



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) 201 E UTAH AVE, LAS VEGAS, NEVADA 89104

Project Name CLV ARTS DISTRICT PARKING GARAGE **Proposed Use** PARKING GARAGE

Assessor's Parcel #(s) 162-03-210-003 AND 162-03-210-050 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-4 Proposed C-2

Additional Information _____

Property Owner CITY OF LAS VEGAS **Contact** SEAN MILLER

Address 495 S MAIN STREET, 5TH FLOOR **City** LAS VEGAS **State** NV **Zip** 89101

E-mail SMILLER@LASVEGASNEVADA.GOV **Phone** 702-229-1024

Applicant CARPENTER SELLERS DEL GATTO ARCHITECTS **Contact** MICHELE BRIGIDA

Address 882 SPANISH RIDGE AVE **City** LAS VEGAS **State** NV **Zip** 89148

E-mail MBRIGIDA@CSDARCHITECTURE.COM **Phone** 702-251-8896

Representative CARPENTER SELLERS DEL GATTO ARCHITECTS **Contact** MICHELE BRIGIDA

Address 882 SPANISH RIDGE AVE **City** LAS VEGAS **State** NV **Zip** 89148

E-mail MBRIGIDA@CSDARCHITECTURE.COM **Phone** 702-251-8896

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

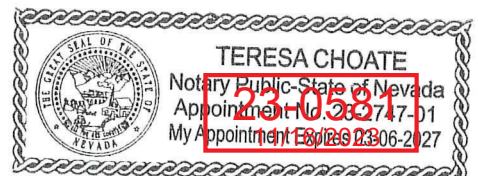
Print Name Terese M Boyce

Subscribed and sworn before me

This 16th day of November, 2023

Terese Choate (Terese Choate)

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Parcel Map

Project Address (Location) 1405 S Casino Center Blvd & 201 E Utah Ave

Project Name CLV Arts District Garage Parcel Map **Proposed Use** _____

Assessor's Parcel #(s) 162-03-210-050 & 162-03-201-003 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner 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

Applicant GCW, INC **Contact** Hailey Shinton

Address 1555 S Rainbow Blvd **City** Las Vegas **State** NV **Zip** 89146

E-mail hshinton@gcwengineering.com **Phone** 702-804-2165

Representative GCW, INC **Contact** Hailey Shinton

Address 1555 S Rainbow Blvd **City** Las Vegas **State** NV **Zip** 89146

E-mail hshinton@gcwengineering.com **Phone** 702-804-2165

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Partner(s) _____

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Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Teresa M Bayce

Subscribed and sworn before me

This 16th day of November, 2023

Teresa Charlotte (Teresa Charlotte)
Notary Public in and for said County and State



KEYNOTES

- DESCRIPTION
- DR02 BUILDING ENTRY/EXIT LOCATE DOORS AS TO NOT SWING OUT ON THE RIGHT OF WAY
 - DR03 GARAGE ENTRY/EXIT LOCATE DOORS AS TO NOT SWING OUT ON THE RIGHT OF WAY
 - DR04 DECORATIVE WALL/FENCE
 - DR05 EXISTING DECORATIVE HANDSCAPE AND LANDSCAPE
 - DR06 EXISTING DECORATIVE HANDSCAPE AND LANDSCAPE TO MATCH EXISTING
 - DR07 ELECTRICAL TRANSFORMER
 - DR08 PARKING SPACE STANDARD 9'-0" WIDE BY 18'-0" DEEP
 - DR09 PARKING SPACE ACCESSIBLE 10'-0" WIDE BY 18'-0" DEEP WITH 5'-0" WIDE ACCESSIBLE EACH SIDE
 - DR10 PARKING SPACE ACCESSIBLE 10'-0" WIDE BY 18'-0" DEEP WITH 5'-0" WIDE ACCESSIBLE EACH SIDE
 - DR11 PARKING SPACE ACCESSIBLE 10'-0" WIDE BY 18'-0" DEEP WITH 5'-0" WIDE ACCESSIBLE EACH SIDE
 - DR12 PARKING SPACE ACCESSIBLE 10'-0" WIDE BY 18'-0" DEEP WITH 5'-0" WIDE ACCESSIBLE EACH SIDE
 - DR13 PARKING SPACE ACCESSIBLE 10'-0" WIDE BY 18'-0" DEEP WITH 5'-0" WIDE ACCESSIBLE EACH SIDE
 - DR14 10'-0" RIGHT OF WAY TO BE DEDICATED
 - DR15 EXISTING HOTEL SIGN REFRESHED WITH NEON LETTERING
 - DR16 GARAGE DRIVE ENTRY/EXIT GATES AND EQUIPMENT TO BE SET UP FOR BI-DIRECTIONAL ACCESS
 - DR17 GARAGE DRIVE ENTRY/EXIT GATES AND EQUIPMENT TO BE SET UP FOR BI-DIRECTIONAL ACCESS
 - DR18 MAIN ELECTRICAL ROOM

