



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) 525 South Main Street & 70 East Bonneville Avenue

Project Name Downtown Civic Center Building & Plaza **Proposed Use** Office, Other than Listed

Assessor's Parcel #(s) Multiple including 139-34-210-014, 139-34-210-015, 139-34-210-016... **Ward #** 3

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

Additional Information _____

Property Owner City Parkway V, Inc. **Contact** _____

Address 495 South Main Street **City** Las Vegas **State** NV **Zip** 89101

E-mail _____ **Phone** _____

Applicant City of Las Vegas **Contact** Shelly Hayden

Address 495 South Main Street **City** Las Vegas **State** NV **Zip** 89101

E-mail shayden@LasVegasNevada.GOV **Phone** 702-229-3249

Representative LGA **Contact** Lance Kirk

Address 241 W. Charleston Blvd, Suite 107 **City** Las Vegas **State** NV **Zip** 89102

E-mail ljkkirk@lgainc.com **Phone** 702-263-7111

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 TERESA M. BOYCE

Subscribed and sworn before me State of Nevada

This 16th day of June, 20 22

S Delvalle

Notary Public in and for said County and State



PREPARED BY
LGA+brim
ARCHITECTURE

NO.	DATE	SHEET

APN (CURRENT ZONING):

* PARCELS LISTED ABOVE ARE IN THE PROCESS OF BEING REMAPPED BY THE CITY OF LAS VEGAS TO BE 100' WIDE AND 150' DEEP. THE REMAPPING PROCESS IS CURRENTLY IN REVIEW. THE REMAPPING PROCESS CURRENTLY IN REVIEW

* SOUTHERN PARKING GARAGE AND ZONING OF 0.2, NEW PARKING GARAGE WILL BE PROVIDED BY THE ASSOCIATE WITH THE SAME PROCESS.

PROPERTY AREA: 11,024 SF (2.27 ACRES)
* ACTUAL SIZE TO BE DETERMINED PRIOR TO COMPLETION OF THE REMAPPING PROCESS CURRENTLY IN REVIEW

BUILDING AREA: 182,901 SF**
* NOT INCLUDING UNDERGROUND PARKING GARAGE

FLOOR AREA: 183
PARKING AVAILABLE:

GOVERNMENT BUILDING ONE SINCE PER 200,000 SF REQUIRED 61 PARKING SPACES

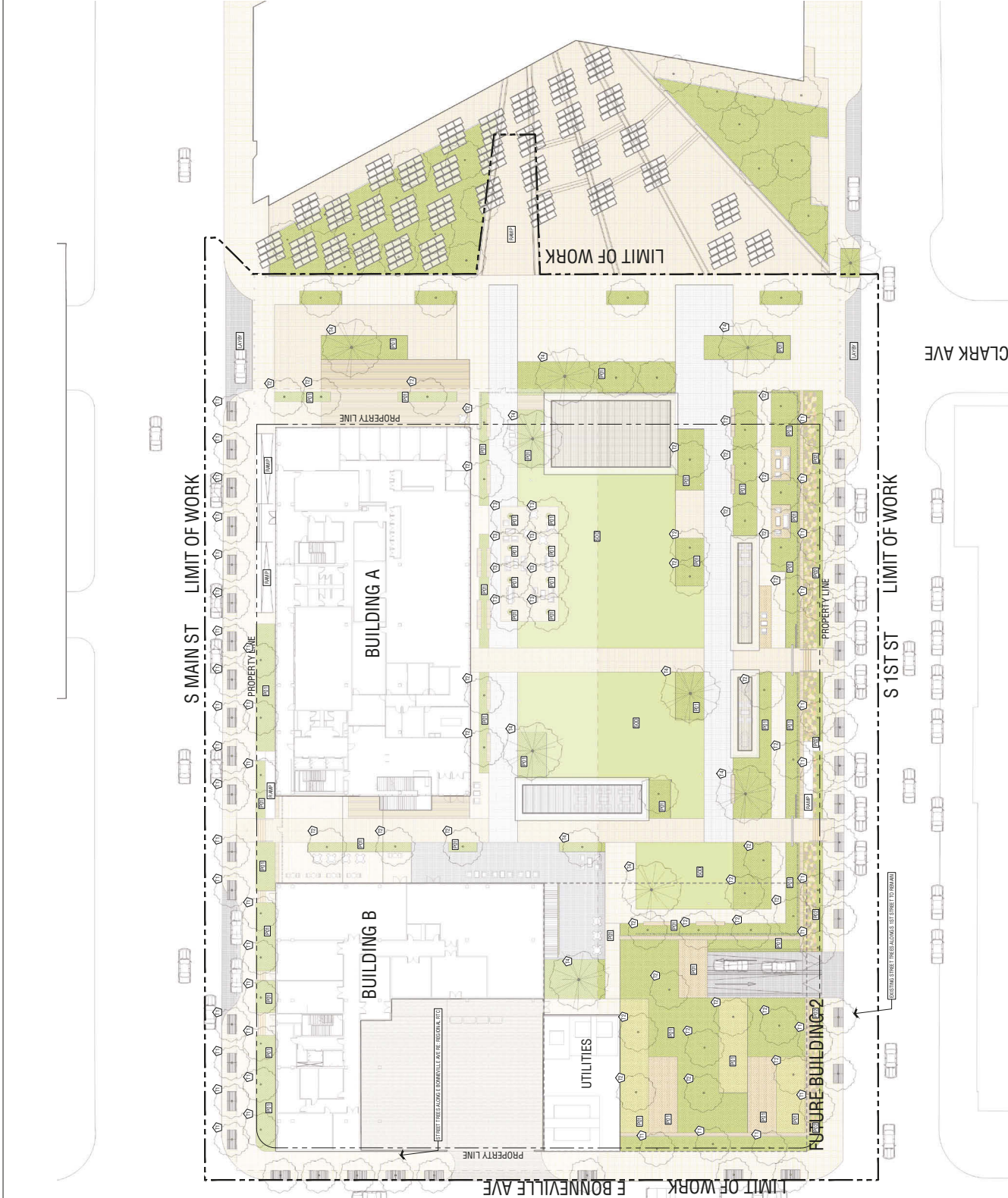
UNDERGROUND PARKING PROVIDED: 25 SPACES (2.0X)

ADDITIONAL PARKING TO BE PROVIDED IN THE EXISTING 500 S MAIN ST PARKING GARAGE AND THE GARAGE EXPANSION BY THE ASSOCIATE WITH THE SAME PROCESS TO SERVE THIS BUILDING.

