

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



Case Type: (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc.) SITE DEVELOPMENT PLAN REVIEW

Project Address (Location): APN #139-34-410-194 SWC OF GASS AND 6TH ST.

Project Name: GASS AVE & 6TH ST. APARTMENTS Proposed Use: MIXED USE

Assessor's Parcel #(s): 139-34-410-194, 139-34-410-195, 139-34-410-196 Ward #: 3

General Plan: Existing INCCORP Proposed M00U Zoning: Existing C-1 Proposed C-1

Additional Information: NEW MID-RISE APARTMENT COMPLEX AND COMMERCIAL CENTER ON GASS AVE & 6TH ST. PARKING AND COMMERCIAL USE ON GROUND LEVEL AND RESIDENTIAL UNITS ABOVE.

Property Owner: 551 G A Holdings LLC / Ramin Shoar Contact: Ramin shoar

Address: 9850 S Maryland pkwy A5-263 City: Las Vegas State: NV Zip: 89183

E-mail: raminshoar@gmail.com Phone: 702-412-9242

Applicant: 551 G A Holdings LLC / Ramin Shoar Contact: Ramin Shoar

Address: 9850 S. Maryland pkwy A5-263 City: Las Vegas State: NV Zip: 89183

E-mail: raminshoar@gmail.com Phone: 702-412-9242

Representative: SCA DESIGN Contact: SHELDON COLEN

Address: 2525 W. HORIZON RIDGE PKWY. STE 230 City: HENDERSON State: NV Zip: 89052

E-mail: SHELDON@SCADESIGN.COM Phone: 702-719-2020 OR 702-400-2957

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 partner, 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 above address.

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 falsified, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or representative) of the property involved in the application, or the trustee or agent fully authorized by the owner(s) to make this submission, as indicated by the owner's signature herein.
- 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: [Signature]

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

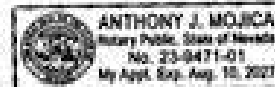
Print Name: Ramin Shoar

Subscribed and sworn before me

This: 15 day of JAN, 2025

[Signature]

Notary Public in and for said County and State



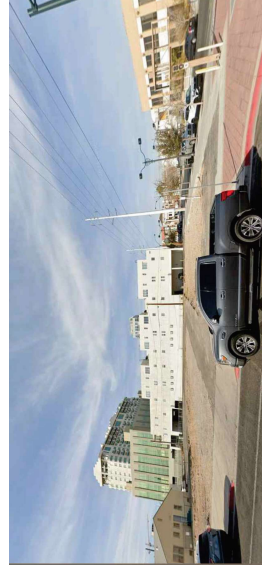
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01/16/2025



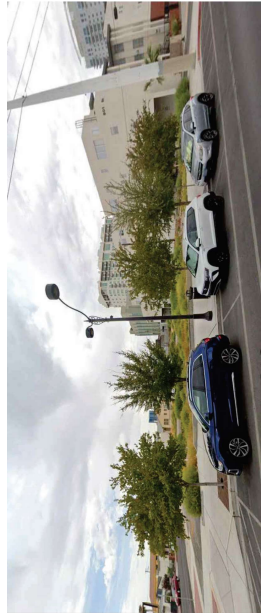
SITE INFORMATION

APN: 139-34-410-194, 139-34-410-195, 139-34-410-196  
ZONING: LIMITED COMMERCIAL (C-1)  
SITE AREA: 47,268 SF, 1.08 ACRES  
LANDSCAPE: FIVE (5) EXISTING TREES ALONG GASS AVE.  
NO ADDITIONAL LANDSCAPE PROPOSED

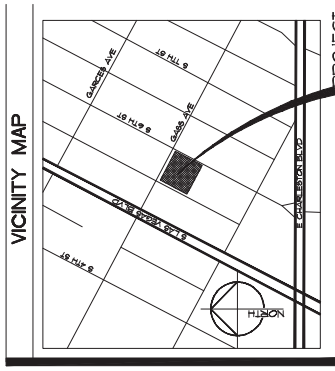
25-0022  
02/06/2025



EXISTING STREETScape - 6TH ST.



