTI
7. CONTRACTOR TO INSTALL ROOT GUARD AT THE PERIMETER/EDGE OF PAVEMENT OF ALL PARKING ISLANDS AND ANY OTHER PLANTING AREAS NOTED ON THE PLANTING PLAN. CONTRACTOR TO INSTALL ROOT GUARD PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
   MODEL: UB 24-2
   MANUFACTURER: DEEP ROOT PARTNERS, L.P.
   345 LORTON AVENUE
   BURLINGAME, CA 94010
   TELEPHONE: (800) 458-7668
8. CONTRACTOR TO COORDINATE AESTHETIC GRADING WITH ENGINEERING GRADING TO PROVIDE SITE DRAINAGE AS DESIGNED BY THE ENGINEER.
9. CONTRACTOR TO PROTECT AND PRESERVE EXISTING LANDSCAPE. ANY PLANT MATERIAL OR LANDSCAPE MATERIALS DAMAGED BY DEMOLITION OR CONSTRUCTION IS TO BE REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS TO REPLACE DAMAGED PLANT MATERIAL WITH MATERIAL OF THE SAME SIZE, GENUS, SPECIES, FORM, ETC.

0 16 32 48 64 feet
1/16" = 1'-0"

NORTH

J W Z U N I N O
LANDSCAPE/ARCHITECTURE
jwzunino.com
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8450 E. EASTERN AVE
LAS VEGAS, NV 89123
T 702.253.9390

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STRUCTURAL ENGINEER
OWALKER CONSULTANTS
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Contact: WAYNE SALOM
CODE CONSULTANT
OFCNA GROUP
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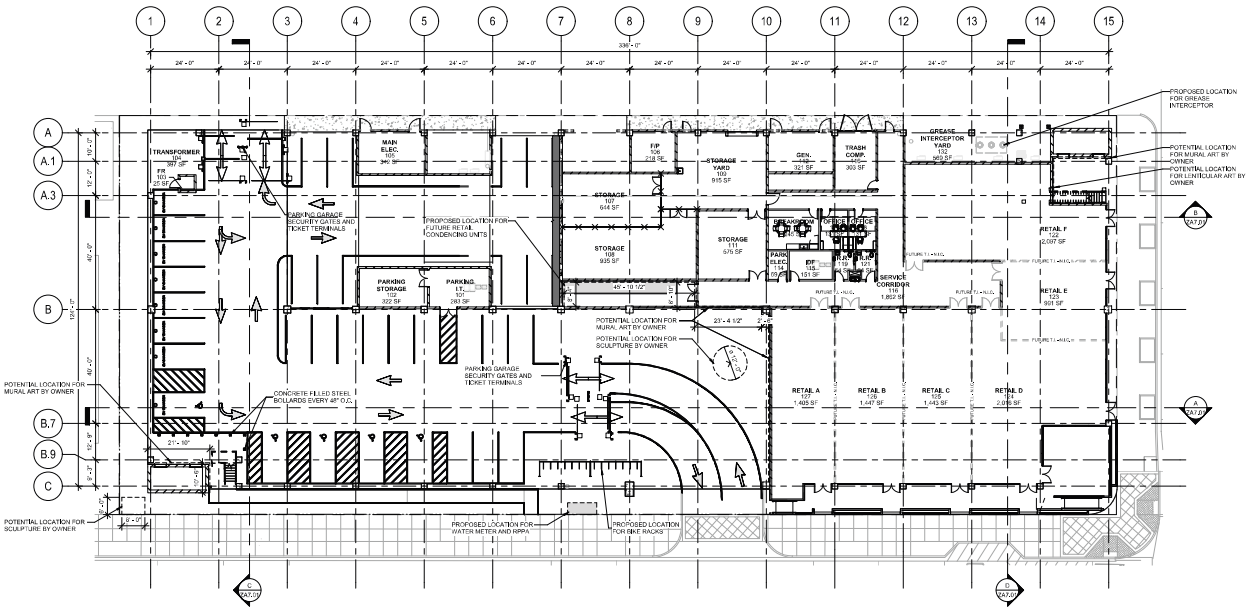
LAS VEGAS, NEVADA 89148
T: 702.834.6200
Contact: MICHAEL GENTILE

PROJECT:
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE
SHEET CONTENTS:
LANDSCAPE PLANTING PLAN
DATE:
OCTOBER 31, 2024
KGA NO.
24796.00
SHEET:
L1.01



OVERALL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

GENERAL PLAN NOTES

1. NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS, PRIOR TO THE START OF WORK. WITHOUT NOTIFICATION, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EXISTING CONDITIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL FINISHED CONSTRUCTION MUST MEET ADA STANDARDS.
4. ALL EXIT SIGNS SHOULD BE CENTERED ABOVE DOOR(S) WHERE APPLICABLE.
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10. PROVIDE BACKING AT WALLS WITH ANY WALL HUNG TYPE ATTACHMENTS AND/ OR SUPPORTING ATTACHMENTS SUCH AS WALL SINKS, GRAB BARS, WALL CABINETS AND OTHER MISC. EQUIPMENT. FLAT STRAPPING TO EXTEND ACROSS A MIN. OF THREE (3) STUDS. ANY WALL WITH AN ATTACHMENT GREATER THAN 80PSF OR HAS A STONE FINISH CONTRACTOR IS TO VERIFY STUD SIZE AND SPACING REQUIREMENTS.
11. ALL WALLS IN WET AREAS SHALL HAVE 5/8" DENS SHIELD IN LIEU OF 5/8" TYPE 'X' (REGULAR) GYPSUM BOARD.