475 ADDITIONAL PARKING SPACES TO SERVE THIS BUILDING.

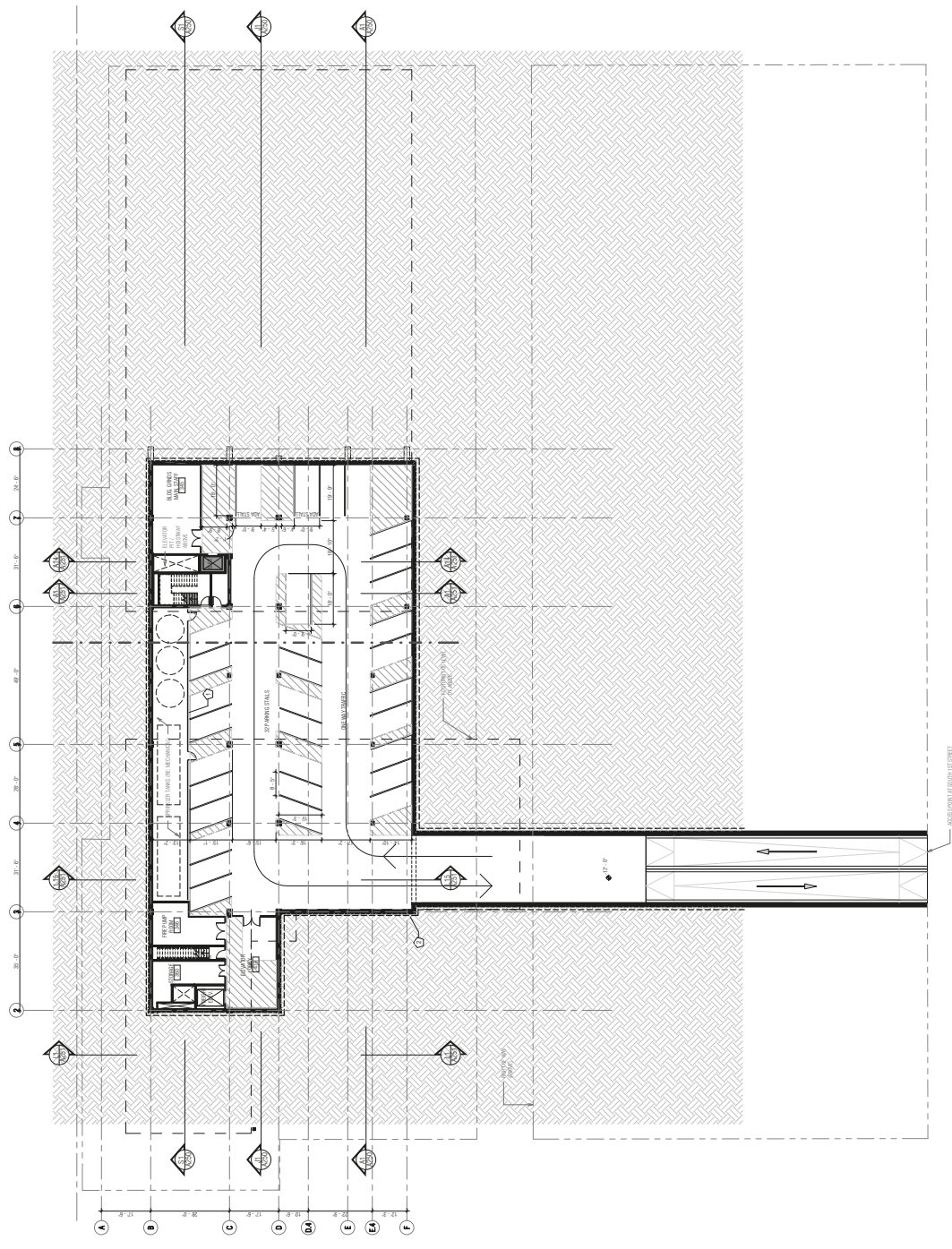
01	PROPERTY LINE
02	CENTELINE OF STREET
03	NEW CURB CUT DRIVEWAY
04	LAWN (GRASS) ZONE
05	LINE OF BUILDING OVERHANG
06	BOLLARD, TYP
07	STAIRS
08	ACCESSIBLE RAMP
09	GATE & DECORATIVE FENCE
10	DECORATIVE WALLS
11	BENCH, TYP
12	SHADE CANOPY
13	PICNIC SHELTER, BY OTHER
14	EXISTING PARALLEL PARKING
15	PROVIDE NEW PARKING SIGN
16	EXISTING BOLLARDS TO REMOVE
17	NEW BOLLARDS TO PROVIDE
18	LIMITS OF CONSTRUCTION
19	NEWLY INSTALLED FENCE LINE
20	TRANSITING OVER BRIDGE