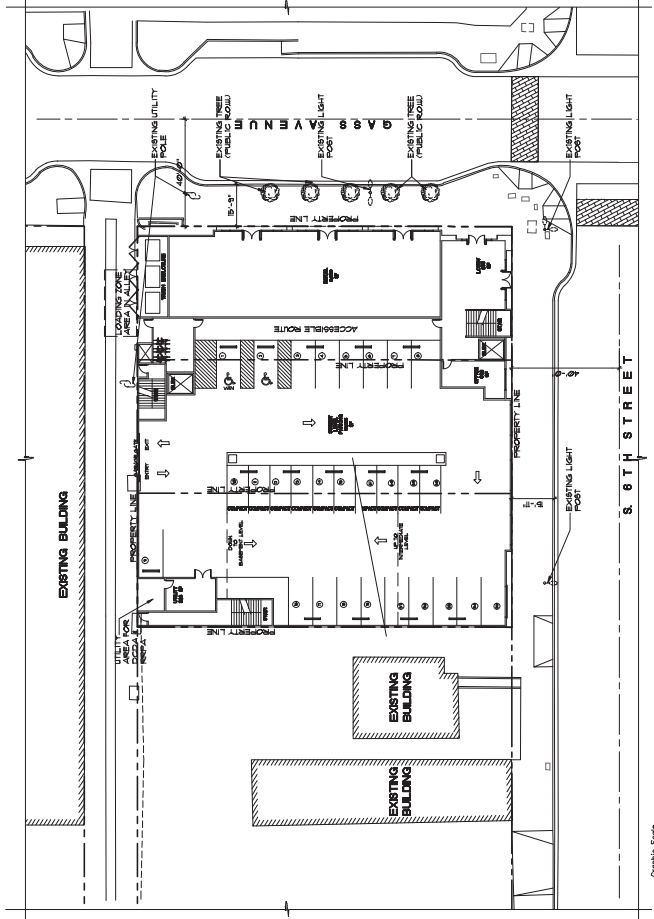
EXISTING LANDSCAPE - GASS AVE



VICINITY MAP

PROJECT LOCATION

**sca design**  
2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673



STREET LEVEL PLAN

GASS AVE AND 6TH ST APARTMENTS L1

APN: 139-34-410-194, 139-34-410-195, 139-34-410-196

# BASEMENT LEVEL

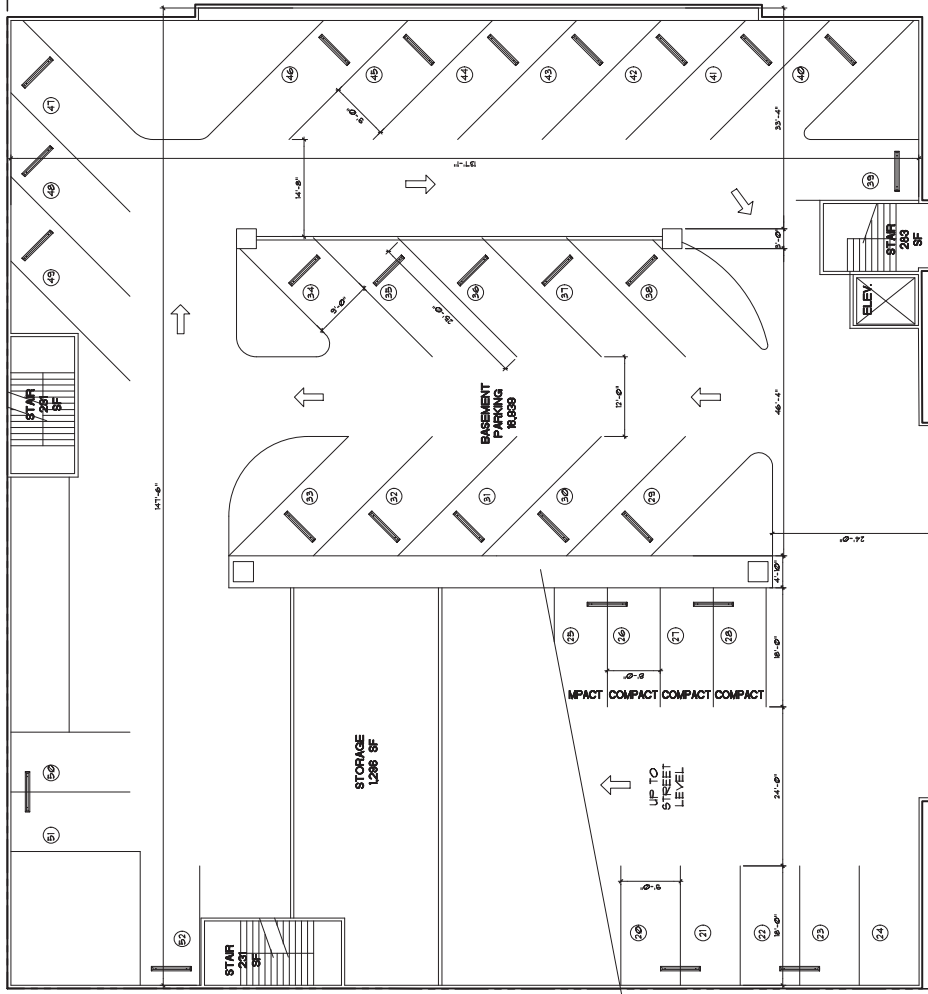
BUILDING IMAGE BREAKDOWN:  
STORAGE AREA  
BASEMENT LEVEL

17'0" 50 FT  
14'0" 50 FT

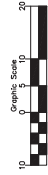
25-0022  
02/06/2025

SCALE: 1/8"=1'-0"  
02.05.2025  
21500

## FLOOR PLAN



### BASEMENT LEVEL PLAN



2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9673

## GASS AVE. & 6TH ST. APARTMENTS

APN: 139-34-410-194, 139-34-410-195, 138-34-410-196

A1.1

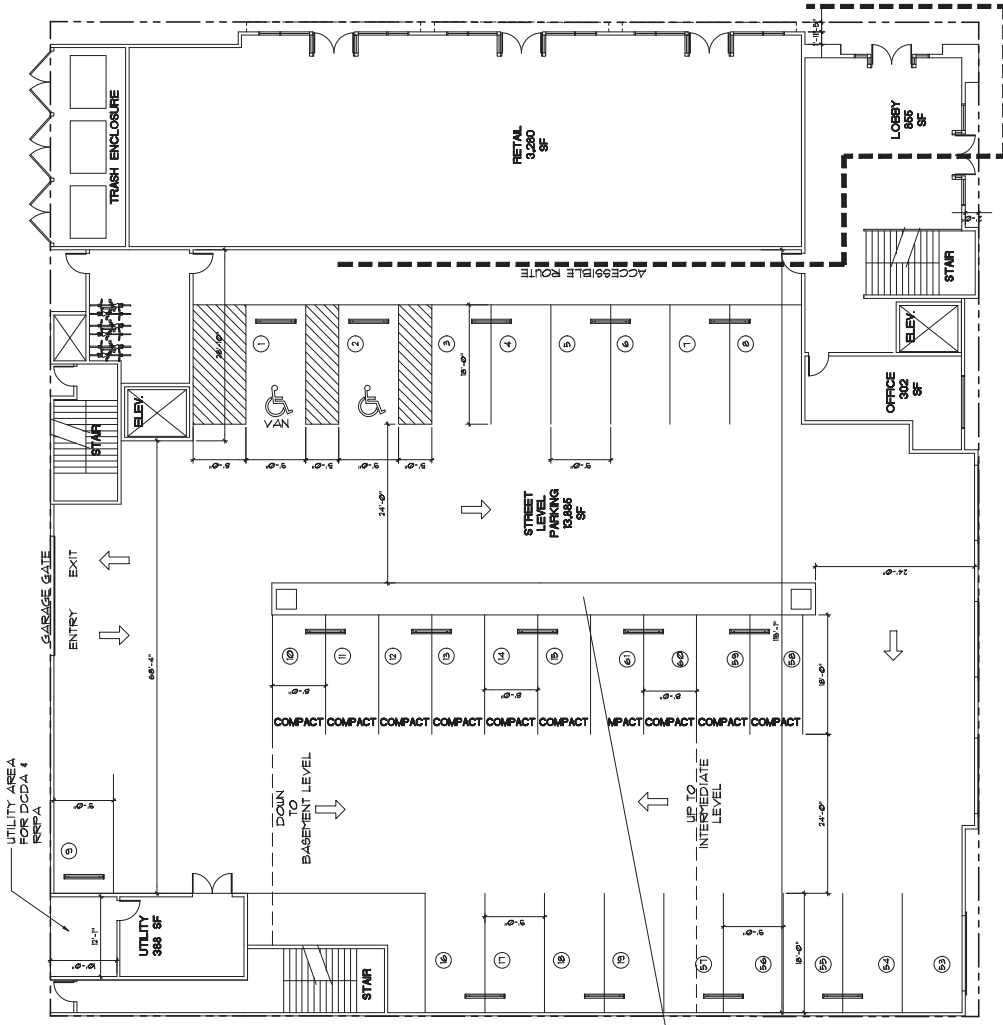
