

# 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: \_\_\_\_\_

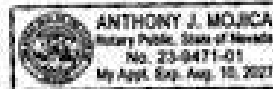
An authorized agent may sign in lieu of the property owner for Final Maps, Technical Maps and Parcel Maps

Print Name: Ramin Shoar

Subscribed and sworn before me

This: 15 day of JAN, 2025

Anthony J. Mojica  
Notary Public in and for said County and State



25-0022  
01/16/2025

SCALE: 1"=20'  
02.05.2025  
21500

# SITE PLAN

## SITE INFORMATION

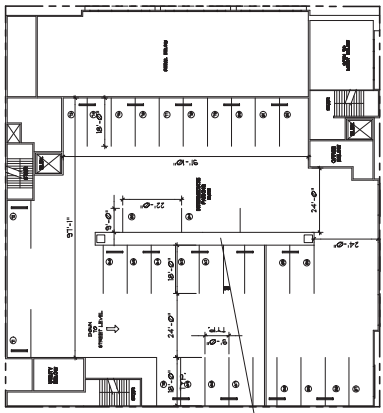
APN: 193-34-410-194, 193-34-410-195, 193-34-410-196  
OWNER: LIMITED COMMERCIAL (C/L)  
SITE AREA: 4.72 ACRES  
BUILDING FOOTPRINT: 11,144 SQ. FT.  
OVERALL BUILDING SQUARE FOOTAGE: 20,079 SQ. FT. TOTAL  
BASEMENT/INTERMEDIATE LEVEL  
RESIDENTIAL (LOBBY)  
RESIDENTIAL (UNIT)  
ACCESSORY CIRCULATION AREA  
PARKING AREA  
BASEMENT LEVEL  
INTERMEDIATE LEVEL  
2ND-3RD LEVEL  
APARTMENT BUILDING  
2-STORY UNIT (1 UNIT) (648 SF) (32 SF)  
TOTAL: 89 APARTMENT UNITS

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02/06/2025

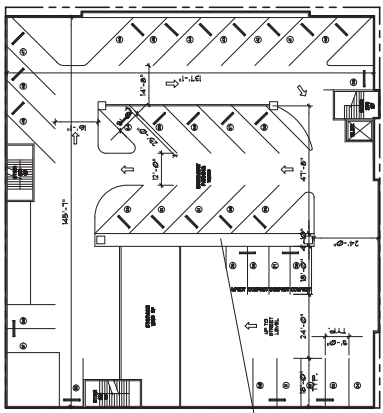
BALCONIES: 1,009 SQ. FT.  
ACCESSORY CIRCULATION SPACES (13,544 SQ. FT.)  
COMMON SPACE AREA (GYMNASIUM/OBSERVATION DECK): 9,999 SQ. FT.  
SQUARE FOOTAGE BREAKDOWN FOR EACH FLOOR LISTED ON ALL - ALL SHEETS  
% OF SITE COVERED BY BUILDING  
BUILDING FOOTPRINT: 11,144 SQ. FT. (PROPERTY: 48,296 SQ. FT.)  
TOTAL LOT COVERAGE SHALL BE LIMITED ONLY BY SETBACK REQUIREMENTS (PER TITLE 9, APPENDIX F-CJ.1)  
REQUIRED SETBACKS (PER TITLE 9, APPENDIX F-CJ.1) (AREA 1A)  
FRONT SETBACK: 0'-0" (NEAR SETBACK: NONE REQUIRED)  
INTERIOR SIDE SETBACK: 0'-0" (CORNER SIDE SETBACK: 0'-0")  
PROVIDED SETBACK: 0'-0" (NEAR SETBACK: 0'-0")  
REAR SETBACK: 0'-0" (CORNER SETBACK: 0'-0")

## PARKING CALCULATION

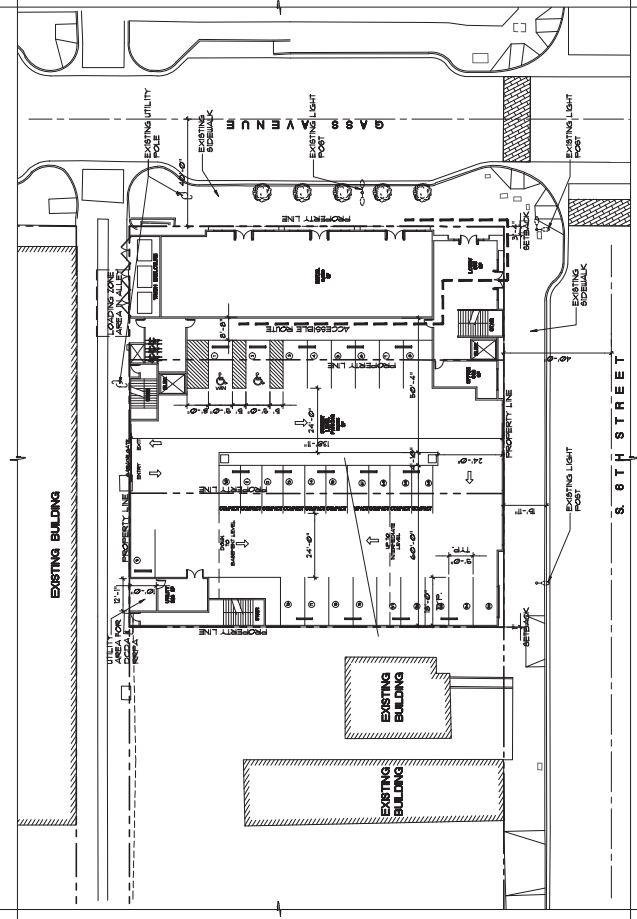
MULTIFAMILY RESIDENTIAL: 89 APARTMENT UNITS  
COMMERCIAL RETAIL: 3,789 SQ. FT.  
REQUIRED PARKING: PER TITLE 9, APPENDIX F-CJ.1  
MULTIFAMILY RESIDENTIAL: 89 UNITS PLUS ONE ADDITIONAL GUEST SPACE FOR EVERY 4 UNITS  
SPREAD THROUGHOUT THE DEVELOPMENT  
89 UNITS X 1.25 SPACES PER UNIT = 111.25 UNITS / 6 UNITS = 19 SPACES  
OFFICE OTHER THAN LISTED:  
ONE SPACE FOR EACH 300 SQ. FEET OF GROSS FLOOR AREA  
300 SQ. FT. / 300 SQ. FT. = 1 SPACE  
GROSS FLOOR AREA: 11,144 SQ. FT. / 300 SQ. FT. = 37.15 SPACES  
TOTAL SPACES REQUIRED: 131 SPACES  
3,789 SQ. FT. / 1,000 / 175 SQ. FT. = 21 SPACES  
PER TYPICAL 0-1 - FIRST FLOOR OF NON-RESIDENTIAL USE EXEMPTED  
TOTAL SPACES REQUIRED: 110 SPACES  
NOTE: DONTON PARKING ZONE 2 - MIN. 50% AND MAX. 60% OF THE PARKING REQUIREMENTS  
MAY BE USED FOR THE USE  
MAY BE USED FOR THE USE  
MAY BE USED FOR THE USE  
PROVIDED PARKING:  
STANDARD SPACES: 14 SPACES  
ACCESSORY SPACES: 2 SPACES  
TOTAL SPACES PROVIDED: 16 SPACES  
TOTAL SPACES PROVIDED: 16 SPACES