PARTITION LEGEND

STUD WALL WITH GYP. FINISH

CMU WALL - REFER TO ELEVATIONS FOR FINISH AND COLOR

24-0497
11/03/2024

1

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T: 702.834.8220
Contact: MICHAEL GENTILE

PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

SHEET CONTENTS
OVERALL FIRST FLOOR PLAN

DATE
October 31, 2024

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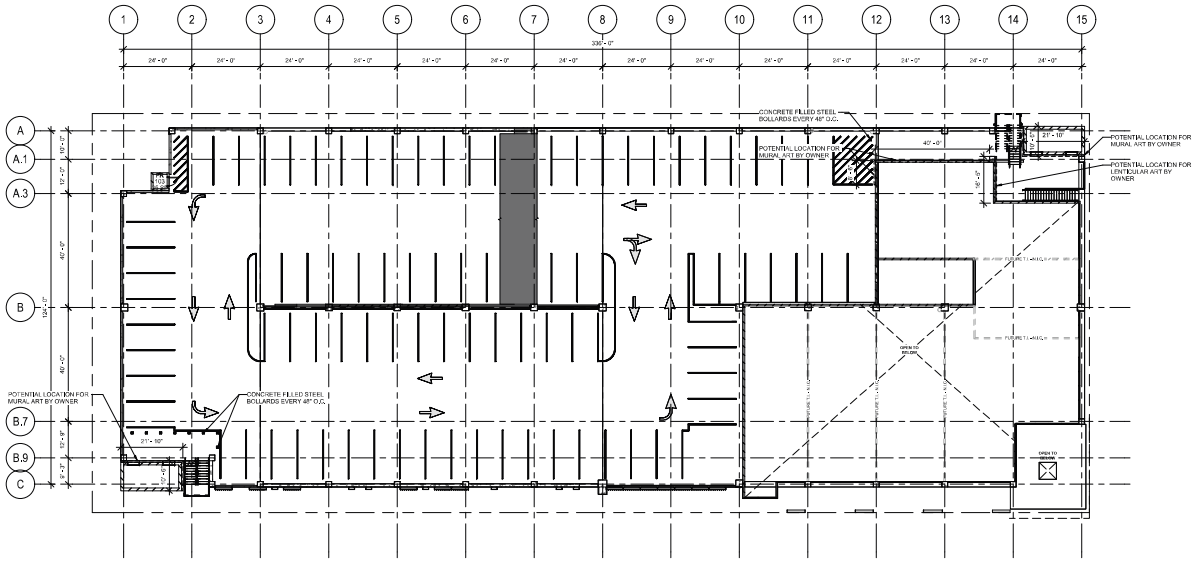

OVERALL MEZZANINE FLOOR PLAN

SCALE: 1/16" = 1'-0"

GENERAL PLAN NOTES

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PARTITION LEGEND

STUD WALL WITH GYP. FINISH

CMU WALL - REFER TO ELEVATIONS FOR FINISH AND COLOR

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OVERALL MEZZANINE PLAN

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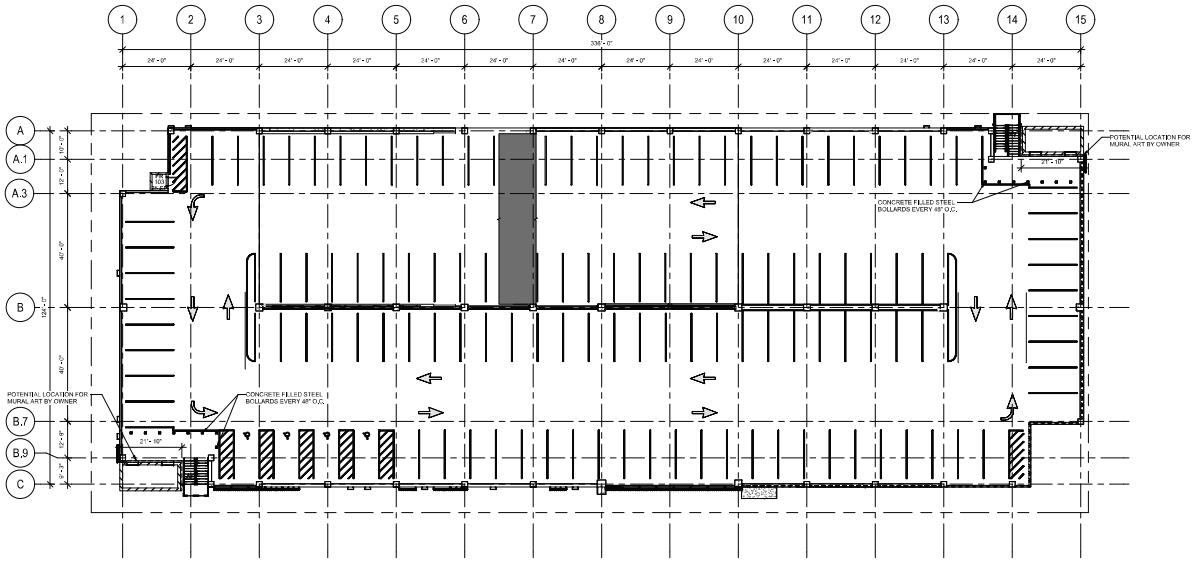

