



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0220  
04/22/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit & Waiver

**Project Address** (Location) 415 S 6th Street

**Project Name** Bridge Counseling Associates @6th Street

**Proposed Use** C-1

**Assessor's Parcel #(s)** 13934711000 - 13934701009

**Ward #** 3

**General Plan:** Existing C-O, SC, GC

Proposed C-O, SC, GC

**Zoning:** Existing C-1

Proposed C-1

**Additional Information** (1) Special Use Permit for Facility to Provide Testing, Treatment, or Counseling for Drug Abuse. (1) Waiver to allow 75 parking spaces where 109 are required

**Property Owner** James Mark, LLC, Chad Joseph, LLC, Oxford Court 3rd Floor, LL

**Contact** James Jimmerson

**Address** 415 S 6th Street

**City** Las Vegas **State** NV **Zip** 89101

**E-mail** n/a

**Phone** n/a

**Applicant** Bridge Counseling Associates

**Contact** David Robeck (President/CEO)

**Address** 1640 Alta Drive, #4

**City** Las Vegas **State** NV **Zip** 89106

**E-mail** drobeck@bcalv.com

**Phone** 702-474-6450 ext.123

**Representative** Bridge Counseling Associates

**Contact** David Robeck (President/CEO)

**Address** 1640 Alta Drive, #4

**City** Las Vegas **State** NV **Zip** 89106

**E-mail** drobeck@bcalv.com

**Phone** 702-474-6450 ext.123

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** \_\_\_\_\_

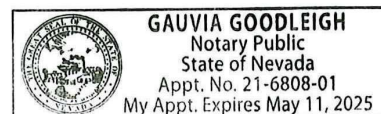
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** David Robeck

Subscribed and sworn before me

This 22ND day of APRIL, 20 24

Notary Public in and for said County and State



February 26, 2024

24-0220  
04/22/2024

Letter of Authorization  
City of Las Vegas, Land Use Application  
(415 S. 6<sup>th</sup> Street)

To whom it may concern,

**Background**

I, James J. Jimmerson Esq., a Nevada LLC the proprietor(s) of 415 S 6<sup>th</sup> Street have entered into negotiations to sell 415 S 6<sup>th</sup> Street to Bridge Counseling Associates, Inc, a Nevada 501c(3) Non-Profit Organization (buyer). Per conditions of this sale, land use entitlements are required by Bridge Counseling Associates, Inc, which include two special use permits: (1) Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse and (2) Social Service Provider.

**Authorization**

James J. Jimmerson, Esq. the proprietor(s) of 415 S 6<sup>th</sup> Street (as described in Exhibit A), hereby authorize Bridge Counseling Associates, Inc to represent and act on my/our behalf, regarding all matters pertaining to the obtainment of these two Special Use Permits for the aforementioned property, as follows:

1. The submittal, signing, and authorization of any documentation, meetings, and approvals related to any such land use application(s) for these two special use permits.
2. The submittal, signing, and authorization of any waivers, variances, or other land use entitlements needed to obtain such Special Use Permits.
3. Any notifications to the surrounding community which pertain to said land use application(s).
4. Any meetings, discussions, or negotiations pertaining to said land use application(s)

As my representative for these Land Use Applications, Bridge Counseling Associates, Inc. is authorized to discuss & make decisions regarding the aforementioned property with pertinent officials or individuals relating to any such land use applications. Any and all acts carried out by Bridge Counseling Associates, Inc. relating to such land use applications shall have the same effect as my own.

**Termination**

This authorization shall be deemed terminated under the following conditions:

1. Written notice is given to The City of Las Vegas and Bridge Counseling Associates, Inc. by \_\_\_\_\_ (proprietors of 415 S 6<sup>th</sup> Street) indicating that such representation is terminated.
2. After the approval or denial of said land use application by the City of Las Vegas.

February 26, 2024

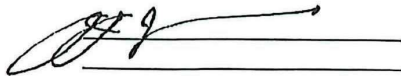
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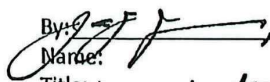
Land Use Application Fees

Bridge Counseling Associates, Inc shall be responsible for all costs & fees which relate to the obtainment of the aforementioned land use entitlement/special use permits.