LEGEND

- MULTI-FAMILY BUILDINGS
- COMMERCIAL BUILDINGS
- LANDSCAPE AREAS
- PAVED AREAS

SITE INFORMATION

JURISDICTION
CLV ARTS DISTRICT
UNIFIED DEVELOPMENT CODE

SITE
APN: 182-03-210-030
AREA: 3.3 ACRES - 14,375 SF

APN: 182-03-210-003
AREA: 9 ACRES - 38,848 SF

APN: 182-03-210-003
AREA: 9 ACRES - 38,848 SF

TOTAL AREA: 1.13 ACRES - 49,223 SF

BUILDING
TYPE: L-8
FLOOR AREA: 8,848 SF
FLOOR: 5.25

PARKING
STANDARD: 479
REQUIRED: 10
ACCESSIBLE: 10
TOTAL: 20

SETBACKS
REQUIRED: 0'
REAR: 0'
FRONT: 0'
SIDE: 0'

VICINITY MAP



NO.	DATE	SHEET	REVISIONS



PREPARED BY

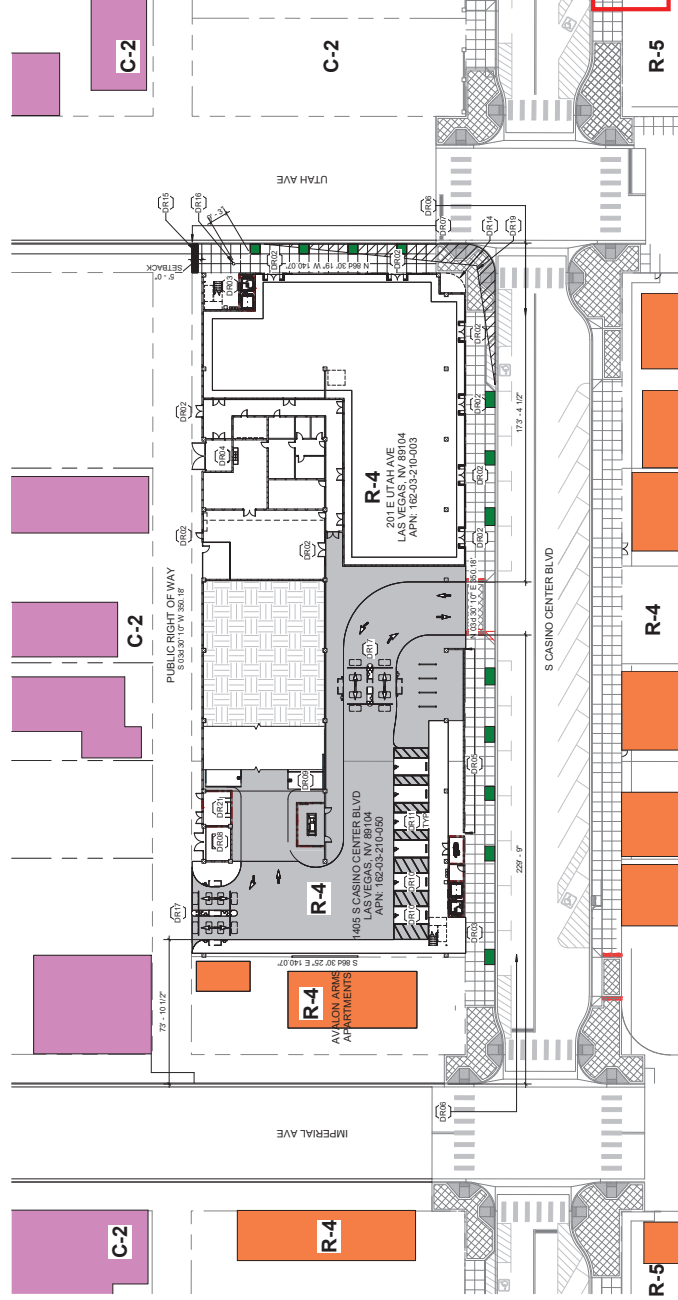


SITE PLAN
CLV ARTS DISTRICT
PARKING GARAGE

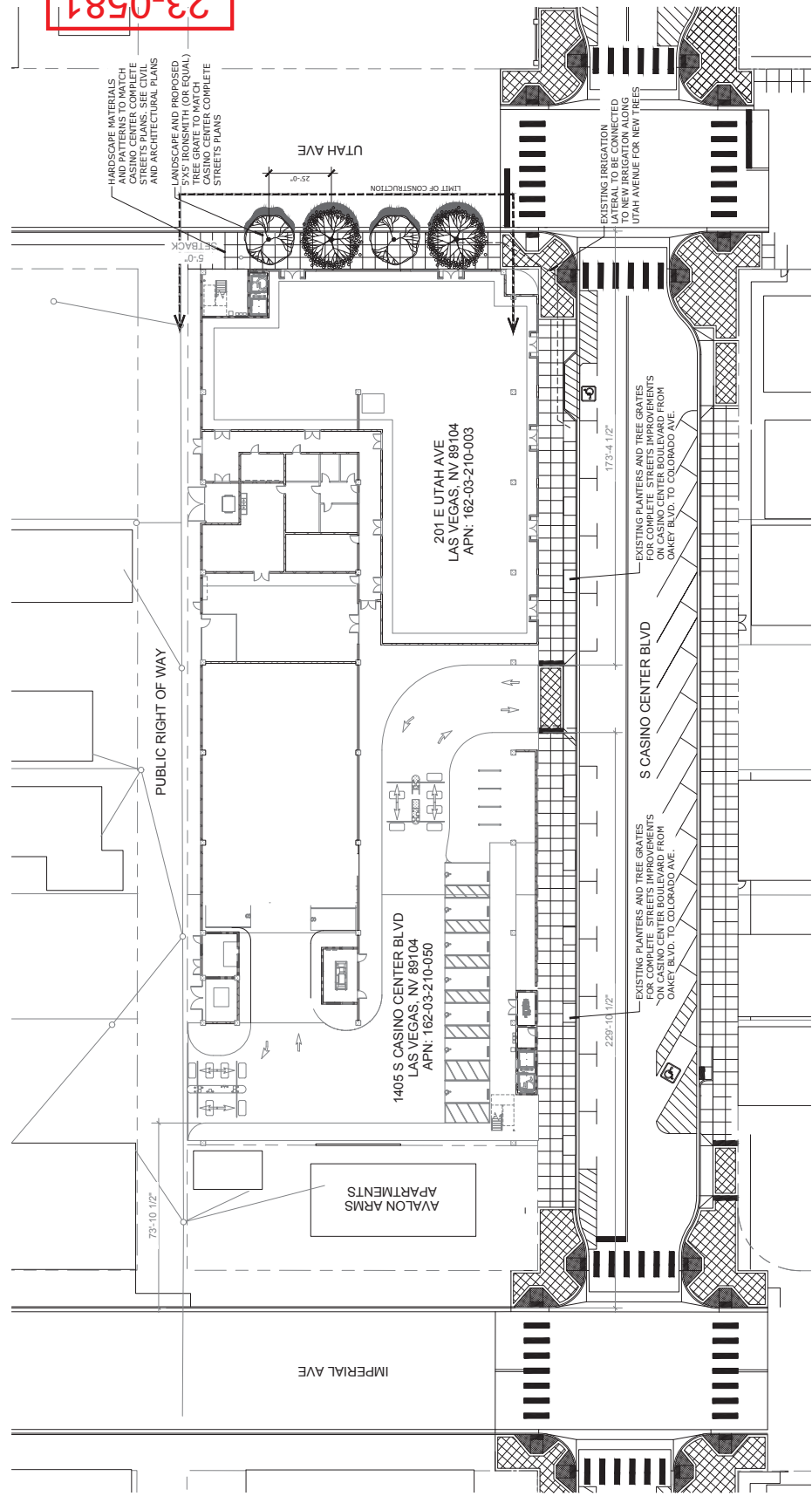
TITLE	SHEET
CLV ARTS DISTRICT PARKING GARAGE	DR.01
PREPARED FOR CITY OF LAS VEGAS	DR.01
DATE: 11.16.2023	DR.01
DESIGNED BY: CSD	DR.01
DRAWN BY: BWH	DR.01
CHECKED BY: MB	DR.01
SUBMITTAL STAGE	DR.01
MMW # MMW445	DR.01
BID #	DR.01