OVERALL SECOND FLOOR PLAN

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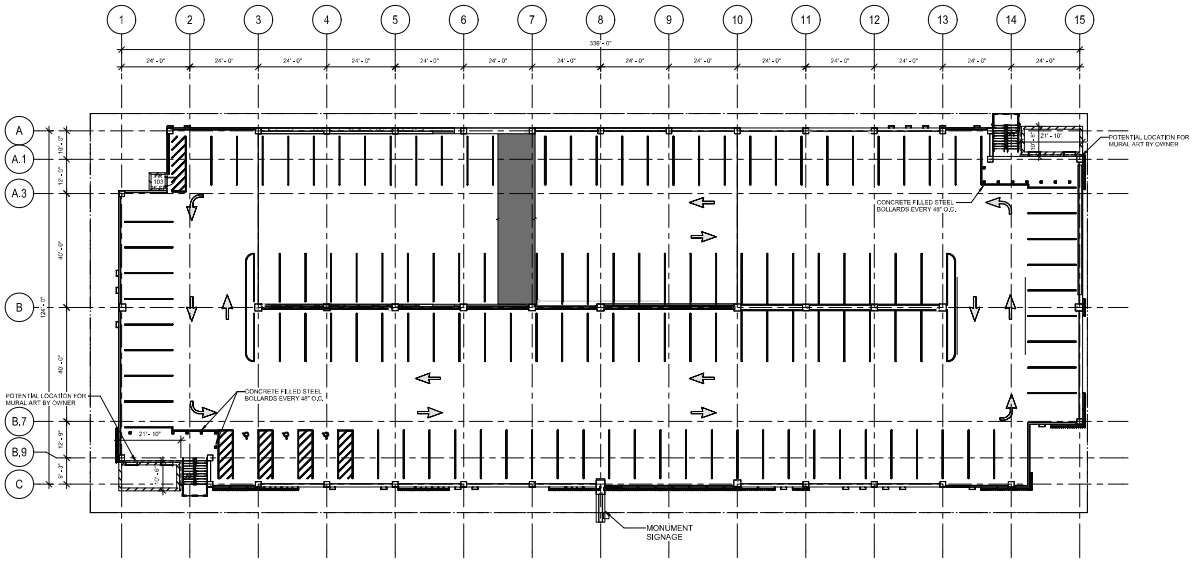
PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

SHEET CONTENTS
OVERALL SECOND FLOOR PLAN

DATE
October 31, 2024

JOB NO.
24796.00

SHEET
ZA1.02



OVERALL THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

GENERAL PLAN NOTES

1. NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS, PRIOR TO THE START OF WORK. WITHOUT NOTIFICATION, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EXISTING CONDITIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL FINISHED CONSTRUCTION MUST MEET ADA STANDARDS.
4. ALL EXIT SIGNS SHOULD BE CENTERED ABOVE DOOR(S) WHERE APPLICABLE.
5. DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF MASONRY OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
6. ALL FINISHES ARE TO TERMINATE AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
7. REPAIR ALL DAMAGE CAUSED BY DEMOLITION AND/OR NEW CONSTRUCTION. REPAIR SURFACES TO MATCH ADJACENT FINISHES.
8. WHERE CEILINGS ARE EXPOSED AND CALLED OUT TO BE PAINTED PER THE ID DRAWINGS, THIS PAINTING SHOULD INCLUDE ALL EXPOSED DUCTWORK, PIPING, CONDUITS, METAL DECK, STEEL STRUCTURE AND FRAMING, ETC., UNLESS NOTED OTHERWISE.
9. WHERE A SINGLE LIGHT IS LOCATED IN GYPSUM CEILINGS OR HUNG IN AN EXPOSED CEILING, THE LIGHT SHOULD BE CENTERED IN THE ROOM. IN BOTH DIRECTIONS, WHERE THERE ARE MULTIPLE LIGHTS, THE LIGHTS SHOULD BE EQUALLY CENTERED OFF THE WALLS AS GRAPHICALLY SHOWN ON THE PLAN, AND THEN EQUALLY SPACED BETWEEN LIGHTS - UNLESS NOTED OTHERWISE.
10. PROVIDE BACKING AT WALLS WITH ANY WALL HUNG TYPE ATTACHMENTS AND/OR SUPPORTING ATTACHMENTS SUCH AS WALL SINKS, GRAB BARS, WALL CABINETS AND OTHER MISC. EQUIPMENT. FLAT STRAPPING TO EXTEND ACROSS A MIN. OF THREE (3) STUDS. ANY WALL WITH AN ATTACHMENT GREATER THAN 80#SF OR HAS A STONE FINISH CONTRACTOR IS TO VERIFY STUD SIZE AND BRACING REQUIREMENTS.
11. ALL WALLS IN WET AREAS SHALL HAVE 5/8" DENS SHIELD IN LIEU OF 5/8" TYPE 'X' (REGULAR) GYPSUM BOARD.