PLAN - PLANTING PLAN 01

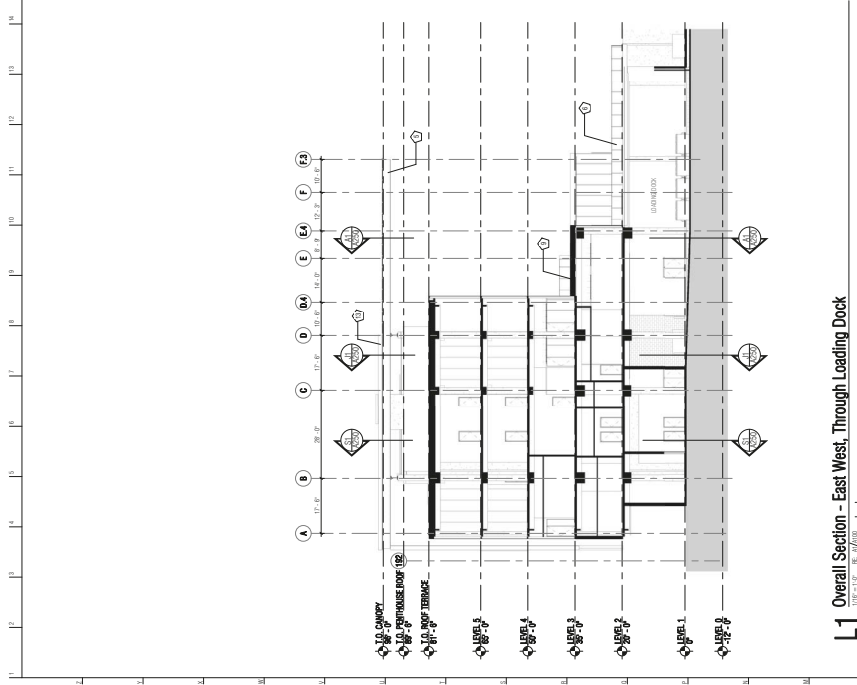
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SOILS AS INDICATED ON THE PLANS.
2. PROTECTION SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING WATERPROOFING, PROTECTION BOARD AND ALL APURTANCES. PLAN PROVIDED FOR REFERENCE.
3. PRIOR TO SOIL INSTALLATION, CONTRACTOR SHALL HAVE A PRE-INSTALLATION MEETING WITH THE OWNER AND LANDSCAPE ARCHITECT TO DETERMINE SCOPE OF WORK AND PROJECT LIMITS.
4. CONTRACTOR TO REFER TO SPECIFICATION SECTION 32.01.15 FOR ADDITIONAL INFORMATION.