A SITE PLAN
SCALE: 1" = 30'-0"



23-0581
11/16/2023



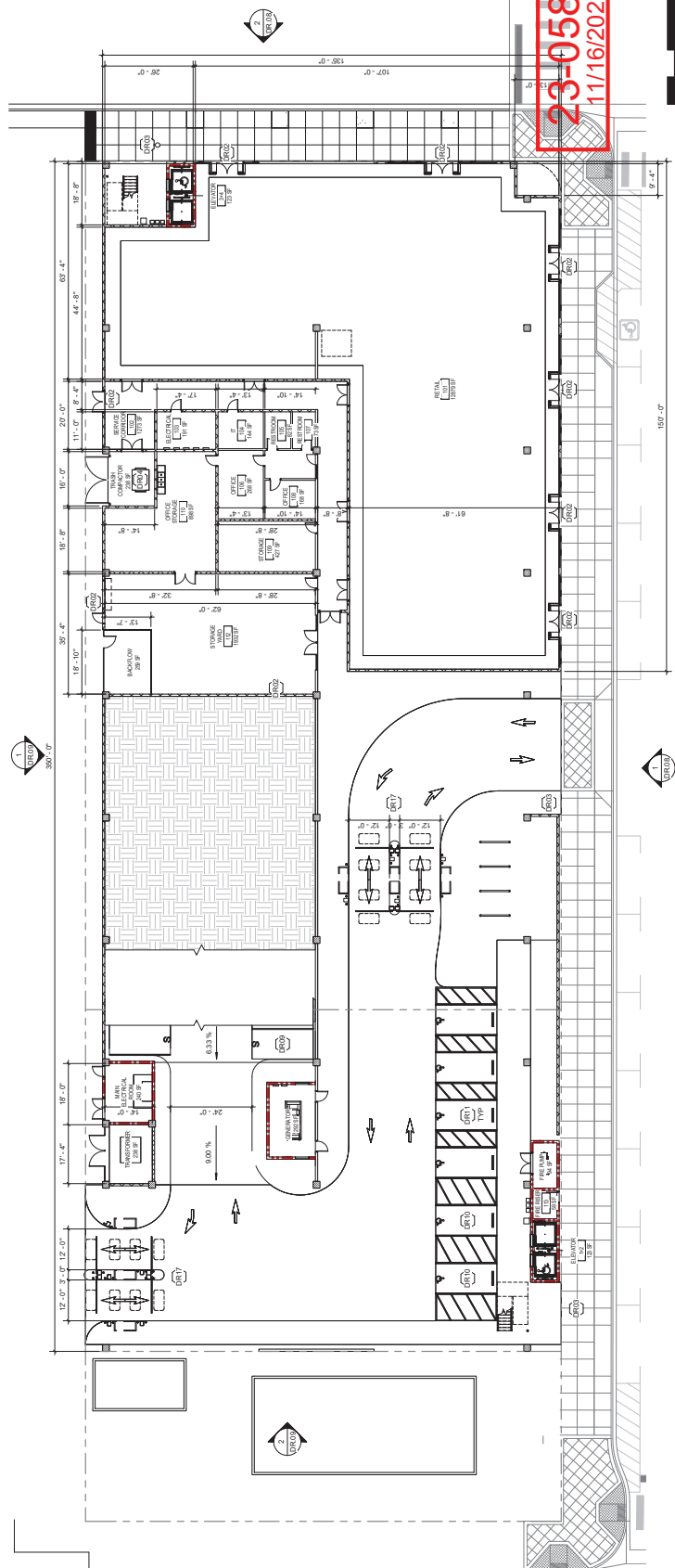
PLANT SCHEDULE					
TREES		BOTANICAL NAME	COMMON NAME	SIZE	QTY
		EUCALYPTUS MICROTHECA	BLUE GHOST	36" BOX	2
		PISTACHIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	36" BOX	2