PARTITION LEGEND

STUD WALL WITH GYP. FINISH

CMU WALL - REFER TO ELEVATIONS FOR FINISH AND COLOR

24-0497
11/03/2024

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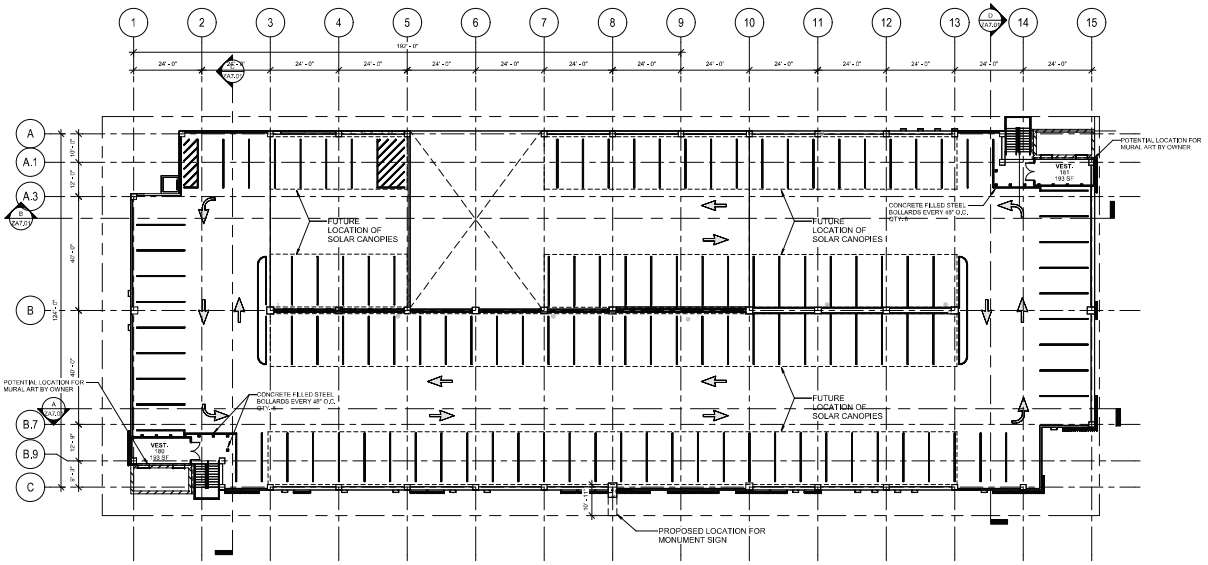
PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

SHEET CONTENTS
OVERALL THIRD FLOOR PLAN

DATE
October 31, 2024

JOB NO.
24796.00

SHEET
ZA1.03



OVERALL FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

GENERAL PLAN NOTES

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PARTITION LEGEND

STUD WALL WITH GYP. FINISH

CMU WALL - REFER TO ELEVATIONS FOR FINISH AND COLOR

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PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