SIGNED AND ACCEPTED AS OF THE DATE FIRST ABOVE WRITTEN BY:

[Insert Seller Signature Block]



By:   
Name: James J. Timmerman  
Title: Managing Member Oxford Court 3rd Floor, LLC  
2/29/2024

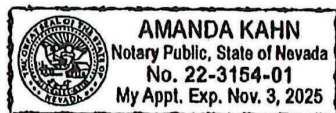
**NEVADA NOTARY ACKNOWLEDGEMENT**

State of Nevada }

County of Clark }

This instrument was acknowledged before me on 2/29/2024 [date] by James J. Timmerman  
[name(s) of person(s)] as managing member [type of authority, e.g.,  
officer, trustee, etc] James J. Timmerman, LLC of Clark County [name of party on behalf of  
whom instrument was executed]. Chad Joseph, LLC and Oxford Court 3rd Floor, LLC

(Seal)





Signature of notarial officer

Notary Public

Title (and Rank)

PROJECT SUMMARY

THIS PROJECT CONSISTS OF TWO SPECIAL USE PERMITS FOR: (1) FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE; (2) SOCIAL SERVICE PROVIDER

SITE SUMMARY	
DESCRIPTION	INFORMATION/REQUIREMENT
APN	13934711000 13934711007 13934711008 13934711003 13934711002 13934711005 13934711006 13934711009 13934711001
ADDRESS	415 S 6TH ST
JURISDICTION	CITY OF LAS VEGAS
ZONING CLASSIFICATION	LIMITED COMMERCIAL (C-1)
PLANNED LAND USE	COMMERCIAL C-O.S.C.G.C
OVERLAY DISTRICTS	DOWNTOWN LAS VEGAS OVERLAY/REDEVELOPMENT PLAN AREA 2
SITE AREA	.69 ACRES
# OF PARKING STALLS REQUIRED	*109

AREA LEGEND

1st Floor	10,854 SF	Gross Floor Area
2nd Floor	10,854 SF	Gross Floor Area
3rd Floor	10,854 SF	Gross Floor Area
32,562 SF		Total
Parking	33 7 23 12	Underground Above Ground East Parking Lot South Parking Lot
	75	Total