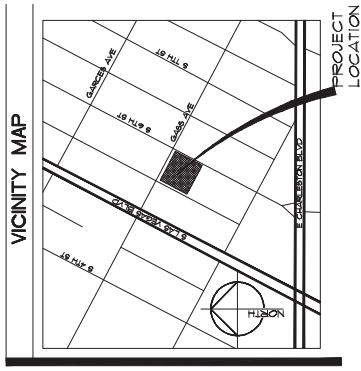
INTERMEDIATE PARKING PLAN



BASEMENT PARKING PLAN



STREET LEVEL PLAN



VICINITY MAP

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

# GASS AVE AND 6TH ST APARTMENTS AS1

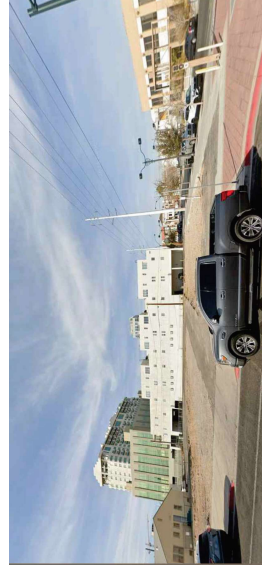
APN: 139-34-410-194, 139-34-410-195, 139-34-410-196

# LANDSCAPE PLAN

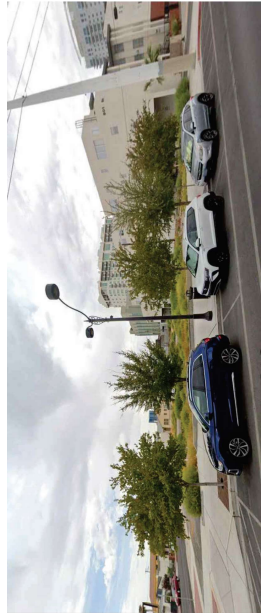
## SITE INFORMATION

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

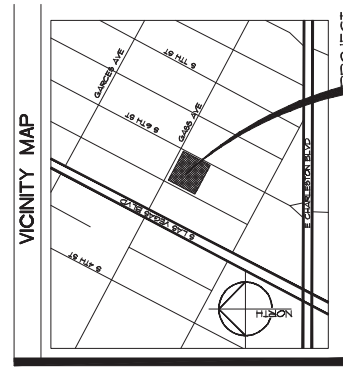
25-0022  
02/06/2025



EXISTING STREETScape - 6TH ST.



EXISTING LANDSCAPE - GASS AVE

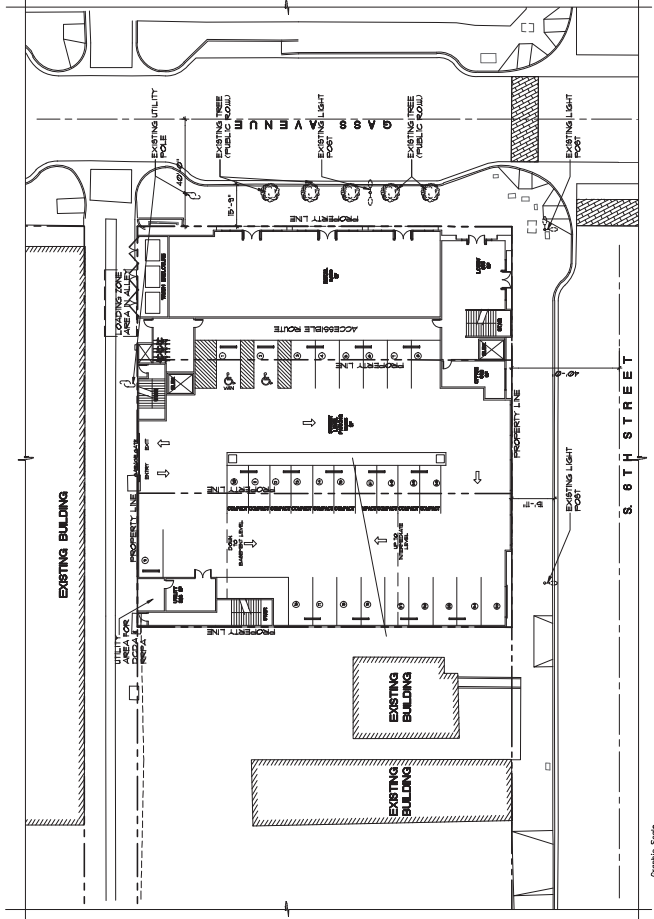


VICINITY MAP

PROJECT LOCATION



2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
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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