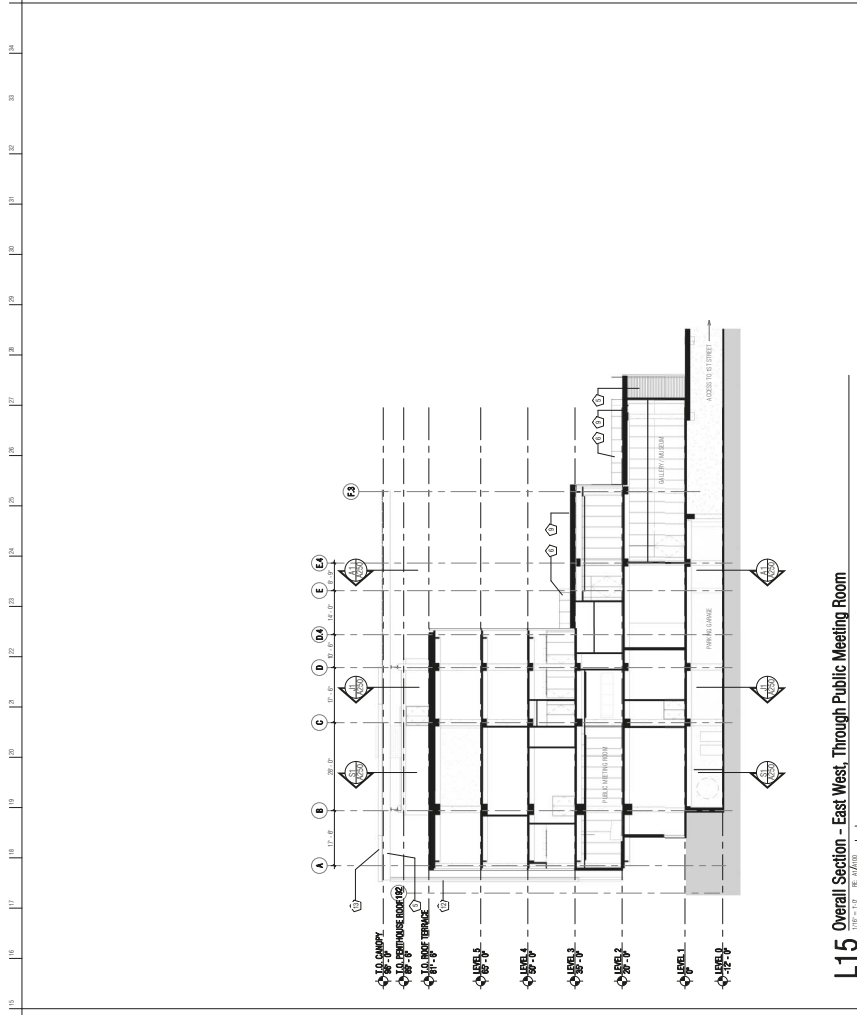
FLOOR PLAN DESIGN NOTES		
Number - Floor Plan Notes	Comments - Floor Plan Notes	
1	IN THE EVENT OF AN EMERGENCY, ALL PERSONS ARE TO BE EVACUATED TO THE NEAREST FIRE EXITS. ALL PERSONS ARE TO BE EVACUATED TO THE NEAREST FIRE EXITS.	
2	ALL PERSONS ARE TO BE EVACUATED TO THE NEAREST FIRE EXITS. ALL PERSONS ARE TO BE EVACUATED TO THE NEAREST FIRE EXITS.	
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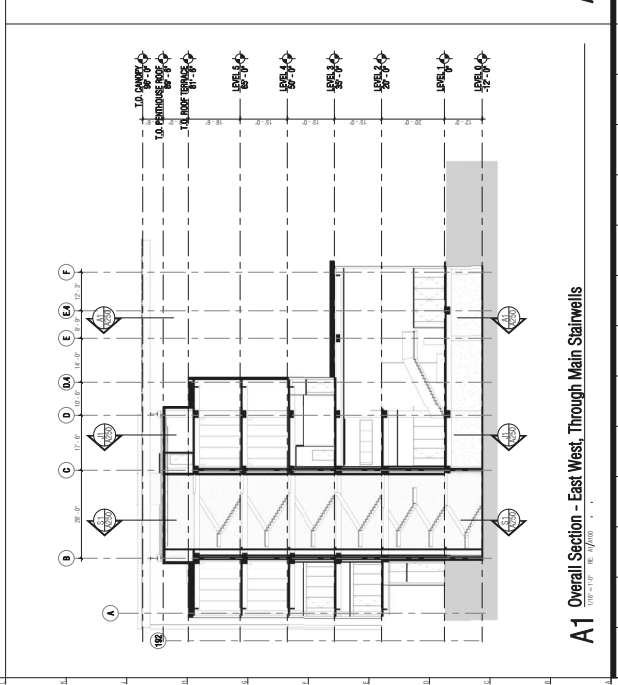
DRAWING NO. 19-0001 - 1 OF 2 (REV)	A100	PREPARED FOR CITY OF LAS VEGAS	H # SUBMITTAL STAGE DESIGNED BY: Chang CHECKED BY: Chang DESIGNED BY: Chang CHECKED BY: Chang	SHEET NAME PHASE 2 - DOWNTOWN CIVIC CENTER BUILDING AND PLAZA	OVERALL FLOOR PLAN - PARKING LEVEL	PREPARED BY: LGA + bnm	CONSTRUCTION INTENT FOR APPROVAL	NO. DATE SHEET REVISIONS
		TITLE PHASE 2 - DOWNTOWN CIVIC CENTER BUILDING AND PLAZA	DATE: JUNE 16, 2022	PREPARED BY: LGA + bnm	CONSTRUCTION INTENT FOR APPROVAL	NO. DATE SHEET REVISIONS		