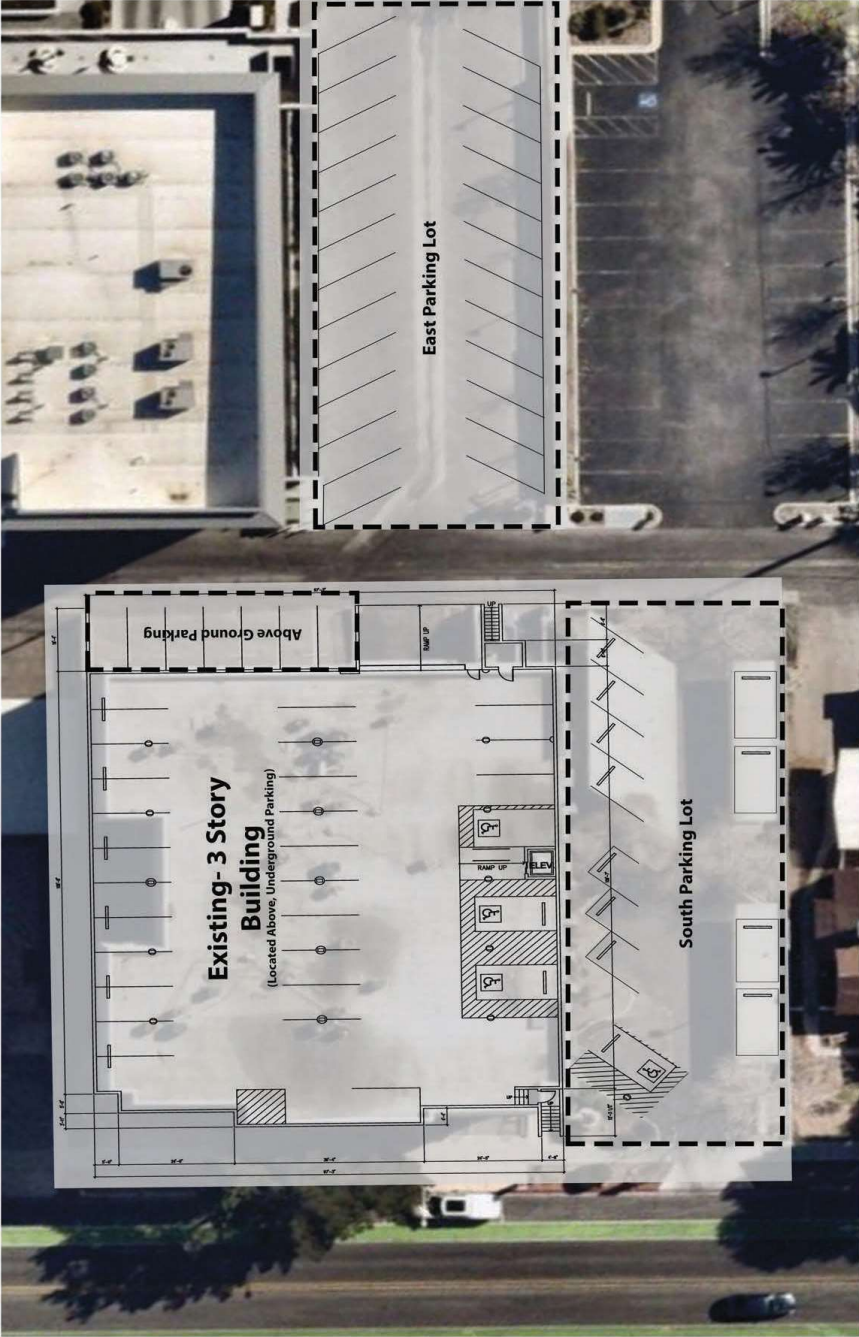


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\*Parking- Special Provision  
19.10.110 (c) DTLV-O Downtown  
Las Vegas Overlay District

Parking Required  
REQUIREMENT  
One Space for each 300  
square feet of gross  
floor area  
TOTAL FLOOR SPACE  
32,562 SF  
SPACES  
\*109



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Parking 32 7 23 12 75	Underground Above Ground East Parking Lot South Parking Lot Total

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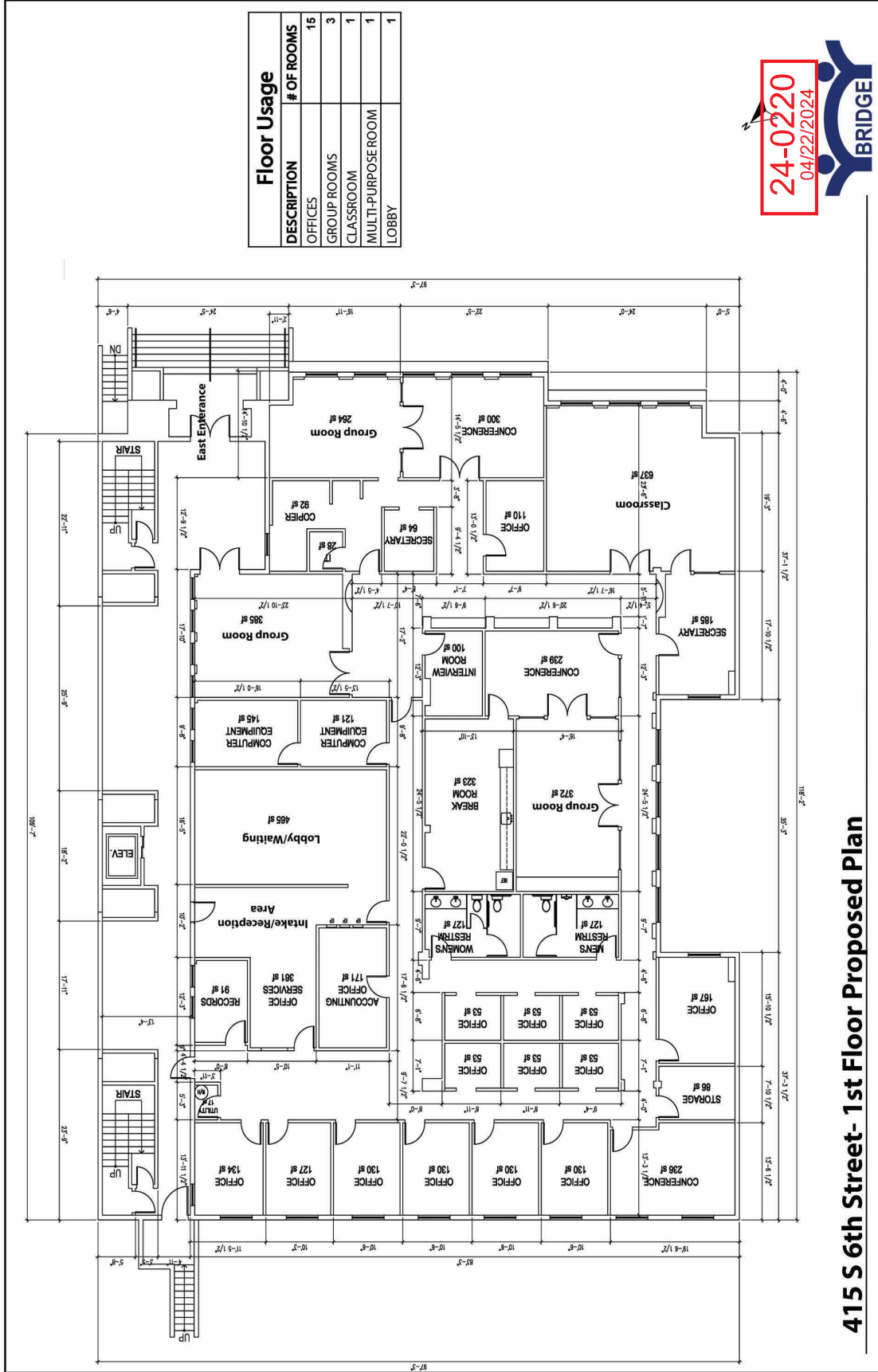