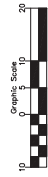
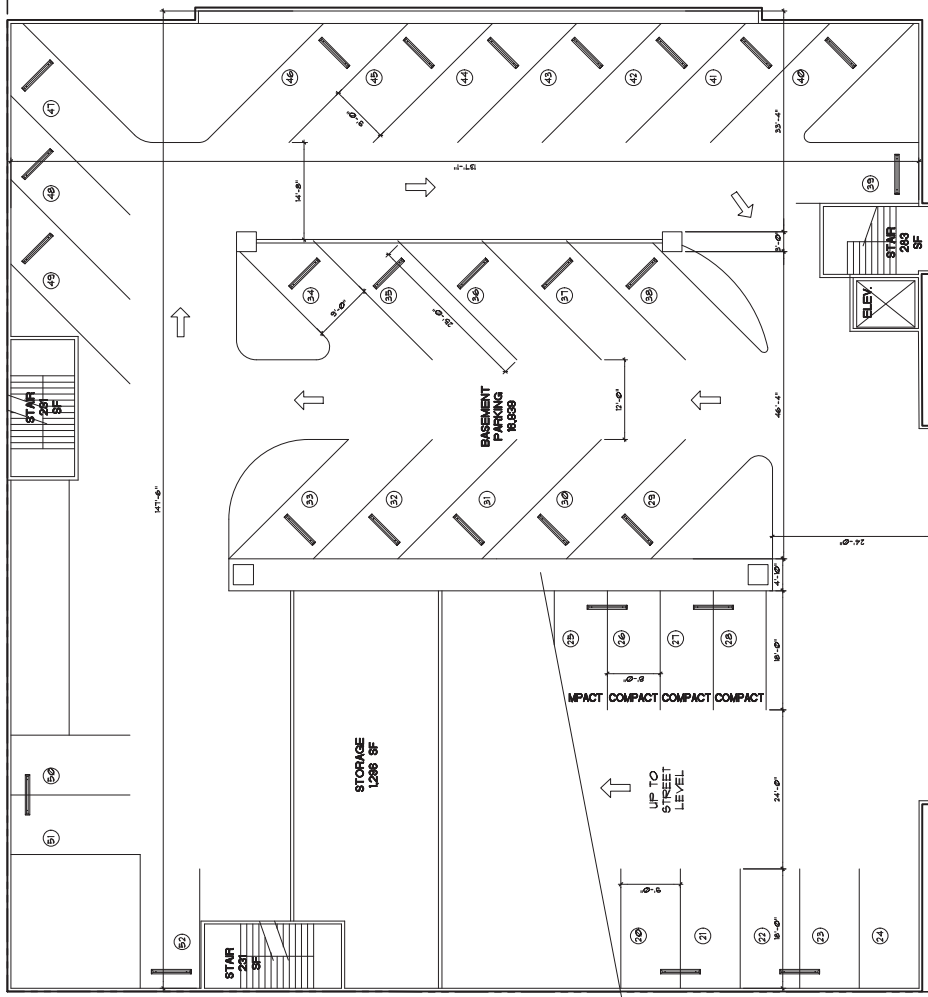
BUILDING IMAGE BREAKDOWN:  
STORAGE AREA  
BASEMENT LEVEL

17'6" 50 FT  
16'8" 50 FT

25-0022  
02/06/2025

SCALE: 1/8"=1'-0"  
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## FLOOR PLAN



### BASEMENT LEVEL PLAN



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SUITE 230  
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## GASS AVE. & 6TH ST. APARTMENTS