**STREET LEVEL**

BUILDING IMAGE BREAKDOWN:  
 RESIDENTIAL (LOBBY): 895 SQ FT  
 OFFICE AREA: 502 SQ FT  
 RETAIL AREA: 3,260 SQ FT  
 ACCESSORY CIRCULATION AREAS: 2,386 SQ FT  
 PARKING AREA: 13,886 SQ FT  
 STREET LEVEL: 13,886 SQ FT

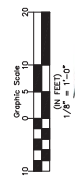
25-0022  
02/06/2025

SCALE: 1/8"=1'-0"  
02.05.2025  
21500

# FLOOR PLAN



STREET LEVEL PLAN



2525 W. HORIZON RIDGE PKWY.  
 SUITE 230  
 HENDERSON, NEVADA 89052  
 PH (702) 719-2020 FX (702) 269-9673

## GASS AVE. & 6TH ST. APARTMENTS

APN: 139-34-410-194, 139-34-410-195, 138-34-410-196

A1.2

INTERMEDIATE PARKING LEVEL

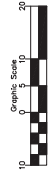
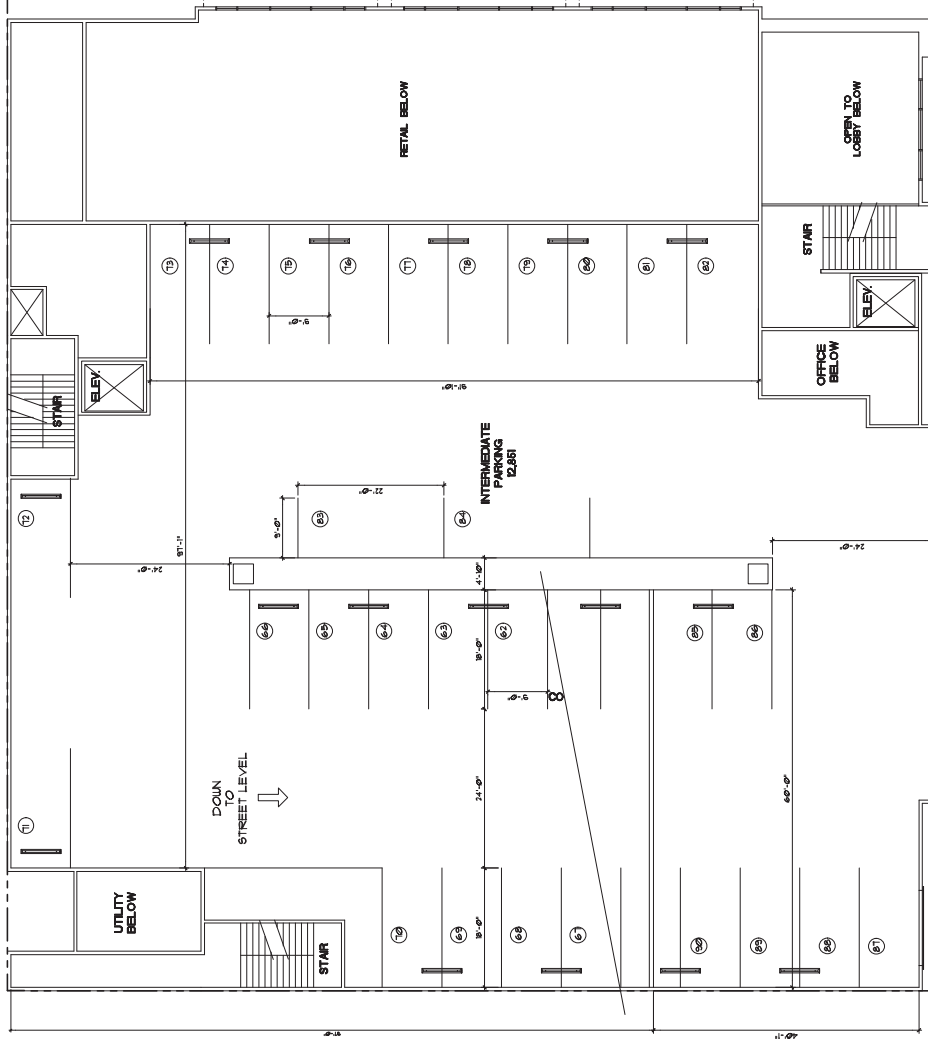
BUILDING IMAGE BREAKDOWN  
PARKING AREA  
INTERMEDIATE LEVEL