\*Parking- Special Provision  
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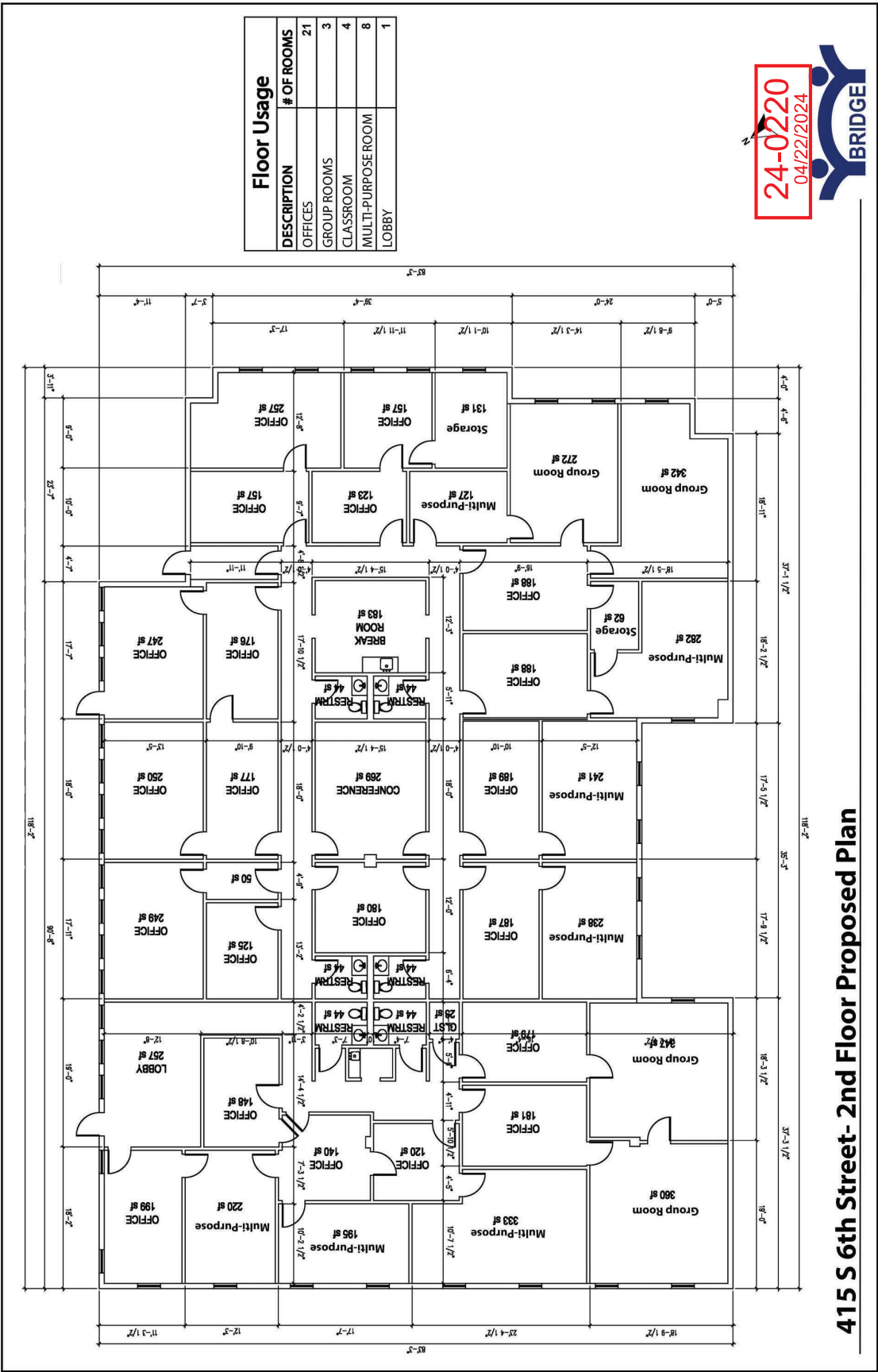
REQUIREMENT  
One Space for each 300  
square feet of gross  
floor area