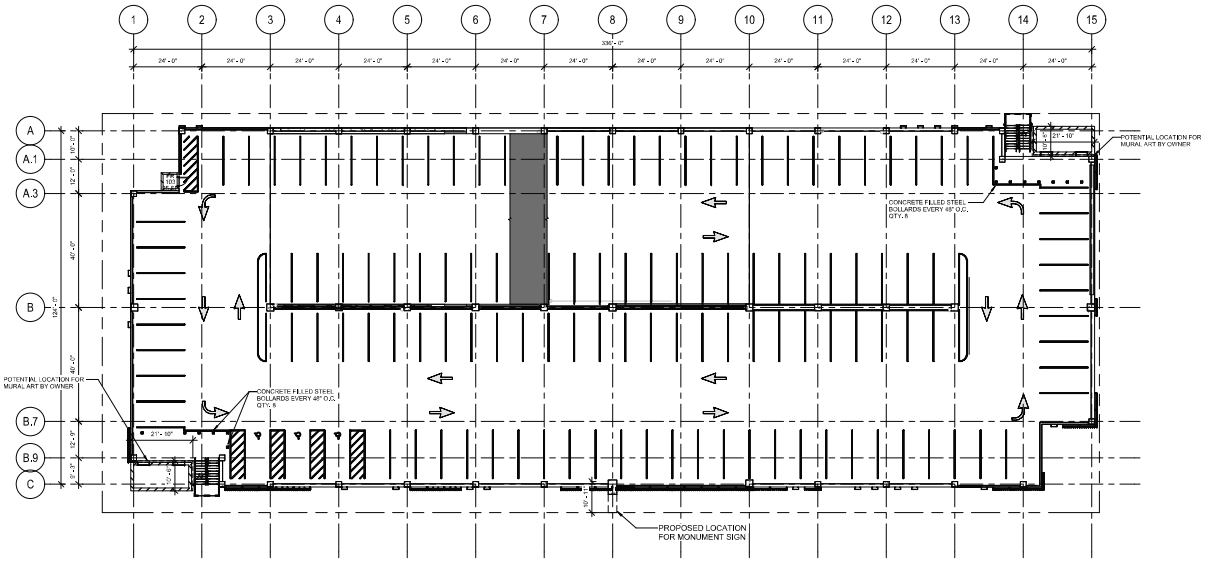
SHEET CONTENTS
OVERALL FOURTH FLOOR PLAN

DATE
October 31, 2024

JOB NO.
24796.00

SHEET
ZA1.04

NOTE: FUTURE LEVELS



OVERALL FIFTH - SIXTH FLOOR PLANS

SCALE: 1/16" = 1'-0"

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PARTITION LEGEND

STUD WALL WITH GYP. FINISH

CMU WALL - REFER TO ELEVATIONS FOR FINISH AND COLOR

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PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

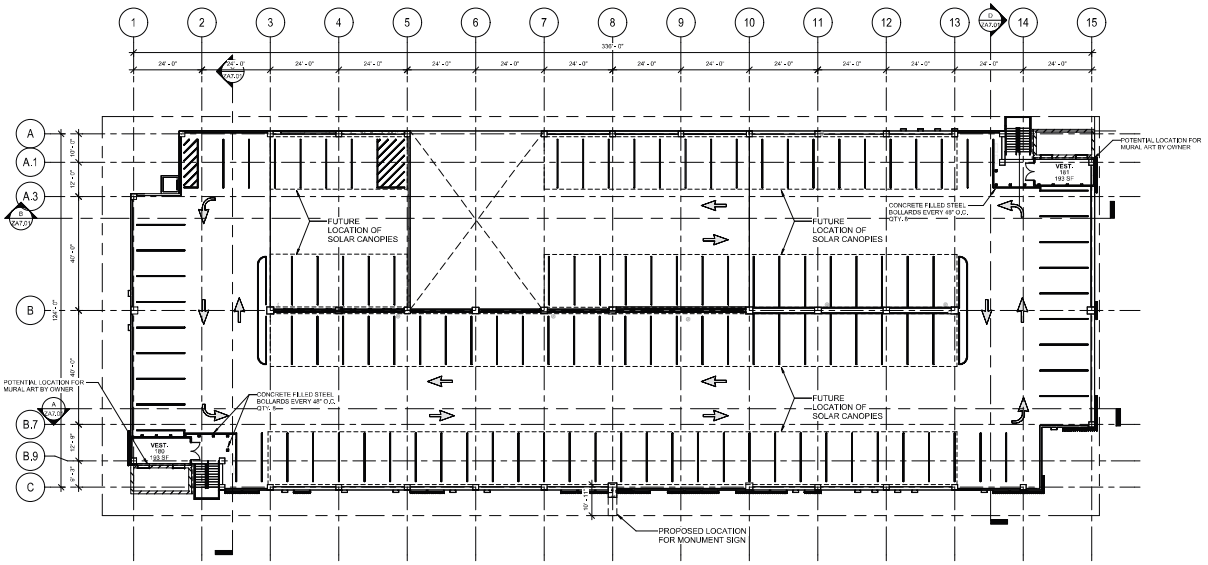
SHEET CONTENTS
OVERALL FIFTH-SIXTH FLOOR PLANS

DATE
October 31, 2024

JOB NO.
24796.00

SHEET
ZA1.05

NOTE: FUTURE LEVELS



OVERALL SEVENTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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PARTITION LEGEND