10,000 SQ FT

25-0022  
02/06/2025

SCALE: 1/8"=1'-0"  
02.05.2025  
21500

# FLOOR PLAN



## INTERMEDIATE LEVEL - PARKING - PLAN



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SUITE 230  
HENDERSON, NEVADA 89052  
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# GASS AVE. & 6TH ST. APARTMENTS

A1.3

APN: 139-34-410-194, 139-34-410-195, 138-34-410-196

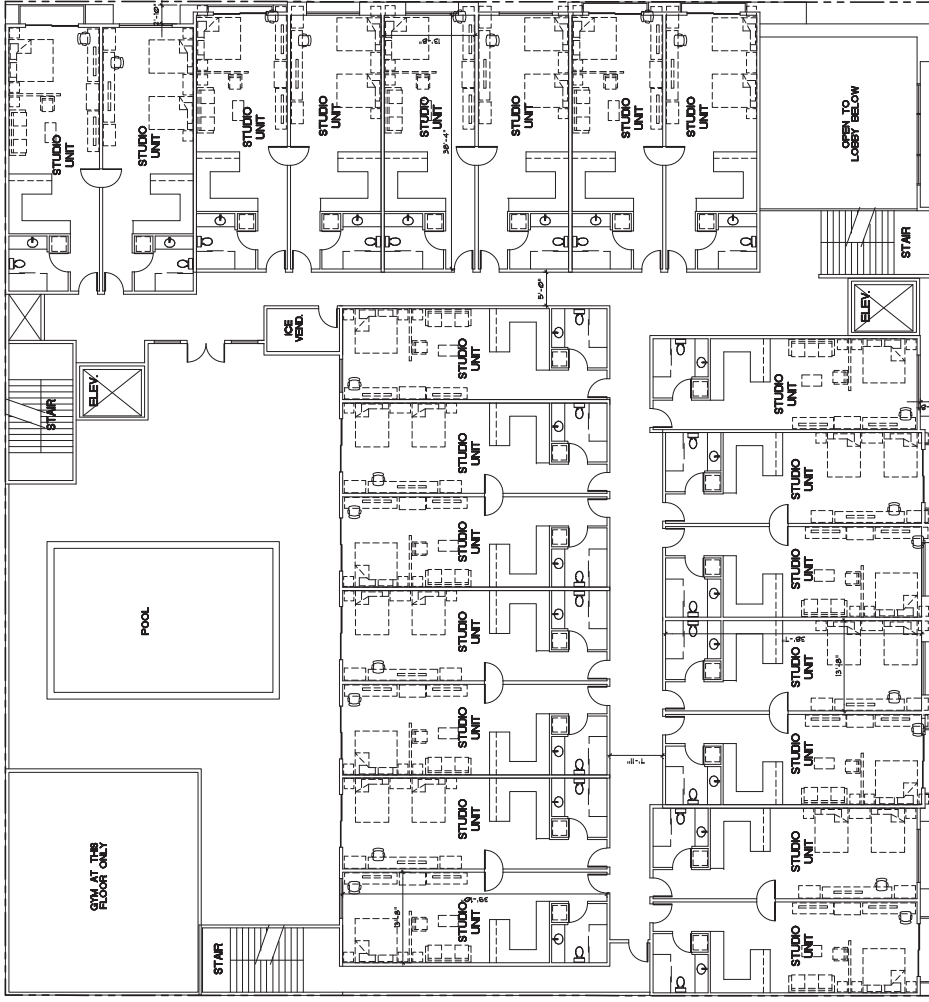
# 2ND FLOOR PLAN

BUILDING USAGE BREAKDOWN:  
APARTMENT RESIDENTIAL:  
STUDIO UNITS (22 UNITS) 571 SF x 2 = 6,862 SQ FT  
BALCONIES 591 SF x 6 = 3,546 SQ FT  
TOTAL 10,408 SQ FT  
BALCONIES 591 SF x 6 = 3,546 SQ FT  
ACCESSORY CIRCULATION SPACES: 2334 SQ FT  
COMMON SPACE AREA (GYM/POOL): 4,563 SQ FT