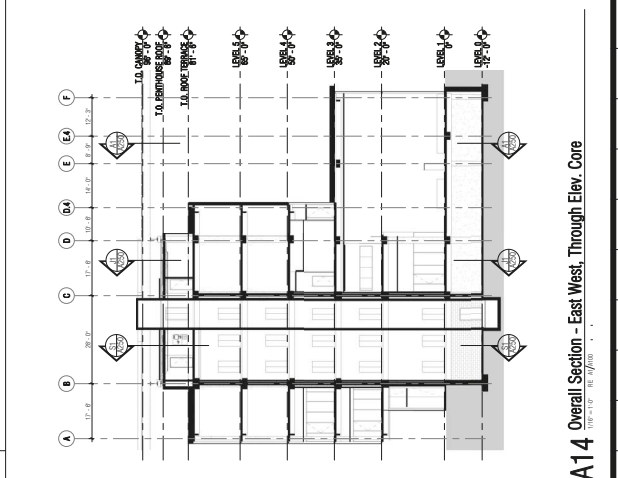
L1 Overall Section - East West, Through Loading Dock



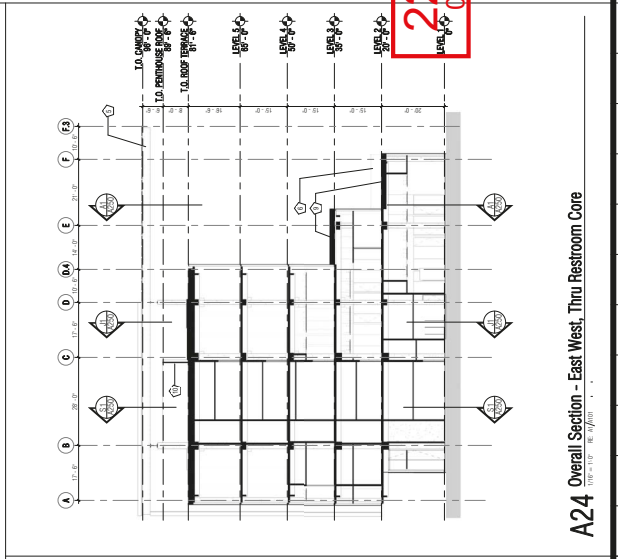
L15 Overall Section - East West, Through Public Meeting Room



A1 Overall Section - East West, Through Main Stairwells
1/16" = 1'-0" RE. N/A/100



A14 Overall Section - East West, Through Elev. Core



A24 Overall Section - East West, Thru Restroom Core
1/16" = 1'-0" RE. 4/10/21

[illegible]

**PRELIMINARY
NOT FOR
CONSTRUCTION**

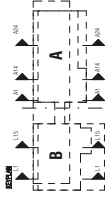
PHASE 2 - DOWNTOWN CIVIC
CENTER BUILDING AND PLAZA

RED FOR	CITY OF LAS VEGAS	DATE: JUNE 16, 2022	DESIGNED BY: ###	DRAWN BY: ###	TOTAL STAGE:
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A251

6/16/202 9:05:10 AM

22-0323 06/16/2022



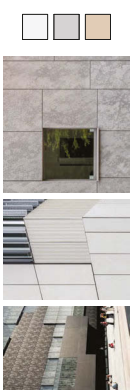
ELEVATION KEYNOTES

- 1 CONCRETE PANEL SYSTEM
- 2 FRITTED GLASS CURTAIN WALL
- 3 PERFORATED METAL PANEL
- 4 ALUMINUM SHADING FIN
- 5 GALVANIZED STEEL STRUCTURE PAINTED
- 6 EXPOSED STRUCTURAL CONCRETE

MATERIAL LEGEND

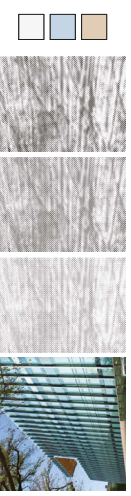
1 - CONCRETE PANEL SYSTEM

PANELS WILL BE COMPOSED OF A VARIETY OF COLORS AND TEXTURES, INSPIRED FROM THE RUGGED, ROCKY LANDSCAPE OF THE VALLEY AND ITS SURROUNDINGS




2 - FRITTED GLASS CURTAIN WALL

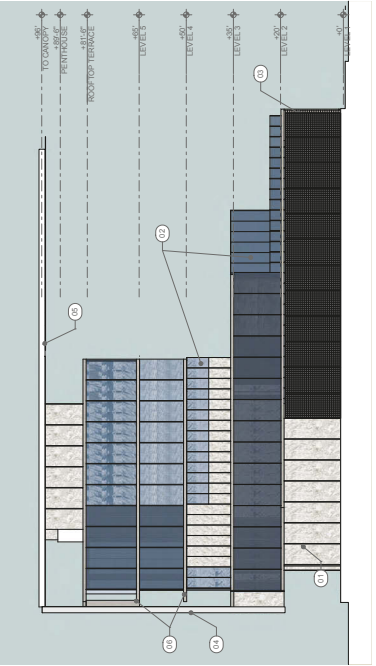
GLAZING WILL BE FRITTED TO MINIMIZE VISIBLE LIGHT TRANSMITTANCE/HEAT GAIN. FEATURING A VARIETY OF ABSTRACT PATTERNS MEANT TO COMPLEMENT THE TEXTURED CONCRETE PANELS. GLAZING WILL BE FRITTED TO MINIMIZE VISIBLE LIGHT TRANSMITTANCE/HEAT GAIN. FEATURING A VARIETY OF ABSTRACT PATTERNS MEANT TO COMPLEMENT THE TEXTURED CONCRETE PANELS.