STUD WALL WITH GYP. FINISH

CMU WALL - REFER TO ELEVATIONS FOR FINISH AND COLOR

24-0497
11/03/2024

1

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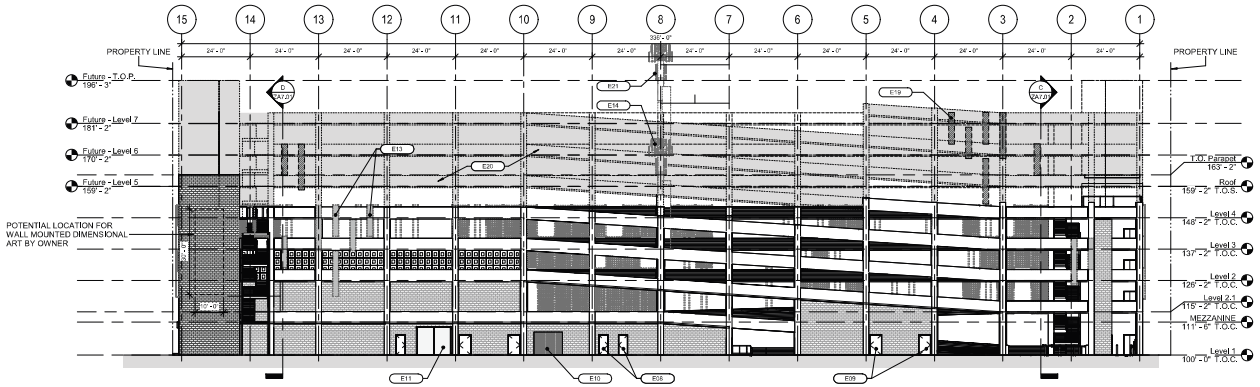
PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

SHEET CONTENTS
OVERALL SEVENTH FLOOR PLAN

DATE
October 31, 2024

JOB NO.
24796.00

SHEET
ZA1.06



EAST ELEVATION

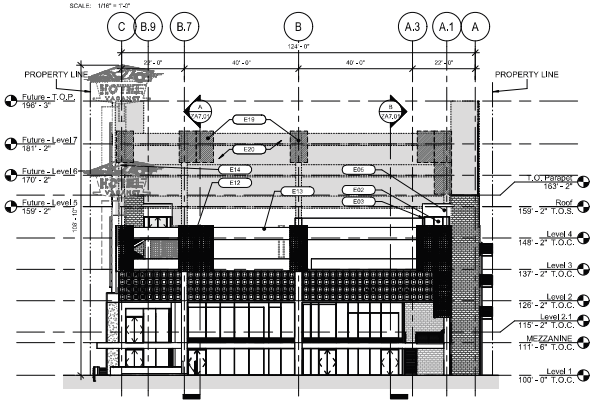
SCALE: 1/16" = 1'-0"

1

WEST ELEVATION

SCALE: 1/16" = 1'-0"

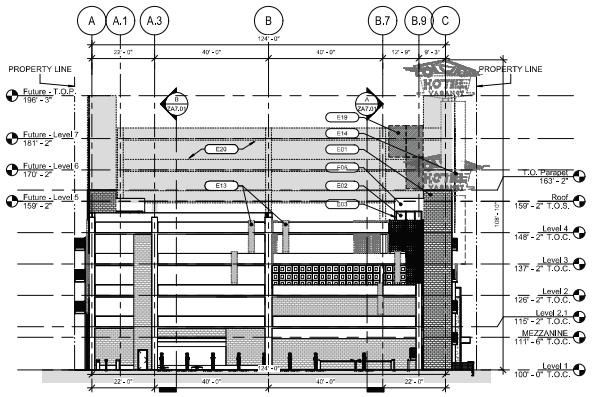
2



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

3



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

4

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
E01	CMU ELEVATOR TOWERS | MANUFACTURER: CINDERLITE | FINISH: GROUND FACE | COLOR: WHITE
E02	CLADING | STOREFRONT | MANUFACTURER: VITRO | COLOR: SOLARSAN 60 (2) ON SOLARGRAY + CLEAR
E03	MULLIONS | STOREFRONT | MANUFACTURER: ARCADIA | TYPE: ALUMINUM FRAMING | COLOR: STANDARD DARK BRONZE
E04	ALUMINUM STOREFRONT GLASS DOOR
E05	EIFS | COLOR: SHERWIN WILLIAMS SW 9542 - NATURAL WHITE
E06	METAL STAIRCASE | COLOR: SHERWIN WILLIAMS SW 7118 - GUNMETAL GRAY
E07	METAL GUARDRAIL
E08	SINGLE 3'-0" X 7'-0" METAL DOOR | COLOR: SHERWIN WILLIAMS SW 9542 - NAUTRAL WHITE
E09	SINGLE 4'-0" X 7'-0" METAL DOOR | COLOR: SHERWIN WILLIAMS SW 9542 - NATURAL WHITE
E10	ROLL-UP METAL DOOR | COLOR: SHERWIN WILLIAMS SW 9542 - NATURAL WHITE
E11	METAL SWING GATE | COLOR: SHERWIN WILLIAMS SW 9542 - NATURAL WHITE
E12	EXTERIOR FACADE SYSTEM | MANUFACTURER: EXTECH-INC | TYPE: KINETIC WALL | COLOR: BY MANUFACTURER - REFER TO RENDERINGS
E13	EXTERIOR FACADE SYSTEM | MANUFACTURER: EXTECH-INC | TYPE: POLYCARBONATE PANELS | COLOR: BY MANUFACTURER - REFER TO RENDERINGS
E14	LIGHTED AUTO HOTEL MONUMENT SIGNAGE INCORPORATING A SALVAGED, REFURNISHED VINTAGE HOTEL SIGN
E15	LOUVERS | COLOR: SHERWIN WILLIAMS SW 9542 - NATURAL WHITE
E16	METAL CANOPY
E17	CMU | INTERIOR WALLS | MANUFACTURER: CINDERLITE | FINISH: PRECISION | COLOR: GRAY
E18	PAIR OF TWO 3'-0" X 7'-0" METAL DOOR | COLOR: SHERWIN WILLIAMS SW 9542 - NATURAL WHITE
E19	DIAGONAL HATCHED AREA REPRESENTS FUTURE UPPER LEVEL KINETIC PANELS TO BE INSTALLED BY OWNER WHEN UPPER LEVELS ARE TO BE CONSTRUCTED.
E20	HATCHED AREA REPRESENTS FUTURE UPPER THREE LEVELS.
E21	FUTURE RELOCATED MONUMENT SIGN AFTER CONSTRUCTION OF FUTURE UPPER LEVELS.