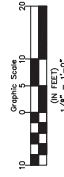
25-0022  
02/06/2025

SCALE: 1/8"=1'-0"  
02.05.2025  
21500

# FLOOR PLAN



## SECOND FLOOR PLAN



## GASS AVE. & 6TH ST. APARTMENTS

A1.4

APN: 139-34-410-194, 139-34-410-195, 138-34-410-196

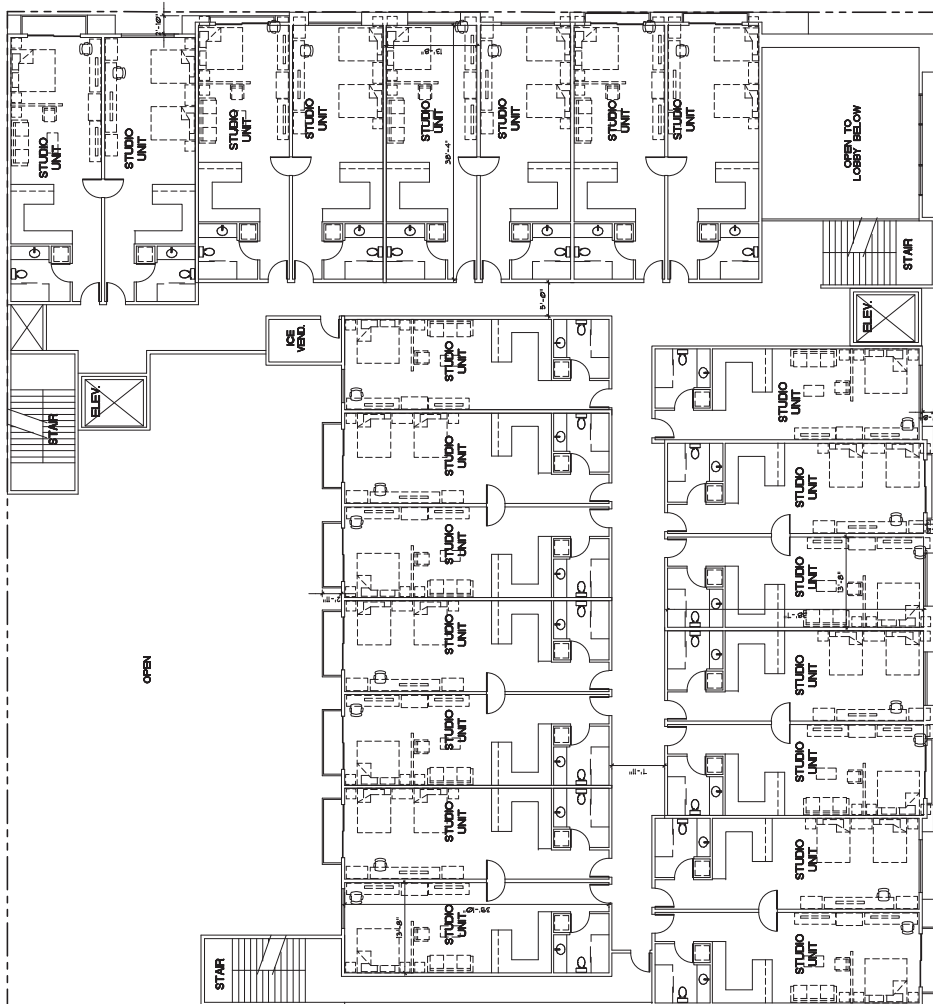
# 3RD FLOOR PLAN

BUILDING USAGE INFORMATION:  
 STUDIO UNITS: 230  
 STUDIO UNITS: 230  
 TOTAL: 460  
 BALCONIES: 230  
 ACCESSORY CIRCULATION: 230