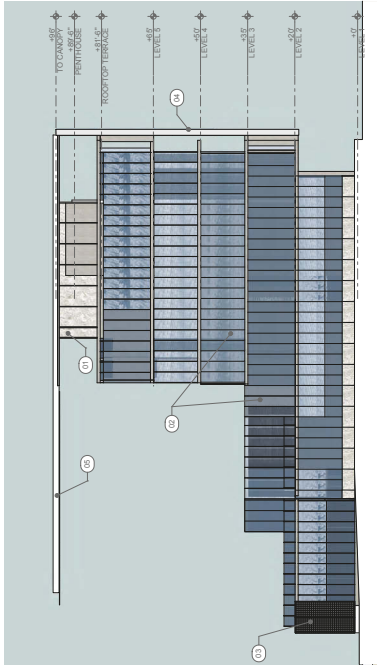
3 - PERFORATED METAL PANEL

PERFORATION PATTERN WILL FEATURE AN ANTICULAR ARRANGEMENT AND COMPLEMENT THE ABSTRACT DESIGN OF THE OTHER PANEL SYSTEMS. PERCENTAGE OPEN AREA TO BE LESS THAN 10%.

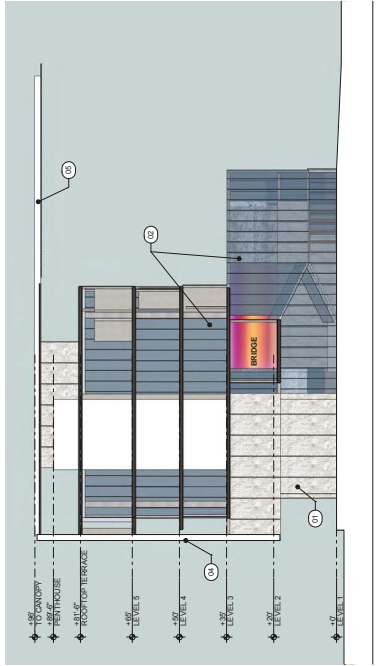




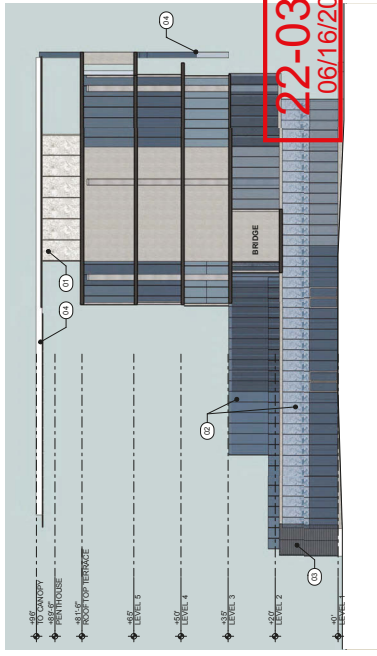
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH GATEWAY ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH GATEWAY ELEVATION
SCALE: 1/8" = 1'-0"


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MATERIAL LEGEND

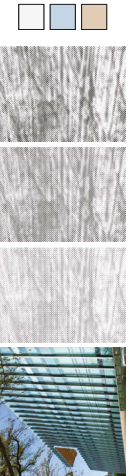
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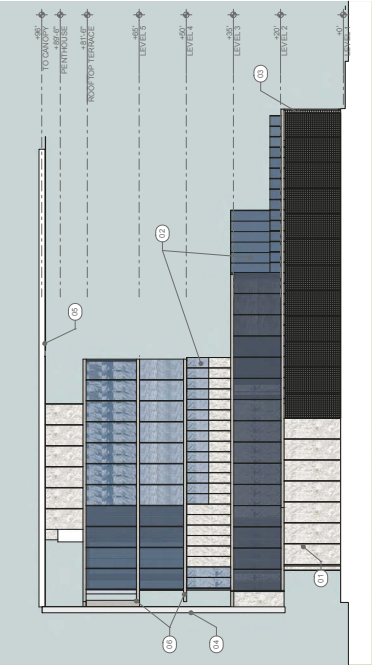
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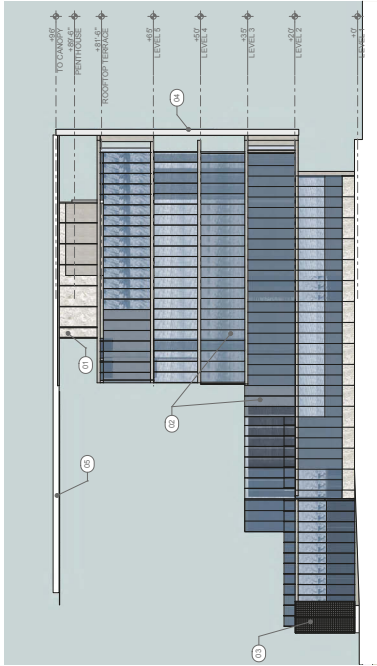
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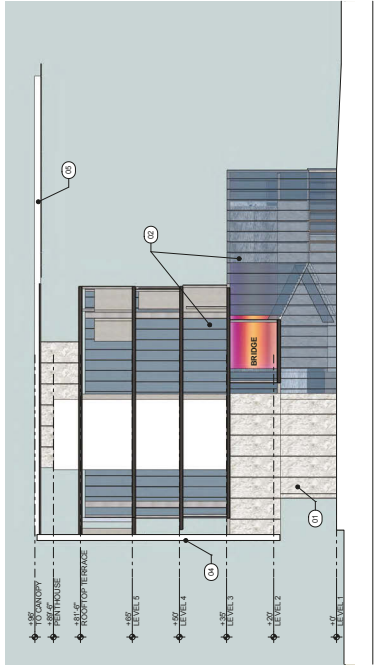