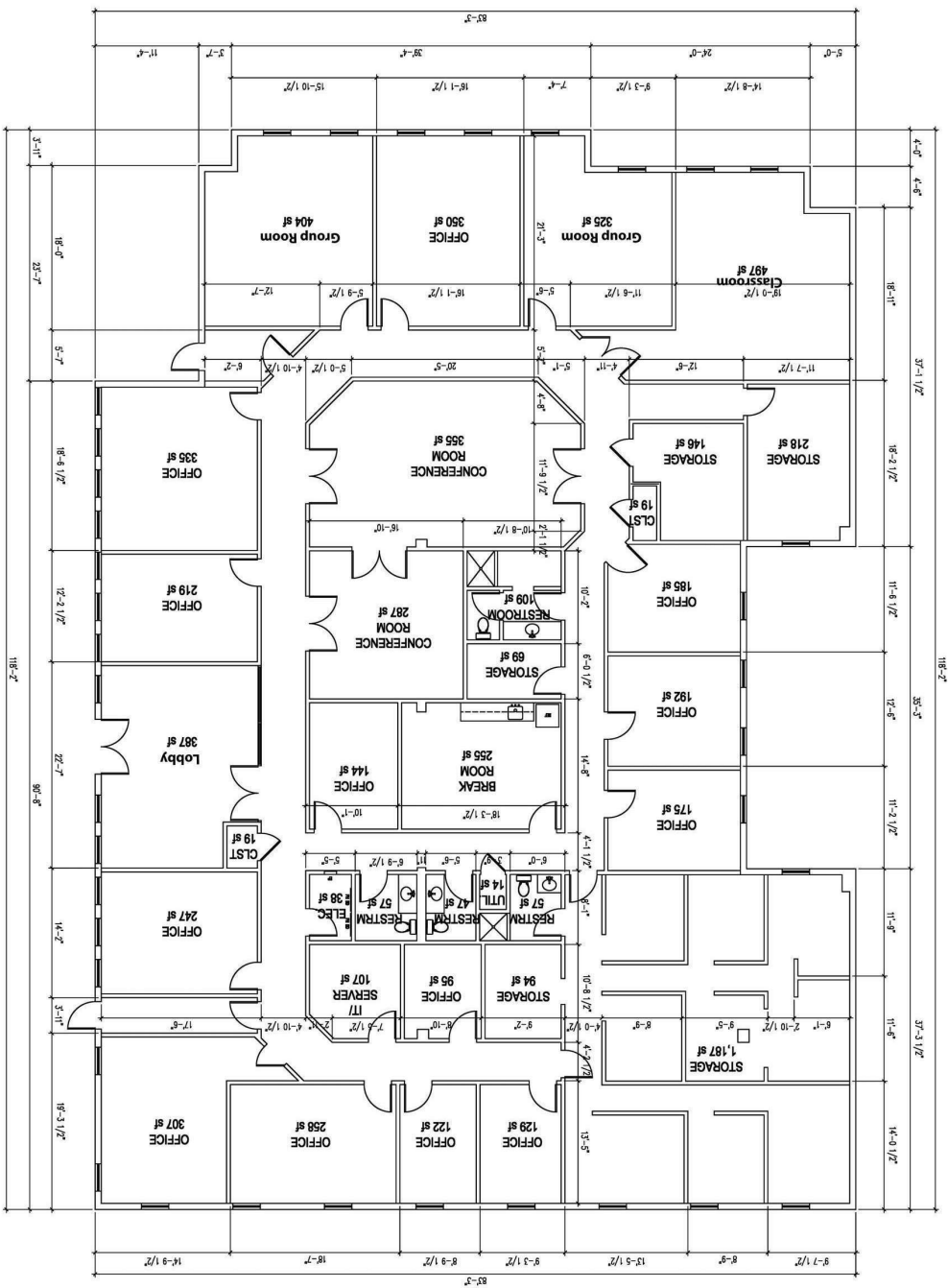




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Floor Usage	
DESCRIPTION	# OF ROOMS
OFFICES	13
GROUP ROOMS	2
CLASSROOM	1
MULTI-PURPOSE ROOM	0
LOBBY	1

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415 S 6th Street- 3rd Floor Proposed Plan