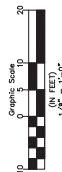
25-0022  
 02/06/2025

SCALE: 1/8"=1'-0"  
 02.05.2025  
 21500

# FLOOR PLAN



## THIRD FLOOR PLAN



2525 W. HORIZON RIDGE PKWY.  
 SUITE 230  
 HENDERSON, NEVADA 89052  
 PH (702) 719-2020 FX (702) 269-9673

## GASS AVE. & 6TH ST. APARTMENTS

APN: 139-34-410-194, 139-34-410-195, 138-34-410-196

A1.5





# 4TH FLOOR PLAN

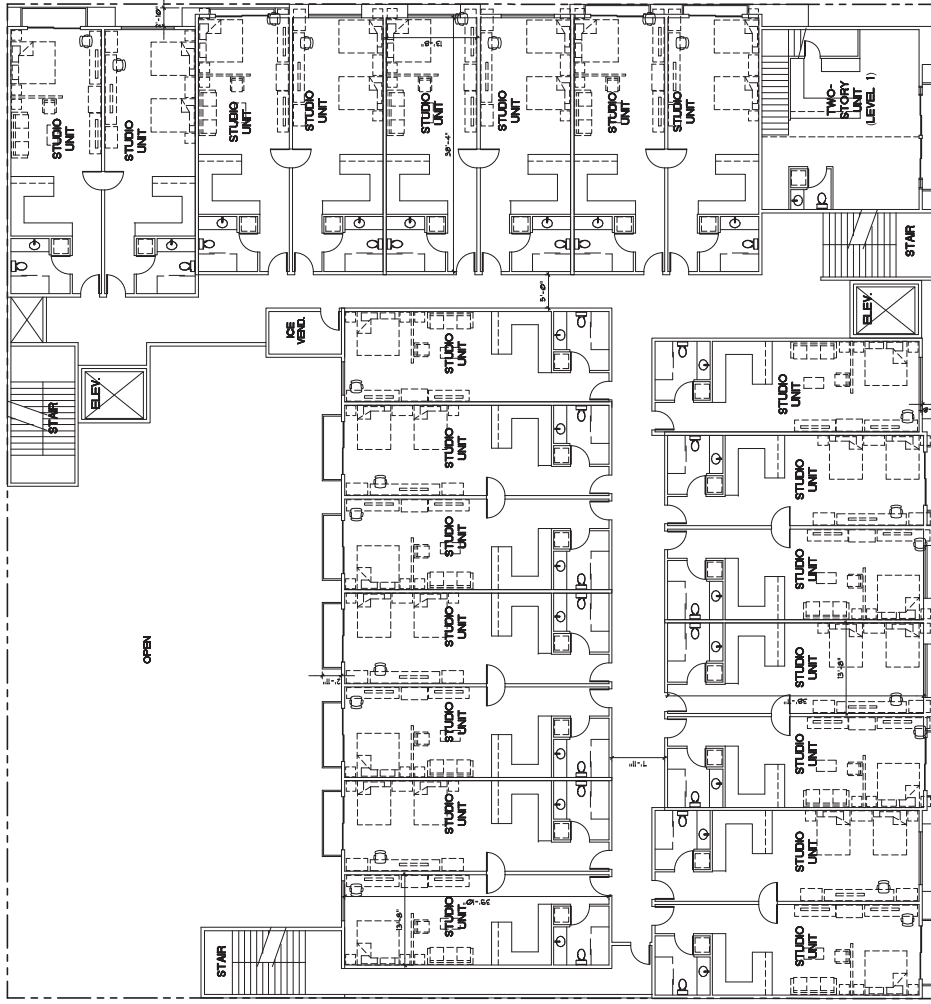
BUILDING AREA INFORMATION

|                              |                           |
|------------------------------|---------------------------|
| STUDIO UNITS (22 UNITS)      | 571 SF X 12 = 6,852 SQ FT |
| STUDIO UNITS (22 UNITS)      | 594 SF X 4 = 2,376 SQ FT  |
| 2-STORY UNIT (1 UNIT)        | 1,314 SQ FT               |
| STAIRS                       | 130 SQ FT                 |
| ACCESSORY CIRCULATION SPACES | 233A SQ FT                |
| TOTAL                        | 10,592 SQ FT              |

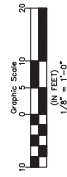
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## FLOOR PLAN



### FOURTH FLOOR PLAN

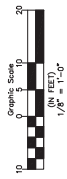
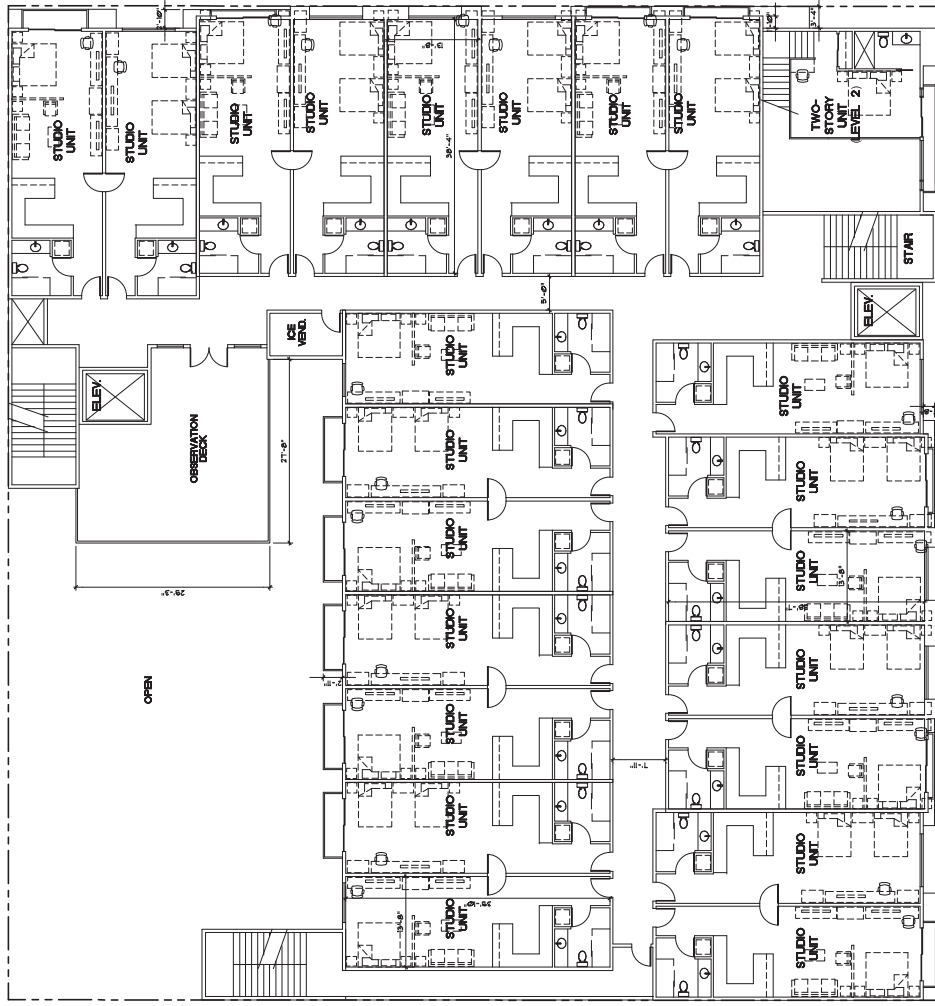