NOTE:
TREE SELECTED PER THE STANDARDS SET FORTH IN THE CASINO CENTER COMPLETE
STREETS IMPROVEMENTS. THESE TREES ARE ALSO LISTED IN THE SOUTHERN NEVADA
WATER AUTHORITY REGIONAL PLANT LIST AND ALSO LISTED AS A PREFERRED STREET TREE.

PLANTING NOTES

1. CONCRETE IS SUBJECT TO VERMIN AS THE PLANT CHIMNEY IS INTRODUCED AS A REFUGING ONLY.
 2. 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 HEIGHT.
 4. CONCRETE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
 5. CONCRETE TO INSTALL ROOF GUTTER AT THE PERIMETER EDGE OF ALL TIE WALLS, PARADE RAMPWALL, AND ALL GARGE WALLS.
 6. CONTRACTOR TO PROVIDE A LIST OF ALL PLANT MATERIALS TO BE USED FOR PLANTING SPECIFICATIONS AND FOR IDENTIFICATION.
- MODEL 108 24-2
- MANUFACTURER: DEEP ROOF SYSTEMS, L.P.
10000 W. 10TH AVE.
IRVINE, CALIF. 92610
TELEPHONE: (800) 458-7668

DESCRIPTION
DR02 BUILDING ENTRY/EXIT LOCATE DOORS AS NOT SWING OUT ON THE RIGHT OF WAY
DR03 BUILDING ENTRY/EXIT LOCATE DOORS AS NOT SWING OUT ON THE LEFT OF WAY
DR04 TRASH COMPACTOR LOCATE
DR09 PARKING SPACE STANDARD 7' 6" WIDE BY 16' 0" DEEP
DR10 PARKING SPACE, VAN ACCESSIBLE, 10' 0" WIDE BY 16' 0" DEEP WITH 8' 0" ACCESSIBLE EACH SIDE
DR11 PARKING SPACE, ACCESSIBLE, 9' 6" WIDE BY 16' 0" DEEP WITH 8' 0" ACCESSIBLE EACH SIDE
DR17 GARDEN DRIVE ENTRY/EXIT, GATES AND EQUIPMENT TO BE SET UP FOR BIDIRECTIONAL ACCESS

[illegible]

23-0581
11/16/2023

DE SECTION

DR00 PARKING SPACE STANDARD 9'0" WIDE BY 16'0" DEEP
DR01 PARKING SPACE ACCESSIBLE 9'0" WIDE BY 16'0" DEEP WITH 5' WIDE ACCESS AISLE EACH SIDE
DR02 PARKING SPACE ACCESSIBLE 9'0" WIDE BY 16'0" DEEP WITH 5' WIDE ACCESS AISLE EACH SIDE
DR03 FUTURE GREASE DUCT LOCATION, SIZE TO BE DETERMINED BY USER. TENANT IMPROVEMENT TO
PROTECT GROUNDLINE AND PROVIDE 4" GASKETED FLANGE AND FENCE AND 6" AIR FLOW LEVEL
PROTECT GROUNDLINE AND PROVIDE 4" GASKETED FLANGE AND FENCE AND 6" AIR FLOW LEVEL
CONSTRUCTION OF GREASE DUCT

