



February 5, 2025

City of Las Vegas
Department of Planning & Zoning
495 S. Main St.
Las Vegas, NV 89101

RE: Justification Letter for proposed Mixed Use development at Gass Ave and 6th St.

Please accept this letter as justification for a new Site Development Plan Review. The plans were previously approved under Site Development Plan review (22-0360-SDR1) but had expired as of November 16th, 2024.

The project site is located on the Southwest corner of Gass Ave & 6th St (APN: 139-34-410-194, 139-34-410-195, & 139-34-410-196). The properties are within the Civic and Business District of Downtown Las Vegas and is currently zoned as Limited Commercial (C-1), within the Downtown Las Vegas Overlay District (DTLVO) Area 1.

As approved on the previous Site Development Plan Review, the project is a 5-story mixed use building of Commercial Retail and Office Spaces on the ground level and a total of 89 Multi-Family Residential Units (88 studio units and 1 2-story unit) on the Upper Levels. A conditional use permit allows for a Mixed-Use development, which is permitted in C-1 zoning, and also by meeting the below conditional use regulations:

-Being located within a C-1 zoning district, residential use is permitted.

-Commercial uses are located at ground level. Retail and office spaces are on ground level and facing 6th street and Gass Avenue, with direct access to and from the public sidewalk.

-There are no residential uses on the ground floor. Additional amenities such as a meeting/common space areas are located on the second level and will be exclusively for the residents.

- There is no surface parking lot. The building's parking is within the commercial level of the building and will be distributed between three parking levels – basement, street level and intermediate. Parking is screened from view along 6th Street with decoratively perforated metal screens.

With the project being in the DTLV-O Area 1, parking standards of Chapter 19.08 are not automatically applied. A total of 137 spaces would have been required per Title 19.12.070 and 19.09.100 for multi-family residential, office and retail use, being then brought down to 48 spaces (35% minimum) and 90 spaces (65% maximum) required (Downtown Parking Load Map Zone 2).

There are 90 parking spaces provided for the building, which includes (2) ADA car and van spaces as required for office and retail use only. The provided parking within the building has minimal parking spaces; however, we feel that the public transportation and adjacent street parking within the area allows for additional parking and ease of access to the building for both residents and visitors. A Bicycle Storage Area is also provided for the building's patrons and residents.

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The project is being built to take full advantage of the lot size. There are five (5) existing trees along Gass Ave. No additional streetscape is proposed currently. We would like to request a Covenant Running with Land Agreement to be executed for future improvement when called by the city.

The façades facing the main cross streets uses large storefronts for the commercial spaces, and metal screening for the parking levels. Colored metal wall panels will also be used to emphasize the retail storefronts. The main lobby entrance will be emphasized in height, with large storefronts and a painted mural by local artists along the Northeast wall entrance. Upper-level walls will be finished in both large format tile and stucco in different colors to create a visual interest for both pedestrians and street traffic. Aluminum canopies and lit signage will be used above all storefronts to enhance entrances.

We feel that this proposed development will attract new businesses and residents to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval and recommendation on this project.

Thank you,
Sheldon Colen
SCA Design

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