A1.1

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

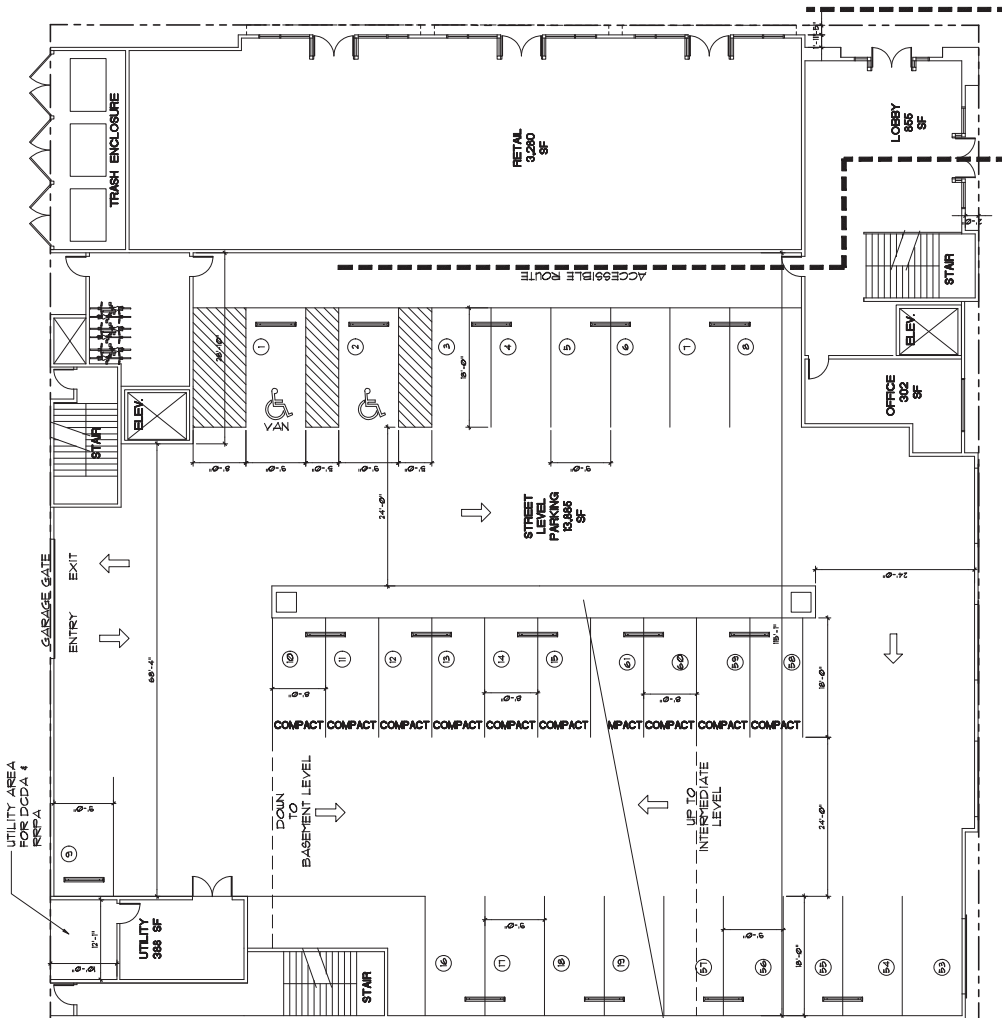
**STREET LEVEL**

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

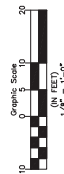
25-0022  
 02/06/2025

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

# FLOOR PLAN



STREET LEVEL PLAN



2525 W. HORIZON RIDGE PKWY.  
 SUITE 230  
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## GASS AVE. & 6TH ST. APARTMENTS

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

A1.2



INTERMEDIATE PARKING LEVEL

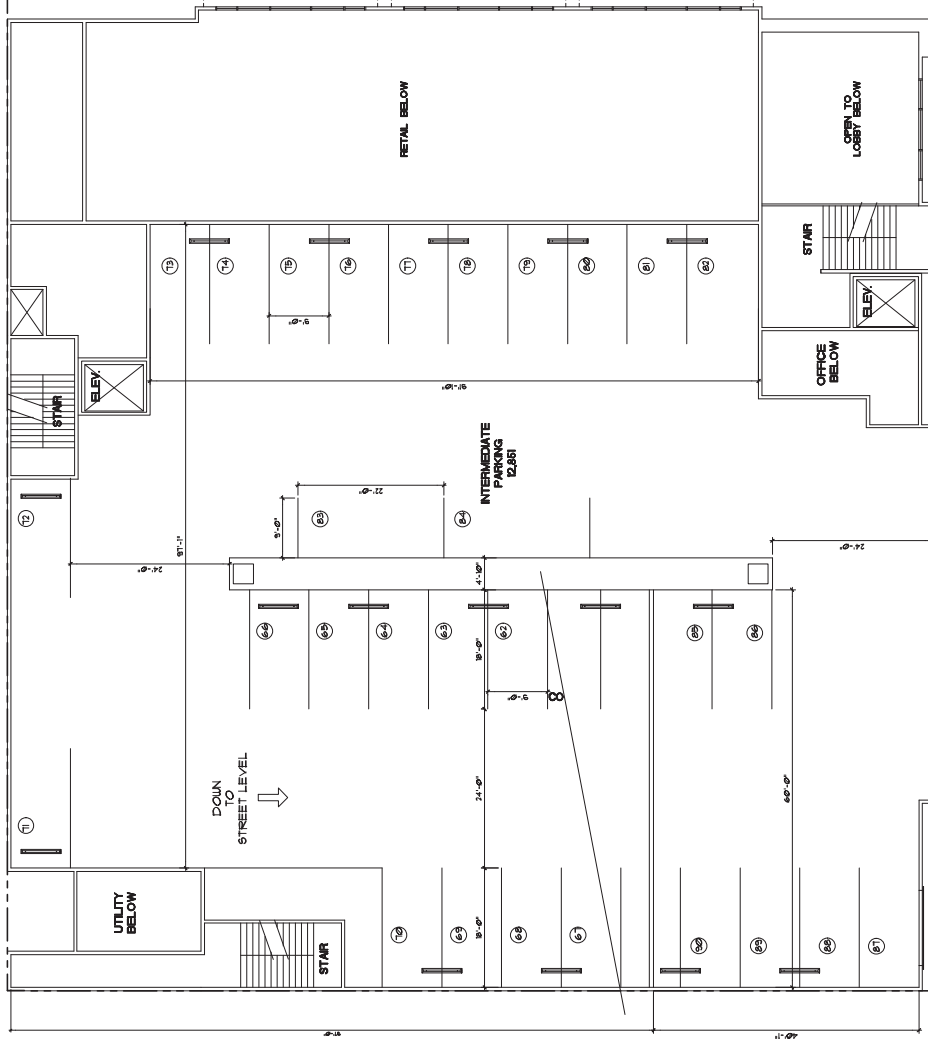
BUILDING IMAGE BREAKDOWN  
PARKING AREA  
INTERMEDIATE LEVEL

10,000 SQ FT

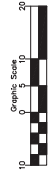
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SCALE: 1/8"=1'-0"  
02.05.2025  
21500

# FLOOR PLAN



INTERMEDIATE LEVEL - PARKING - PLAN



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GASS AVE. & 6TH ST. APARTMENTS

