



April 22, 2024

24-0220
04/22/2024

Bridge Counseling Associates
1640 Alta Drive, #4
Las Vegas, NV 89106
702-474-6450 Ext. 123

ATTN: City of Las Vegas Planning

**RE: Bridge Counseling Associates @ 6th Street. BEHAVIORAL HEALTH SERVICES
415 S. 6th Street**

**APN: 139-347-11-000, 139-34-177-007, 139-34-177-008, 139-34-177-003, 139-34-177-004, 139-34-177-002, 139-34-177-005, 139-34-177-006, 139-34-177-009, 139-34-177-001
SPECIAL USE PERMIT & PARKING WAIVER JUSTIFICATION LETTER**

City of Las Vegas Planning:

Bridge Counseling Associates respectfully requests favorable consideration on the attached application for 1 special use permits (SUP): 1) Facility to provide testing, treatment, or counseling for drug alcohol abuse; for the above referenced project.

The project site consists of .69 acres wherein an existing 3 story, C-1 Limited Commercial building is located at 415 S 6th Street (32,562 SF Gross Floor Area); which has historically served as leasable working space for local law firms & small businesses. The current site has 75 on-site parking spaces: 40 within the building footprint, 23 located at the East parking lot, and an additional 12 spaces reserved via a parking agreement with APN: 139-34-710-010. One parking space per 300 gross floor area is required. As such 109 parking spaces are called for; however, due to the subject site being located in the Downtown Las Vegas Overlay District- Area 2; parking requirements are exempt from the automatic application of the mandatory maximum. [19.10.110 (c)]. As such, Bridge respectfully requests a parking waiver to allow 75 parking spaces where 109 are required. Additionally, Bridge requests 4 handicap parking spaces where 5 is required.

Bridge Counseling Associates has operated in the Las Vegas valley for over 50 years; 12 of which have been at our north campus located at 1640 Alta Dr. The Alta campus will be moving services to this new location; and an expected 26 clinicians will provide Behavioral Health services to clients arriving for scheduled appointments throughout the day. Proposed operating hours are 8:30am-8:00pm Mon-Fri and 8:30am-12:30pm (appointment only) on Saturdays. Bridge's Lobby's will be open during normal business hours. Due to a majority of client visits being made by appointment, the 75 spaces provided are believed to be adequate. Bridge has fewer parking spaces at its Alta Location and does not have any problems with parking.



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Additionally, Bridge Counseling Associates will be operating as a Social Service Provider and the site location meets all conditional use requirements (An open lobby will be incorporated on each floor).

The proposal is appropriate based on the following finding of facts:

1. The proposed development is harmonious and compatible with a adjacent development and other proposed development in the area;
2. The proposed development is consistent with the applicable General Plan, Title 19, and the Downtown Las Vegas Development Standards and other duly adopted City plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

Should you have any questions or require additional information please contact me at 702-474-6450 ext.123.

Sincerely,

David Robeck
President/CEO