NONE	IBC 2018 TABLE 1004.5 (AREAS)	AREA	SF PER OCC	OCC
LVL 1				
LEVEL 1	Parking garage - Gross	14,977 SF	266	60
STORAGE AREA	Accessory Storage Area - Mechanical Equipment Room - Gross	3,221 SF	101	11
	Rentals area - Gross	1,067 SF	100	10
ELECTRICAL AREA	Mechanical Equipment Room - Gross	1,067 SF	100	9
TENANT IMPROVEMENT	Amenity without food sales - Unconcentrated (Main and Janitor) (Net 1)	13,397 SF	15	601
LEVEL 2A				
LEVEL 2A	Parking garage - Gross	42,127 SF	266	222
LEVEL 3A				
LEVEL 3A	Parking garage - Gross	42,127 SF	266	222
LEVEL 4A				
LEVEL 4A	Parking garage - Gross	42,127 SF	266	222
LEVEL 5A				
LEVEL 5A	Parking garage - Gross	12,289 SF	266	62
TOTAL OCCUPANCY				1142

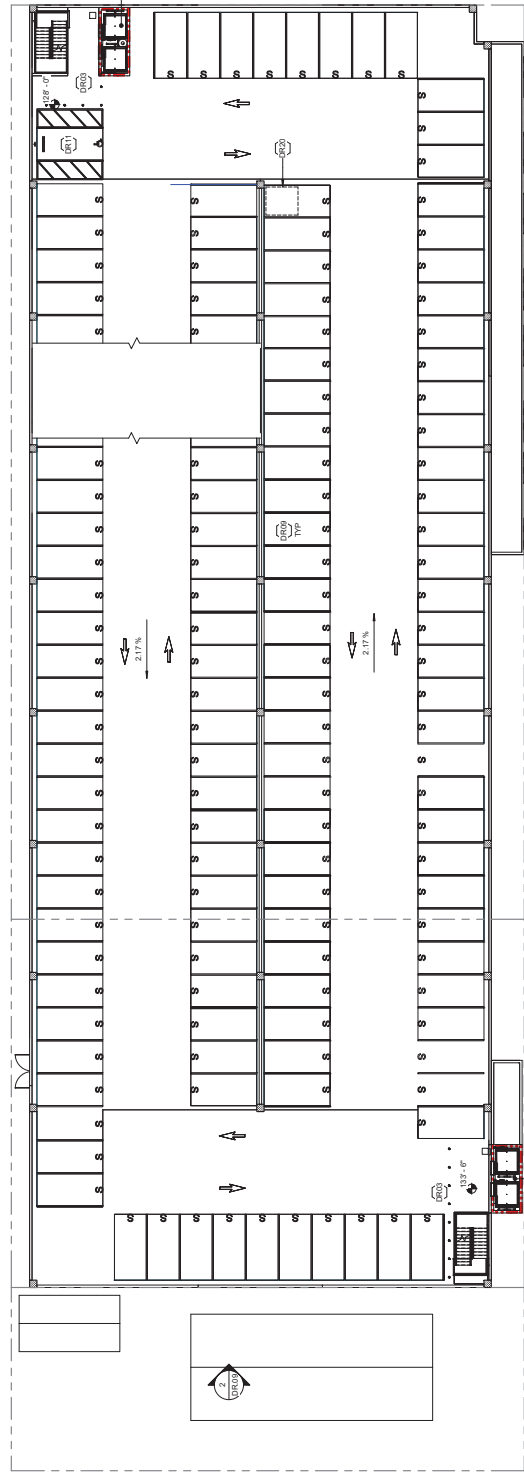


KEYNOTES

- DR03 GARAGE ENTRY/EXIT
- DR09 PARKING SPACE STANDARD 8'-0" WIDE BY 18'-0" DEEP
- DR10 FUTURE GREASE DUCT LOCATION. SIZE TO BE DETERMINED BY USE. TENANT IMPROVEMENT TO PROVIDE GREASE DUCTS AND VENTS OFF LOCATIONS. PARKING SPACE TO BE UTILIZED UNTIL CONSTRUCTION OF GREASE DUCT