A1.3

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

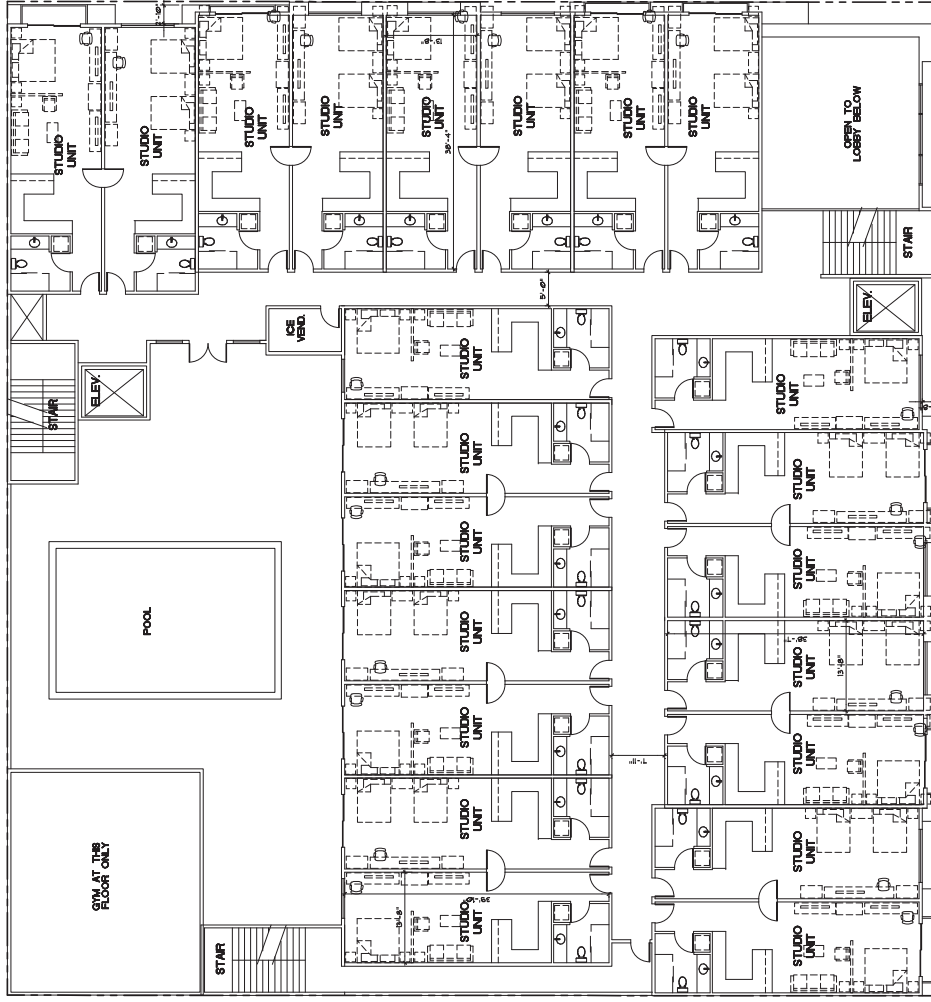
# 2ND FLOOR PLAN

BUILDING USAGE BREAKDOWN:  
APARTMENT RESIDENTIAL:  
STUDIO UNITS (22 UNITS) 571 SF x 2 = 6,862 SQ FT  
591 SF x 6 = 3,546 SQ FT  
TOTAL 10,408 SQ FT  
BALCONIES 157 SQ FT  
ACCESSORY CIRCULATION SPACES 2394 SQ FT  
COMMON SPACE AREA (GYM/POOL) 4,963 SQ FT

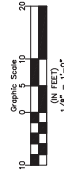
25-0022  
02/06/2025

SCALE: 1/8"=1'-0"  
02.05.2025  
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# FLOOR PLAN



## SECOND FLOOR PLAN



2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
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## GASS AVE. & 6TH ST. APARTMENTS