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CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

SHEET CONTENTS
EXTERIOR ELEVATIONS

DATE
October 31, 2024

JOB NO.
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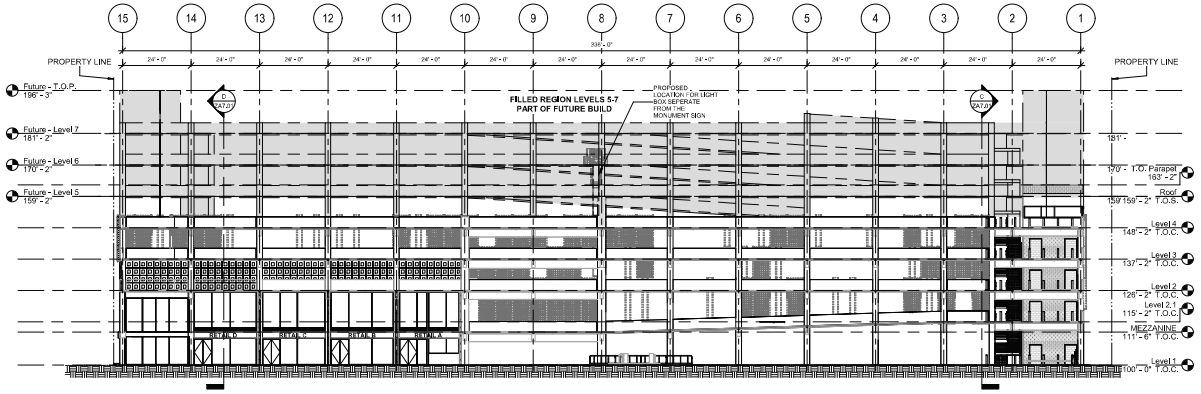
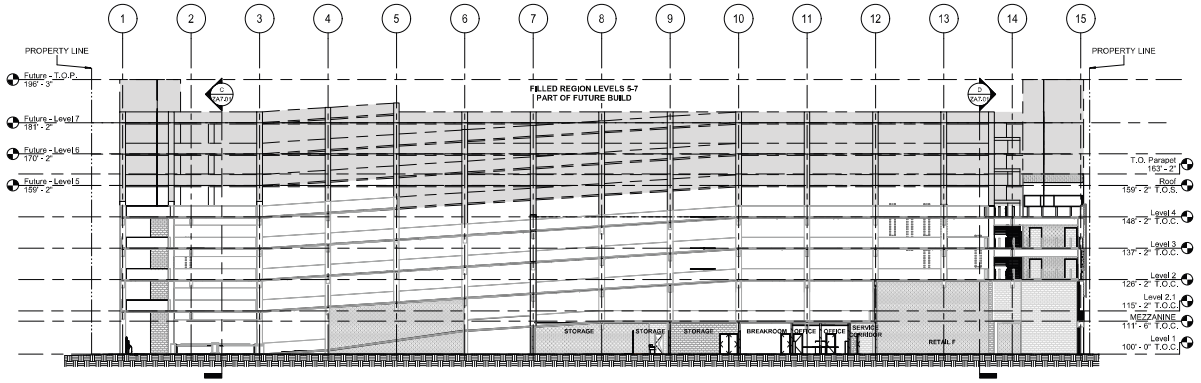


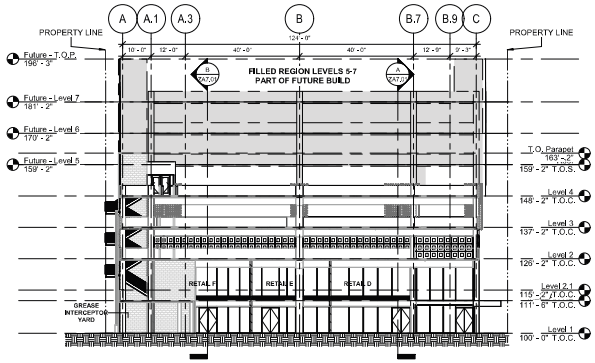
BUILDING SECTION A

SCALE: 1/16" = 1'-0"