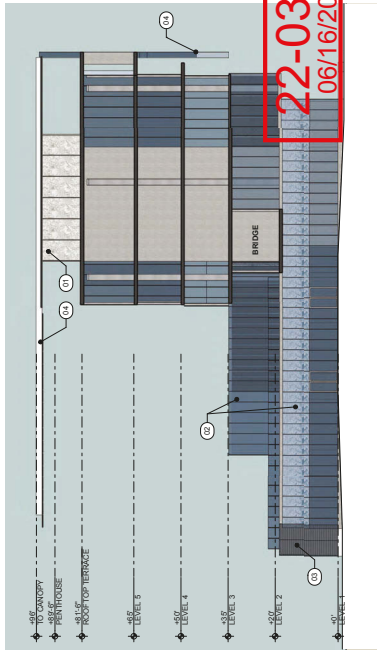
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SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1'-0"



4 SOUTH GATEWAY ELEVATION
SCALE: 1/8" = 1'-0"

22-0323
06/16/2022



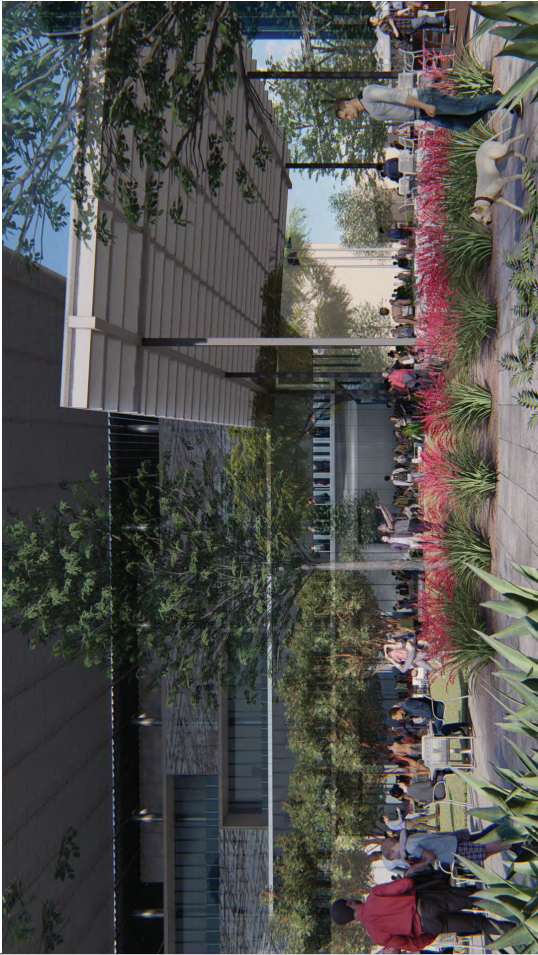
WALKWAY WITH CITY HALL TO BACK



AT LAWN LOOKING TO GROVE



UNDER ARBOR LOOKING TOWARD CITY HALL



FROM S 1ST LOOKING TOWARDS ARBOR