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

A1.4



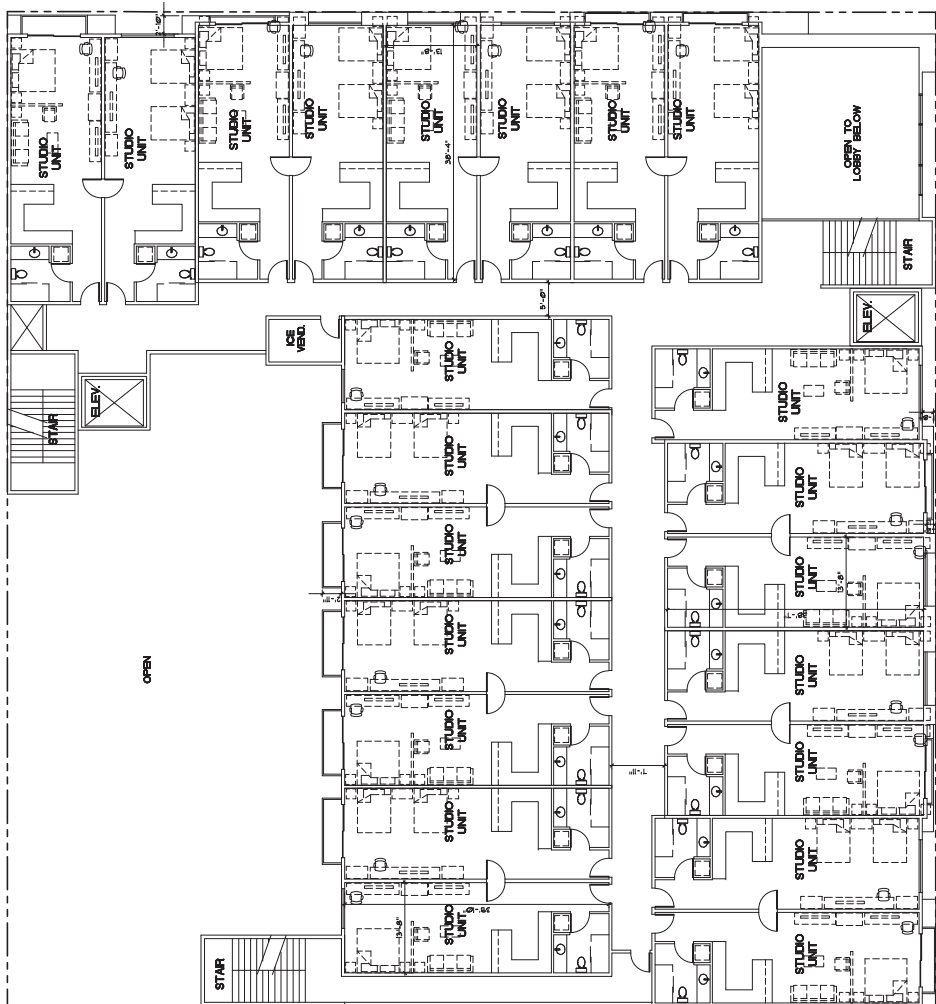
# 3RD FLOOR PLAN

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

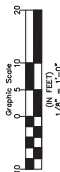
25-0022  
 02/06/2025

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

# FLOOR PLAN



# THIRD FLOOR PLAN



# GASS AVE. & 6TH ST. APARTMENTS

A1.5

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



# 4TH FLOOR PLAN

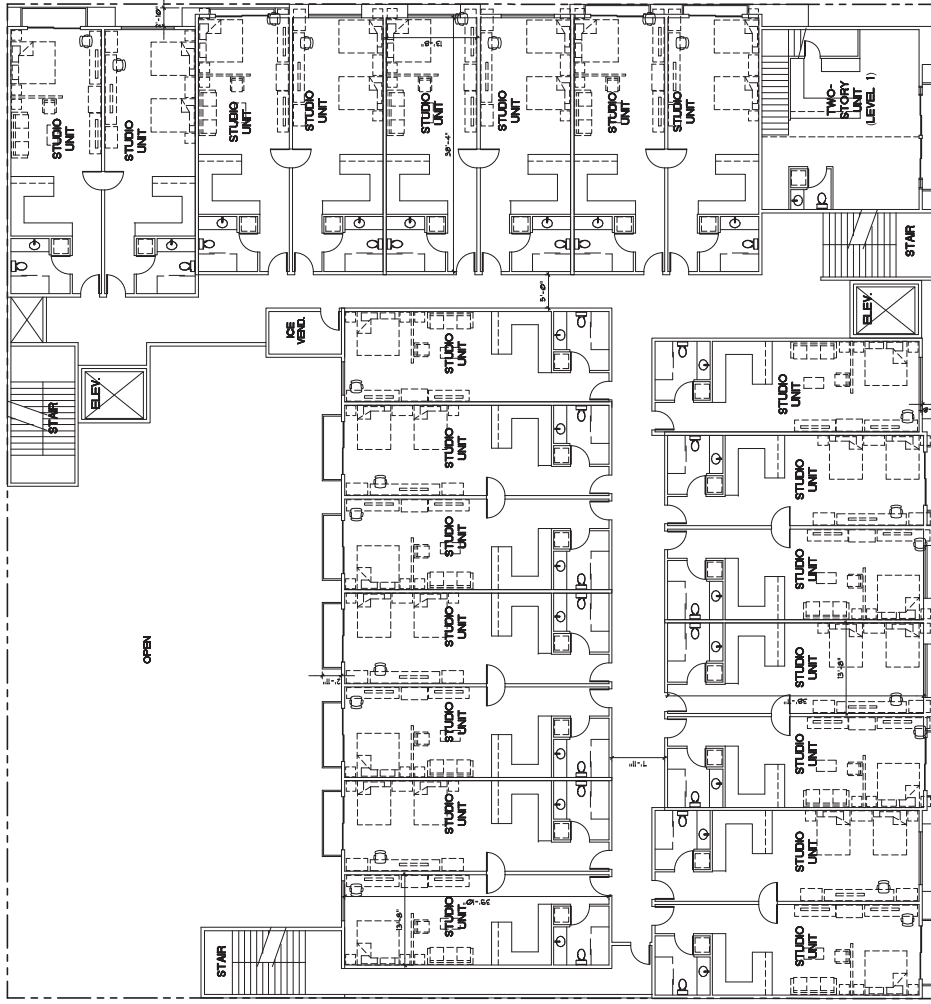
BUILDING AREA INFORMATION

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
TOTAL	10,622 SQ FT
BALCONIES	310 SQ FT
ACCESSORY CIRCULATION SPACES	2,534 SQ FT

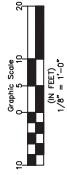
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02/06/2025

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

## FLOOR PLAN



# FOURTH FLOOR PLAN



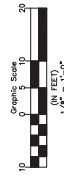
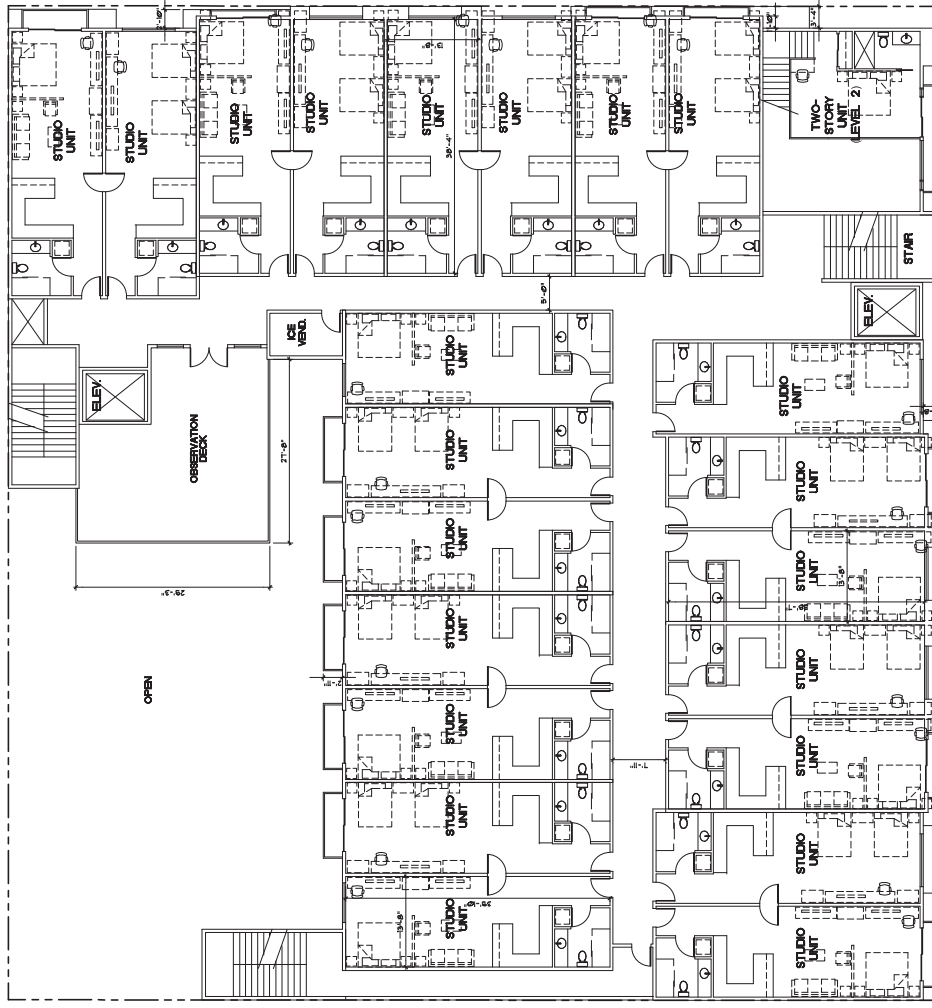
2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
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## GASS AVE. & 6TH ST. APARTMENTS