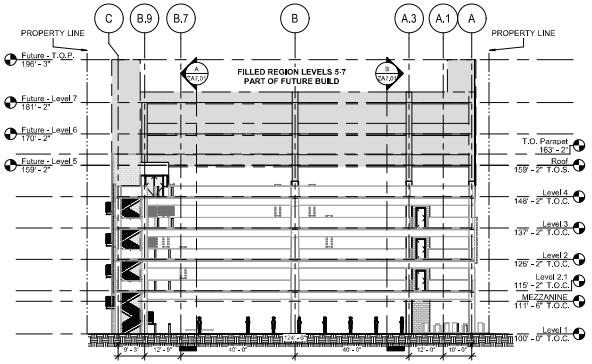
BUILDING SECTION B

SCALE: 1/16" = 1'-0"



BUILDING SECTION D

SCALE: 1/16" = 1'-0"



BUILDING SECTION C

SCALE: 1/16" = 1'-0"

24-0497
11/03/2024

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PROJECT
CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

SHEET CONTENTS
BUILDING SECTIONS

DATE
October 31, 2024

JOB NO.
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CITY OF LAS VEGAS ARTS DISTRICT PARKING GARAGE

October 31, 2024

1409 S CASINO BLVD, LAS VEGAS, NV 89104

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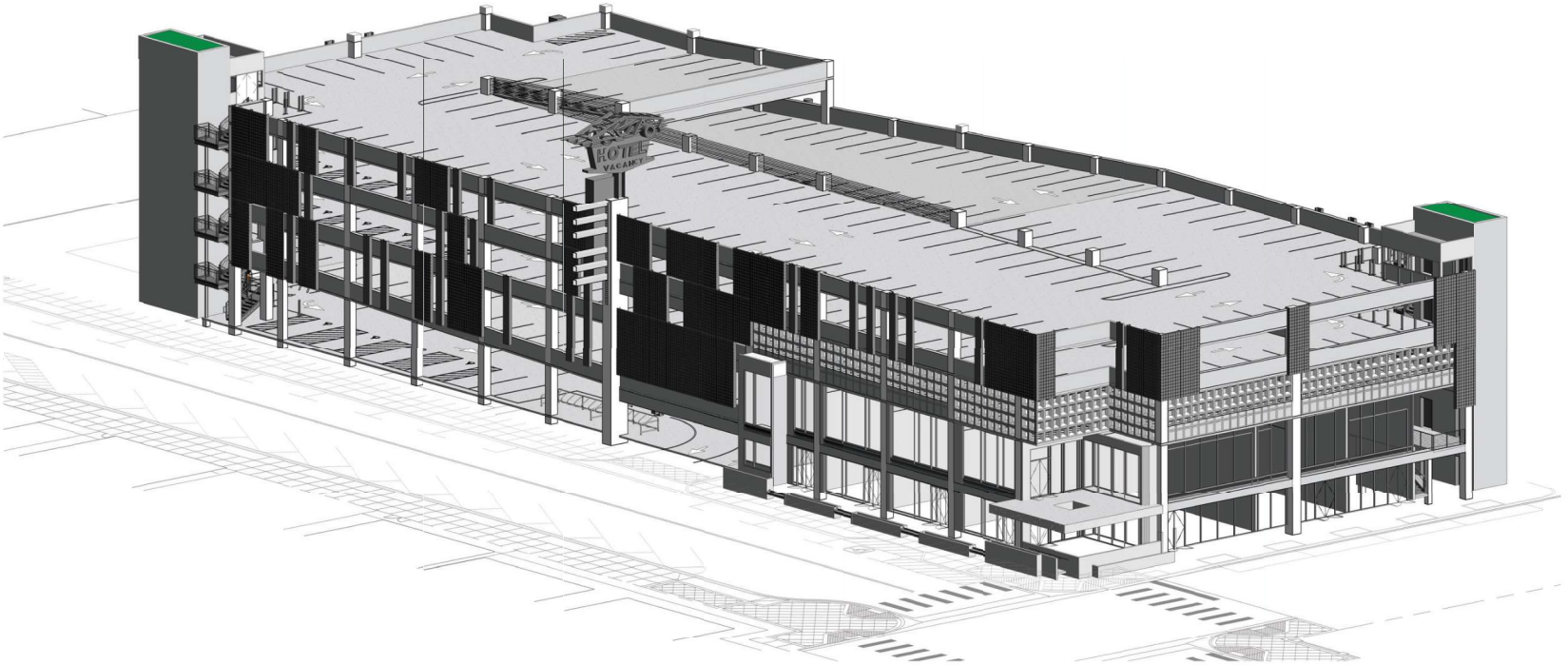

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PROJECT:
CITY OF LAS VEGAS
ARTS DISTRICT
PARKING GARAGE

SHEET CONTENTS:
RENDERING

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