OCCUPANT LOAD SCHEDULE

NAME	BIC 2018 TABLE 1004.5 (AREAS)	AREA	SF PER OCC	OCC PER LOAD
LEVEL 1				
PARKING GARAGE LEVEL 1	Parking garages - Gross	15,897 SF	200	80
MECHANICAL ROOM	Mechanical Equipment Room - Gross	1,000 SF	100	1
STORAGE AREA	Accessory Storage Areas - Mechanical Equipment Room - Gross	1,000 SF	100	1
ELECTRICAL AREA	Accessory Storage Areas - Mechanical Equipment Room - Gross	364 SF	300	2
TENANT IMPROVEMENT	Accessory Storage Areas - Mechanical Equipment Room - Gross	13,387 SF	15	893
LEVEL 2A				
PARKING GARAGE LEVEL 2	Parking garages - Gross	4,217 SF	200	222
LEVEL 3A				
PARKING GARAGE LEVEL 3	Parking garages - Gross	4,217 SF	200	222
LEVEL 4A				
PARKING GARAGE LEVEL 4	Parking garages - Gross	4,217 SF	200	222
LEVEL 5A				
PARKING GARAGE LEVEL 5	Parking garages - Gross	10,386 SF	200	52
TOTAL OCC LOAD				1742



23-0581
11/16/2023

A LEVEL 3A FLOOR PLAN
SCALE: 1/16" = 1'-0"



DR.04
DRAWING NO.

CITY OF LAS VEGAS
PREPARED FOR
SUBMITTAL
SUBMITTAL STAGE
CHECKED BY: MB
DRAWN BY: BWH
DESIGNED BY: CSD
DATE: 11/16/2023
BID #
MMA#445