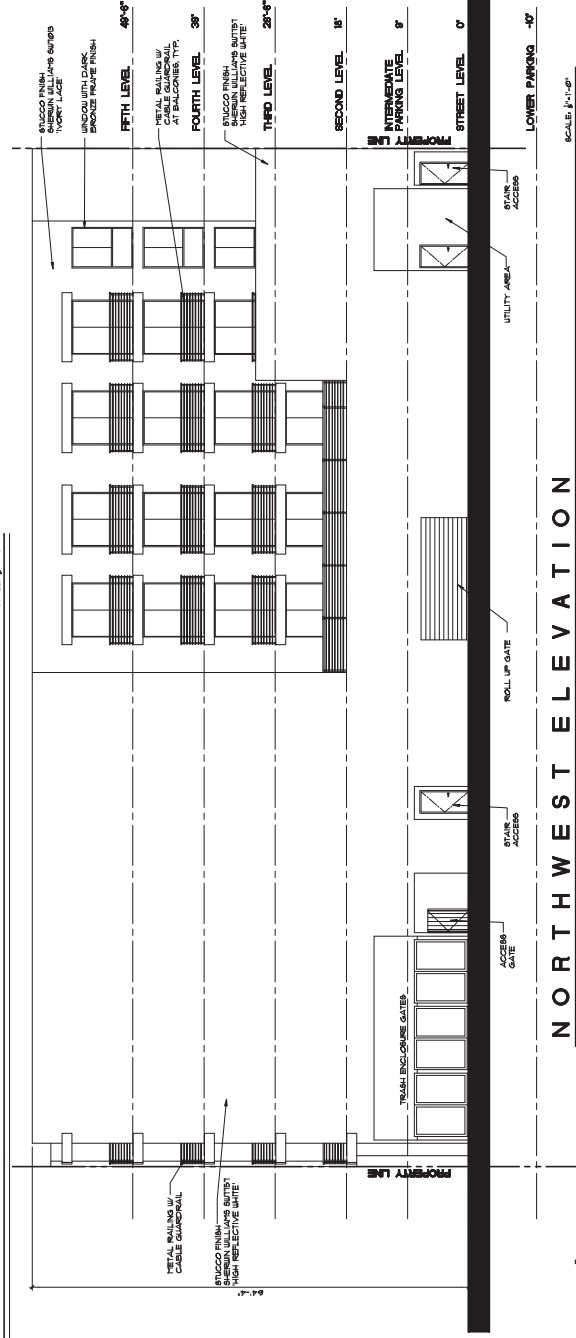
APN: 139-34-410-194, 139-34-410-195, 138-34-410-196