## GASS AVE. & 6TH ST. APARTMENTS

A1.6

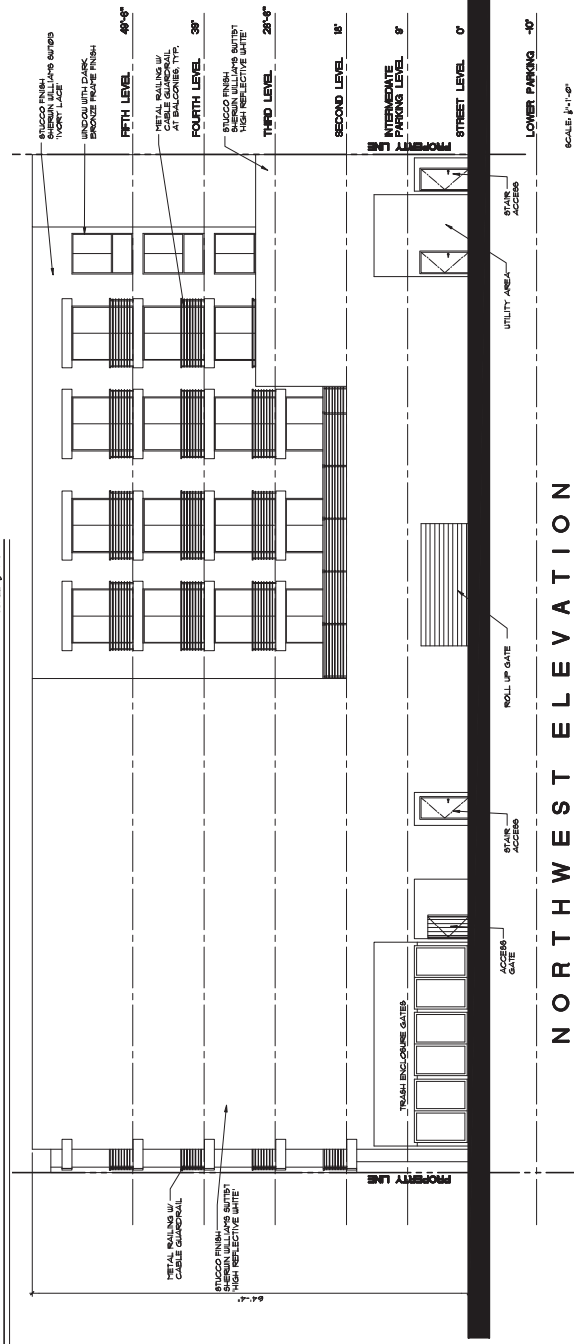
APN: 139-34-410-194, 139-34-410-195, 138-34-410-196

# FLOOR PLAN



2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-9

25-0022



NORTHWEST ELEVATION

## A2.1

# GASS AVE & 6TH ST. APARTMENTS

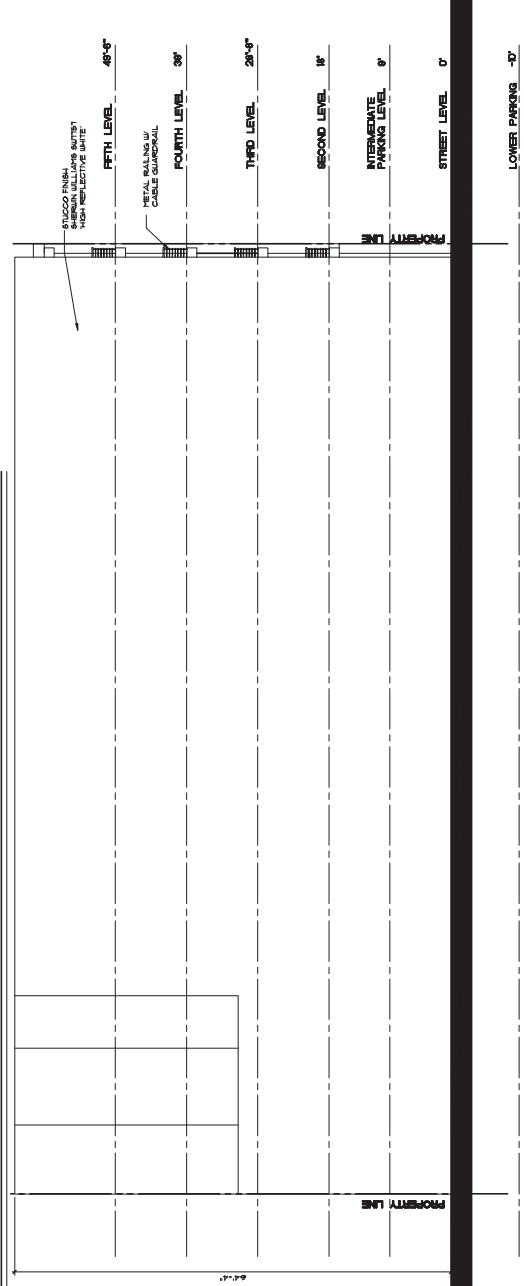
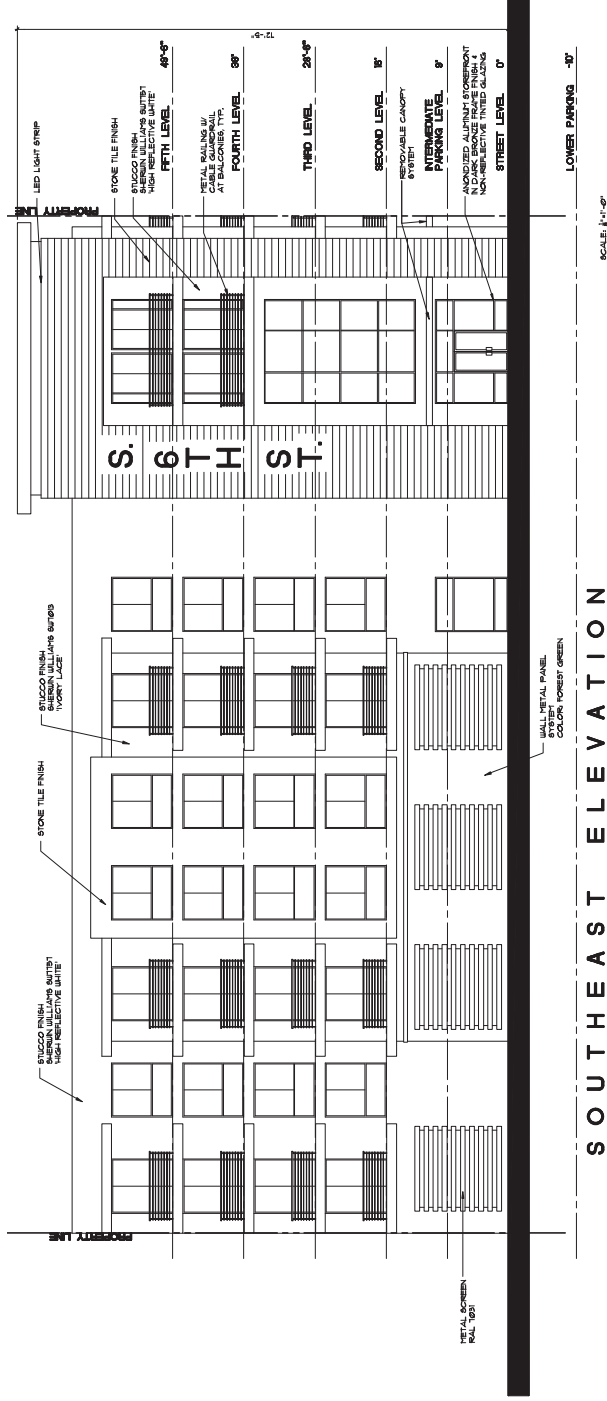
**APN: 139-34-410-194, 139-34-410-195, 139-34-410-196**