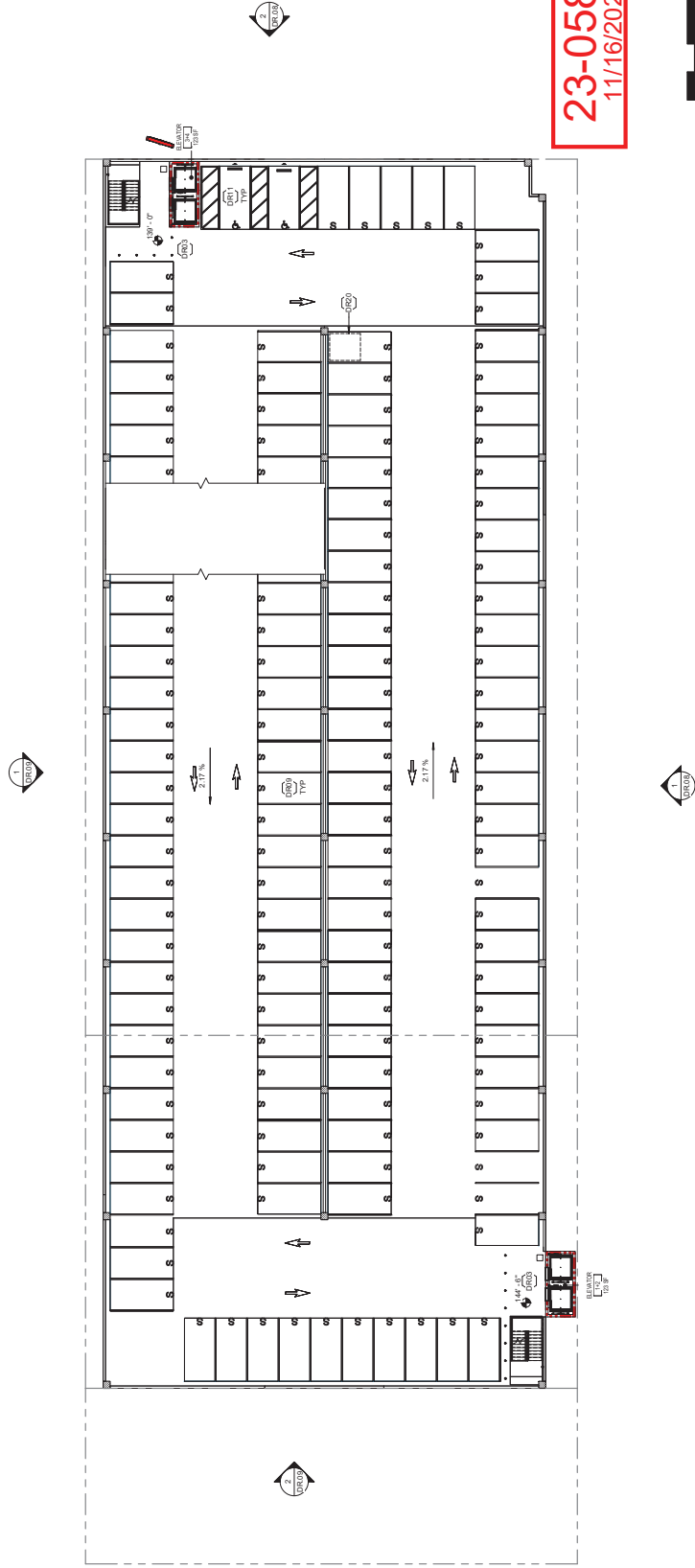
CLV ARTS DISTRICT
PARKING GARAGE
LEVEL 3A FLOOR PLAN



DESCRIPTION

DR03 GARAGE ENTRY/EXIT
DR09 PARKING SPACE STANDARD, 9'-0" WIDE BY 18'-0" DEEP
DR11 PARKING SPACE ACCESSIBLE, 9'-0" WIDE BY 18'-0" DEEP WITH 5' WIDE ACCESS AISLE EACH SIDE
DR20 FUTURE GREASE DUCT LOCATION, SIZE TO BE DETERMINED BY USE. TENANT IMPROVEMENT TO PROVIDE CUI CHASE AND BOLLARDS AT GARAGE LEVELS AND FENCE AND GATE AT TOP LEVEL.
DR23 STRUCTURAL TO PROVIDE LIMITS OF FLOOR OPENING, PARKING SPACE TO BE UTILIZED UNTIL CONSTRUCTION OF GREASE DUCT

NAME	IBC 2018 TABLE 1004.5 (AREAS)						AREA	\$F PER OCC	OCC LOAD
PARKING GARAGE LEVEL 1 PARKING GARAGE LEVEL 2 STORAGE AREA ELECTRICAL AREA MECHANICAL AREA TUNANT IMPROVEMENT	Parking garage - Gross	Accessory Storage Area - Mechanical Equipment Room (Gross)	Accessory Storage Area - Electrical Equipment Room (Gross)	Rampway to Level 3A - Mechanical Equipment Room (Gross)	Rampway to Level 3A - Electrical Equipment Room (Gross)	Area without fixed seats - Unoccupied (Unaided and Aided) (Net)	16,970 SF 2,225 SF 3,000 SF 13,300 SF 10,000 SF 15,000 SF	200 110 100 70 70 10	60 11 10 7 7 60
LEVEL 2A LEVEL 3A LEVEL 3B CONCRETE GARAGE LEVEL 1 CONCRETE GARAGE LEVEL 2 CONCRETE GARAGE LEVEL 3 LEVEL 4A LEVEL 4B TOTAL OCCUPANCY	Parking garage - Gross	Parking garage - Gross	Parking garage - Gross	Parking garage - Gross	Parking garage - Gross	Parking garage - Gross	42,471 SF 42,471 SF 42,471 SF 42,471 SF 42,471 SF 17,899 SF TOTAL OCCUPANCY	200 200 200 200 200 100 17,42	20 20 20 20 20 17 17,42



23-0581
11/16/2023

A LEVEL 4A FLOOR PLAN
SCALE: 1/16" = 1'-0"

DR.05

DRAWING NO.

CITY OF LAS VEGAS		PREPARED FOR	
DATE: 11.16.2023		BID #	
DESIGNED BY: CSD		MWA # MWA945	
DRAWN BY: BWH		SUBMITTAL STAGE:	
CHECKED BY: MB		SDR SUBMITTAL	

CLV ARTS DISTRICT
PARKING GARAGE
LEVEL 4A FLOOR PLAN

FILE



PREPARED BY

NO.	DATE	SHEET	REVISIONS