A1.6





2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 719-2020 FX (702) 269-5



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

# GASS AVE & 6TH ST. APARTMENTS

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

A2.1

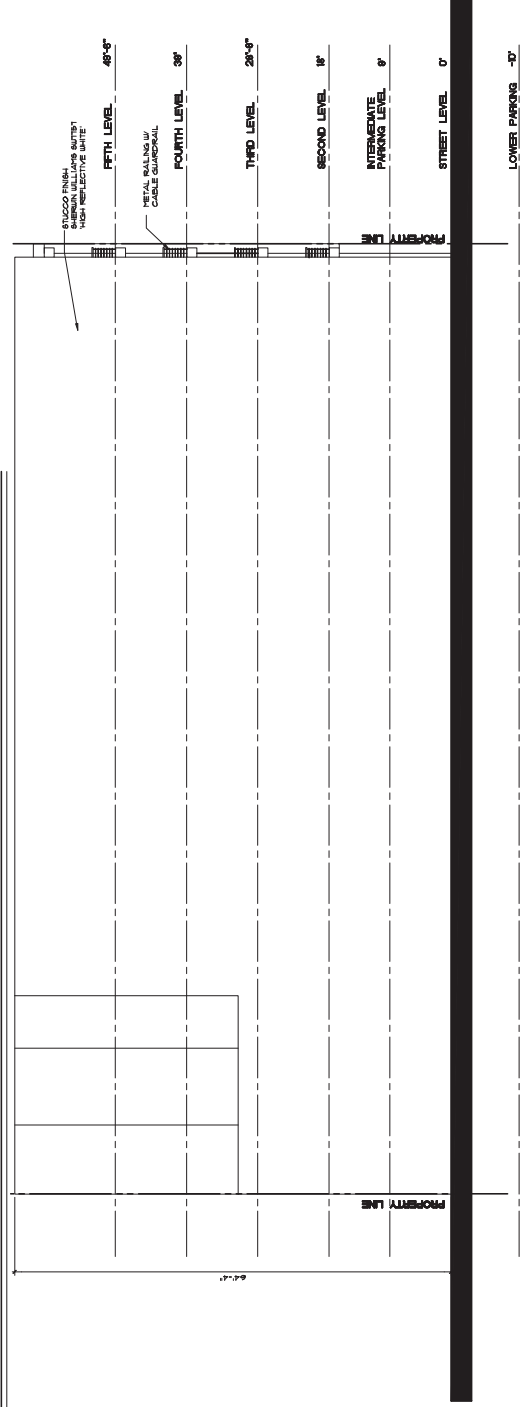
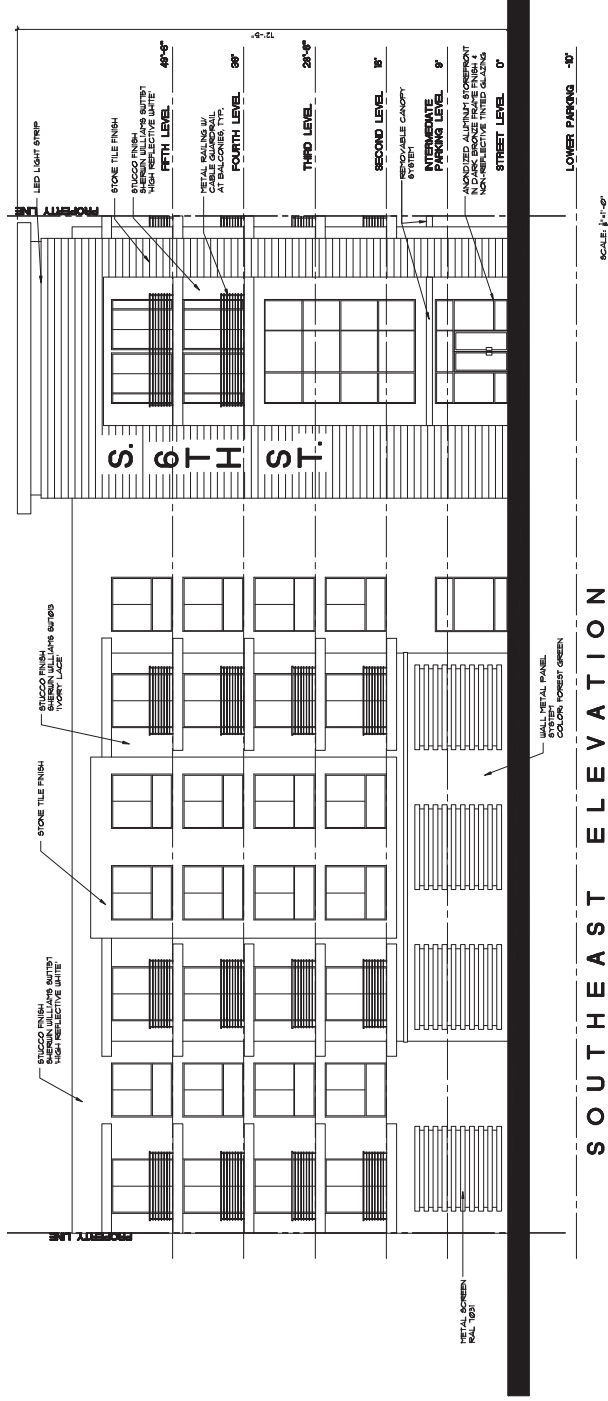
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## EXTERIOR ELEVATIONS

# EXTERIOR ELEVATIONS

25-0022  
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## SOUTHWEST ELEVATION

# GASS AVE & 6TH ST. APARTMENTS

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

A2.2

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COLOR ELEVATIONS



NORTHEAST ELEVATION



NORTHWEST ELEVATION



STUCCO FINISH  
SERRA WALLING BUTTE  
HIGH RESOLUTION WHITE  
PORT LAGE

STUCCO FINISH  
SERRA WALLING BUTTE  
HIGH RESOLUTION WHITE  
PORT LAGE

STUCCO FINISH  
SERRA WALLING BUTTE  
HIGH RESOLUTION WHITE  
PORT LAGE

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GASS AVE & 6TH ST. APARTMENTS

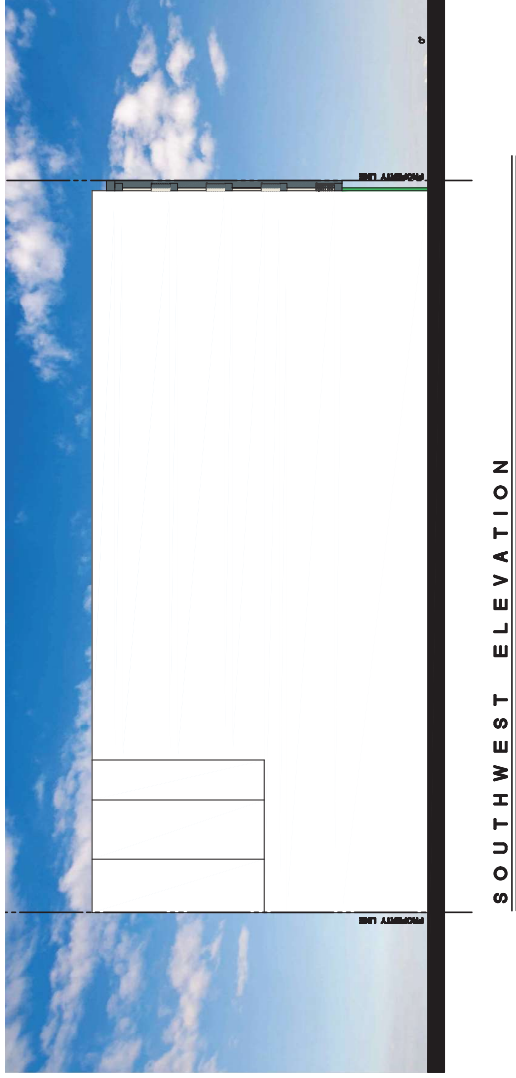
A2.3

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# COLOR ELEVATIONS



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



METAL WALL PANELS  
(CONCEPT REFERENCE)



LARGE FORMAT WALL TILE  
GRAY BLEND  
(CONCEPT REFERENCE)



STUCCO FINISH  
SANDWICH WALLING SYSTEM  
PORTLAND CEMENT  
PORTLAND CEMENT



STUCCO FINISH  
SANDWICH WALLING SYSTEM  
PORTLAND CEMENT  
PORTLAND CEMENT



STUCCO FINISH  
SANDWICH WALLING SYSTEM  
PORTLAND CEMENT  
PORTLAND CEMENT