2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
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# EXTERIOR ELEVATIONS

25-0022  
02/06/2025



2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 716-2020 FX (702) 269-9673

## SOUTHWEST ELEVATION

# GASS AVE & 6TH ST. APARTMENTS

APN: 139-34-410-194, 139-34-410-195, 139-34-410-196

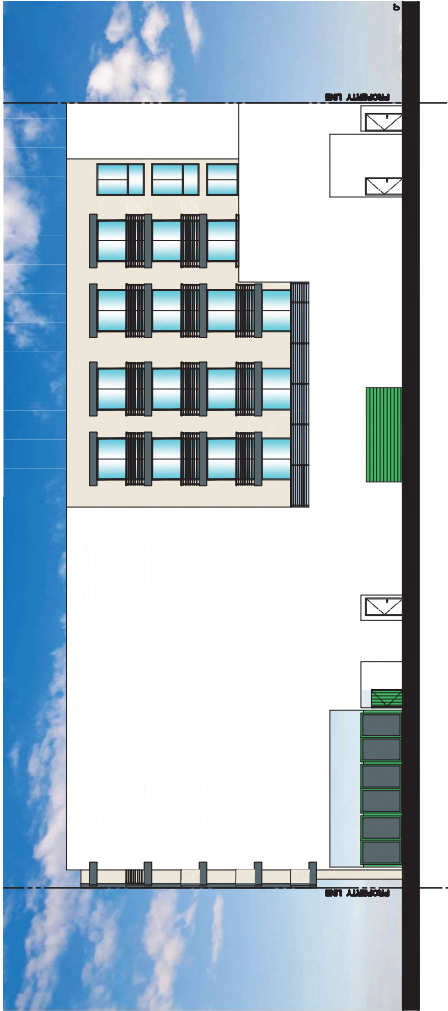
A2.2

25-0022  
02/06/2025

COLOR ELEVATIONS



NORTHEAST ELEVATION



NORTHWEST ELEVATION



LARGE FORMAT WALL TILE  
GRAY BLEND  
(CONCEPT REFERENCE)



METAL WALL PANELS  
(CONCEPT REFERENCE)



STUCCO FINISH  
DESERT WALLING BUTTER  
CREAM WHITE  
HIGH REFLECTIVE WHITE



STUCCO FINISH  
DESERT WALLING BUTTER  
CREAM WHITE  
HIGH REFLECTIVE WHITE

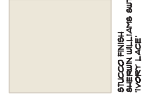
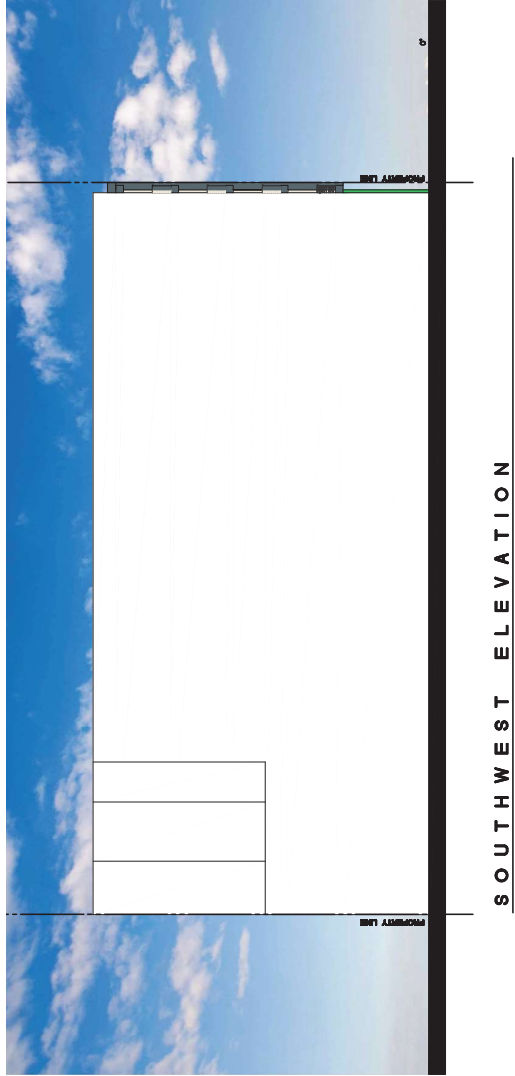


STUCCO FINISH  
DESERT WALLING BUTTER  
CREAM WHITE  
HIGH REFLECTIVE WHITE

SCALE: 3/32"=1'-0"  
02.05.2025  
21500

25-0022  
02/06/2025

# COLOR ELEVATIONS



2525 W. HORIZON RIDGE PKWY.  
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## GASS AVE & 6TH ST. APARTMENTS A2.4

APN: 139-34-410-194, 139-34-410-195, 139-34-410-196