



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Northeast Corner of Gass Ave & 6th St (551 Gass Ave, 804 S 6th St, and 808 S 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 #** _____

General Plan: Existing INCORP Proposed MXU **Zoning:** Existing C-1 Proposed C-1

Additional Information New mid-rise apartment complex and commercial center on the northeast corner of Gass Ave and 6th St.

Parking and commercial use on ground level and residential units above.

Property Owner 551 GA Holdings LLC **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 Ramin Shoar **Contact** 702-412-9242
Address 9850 S. Maryland Pkwy A5-263 **City** Las Vegas **State** NV **Zip** 89183
E-mail Raminshoar@gmail.com **Phone** 702-412-9242

Representative SC ADesign **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

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

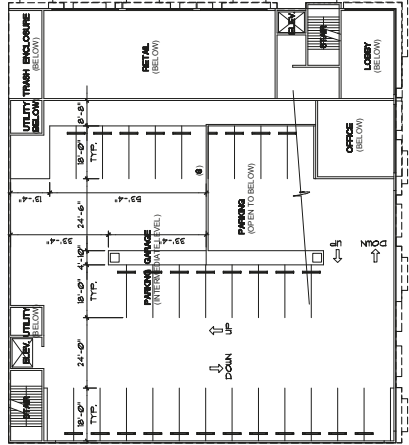
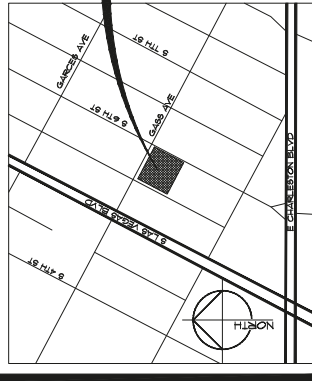
Print Name Ramin Shoar

Subscribed and sworn before me
This 15 day of July, 2022

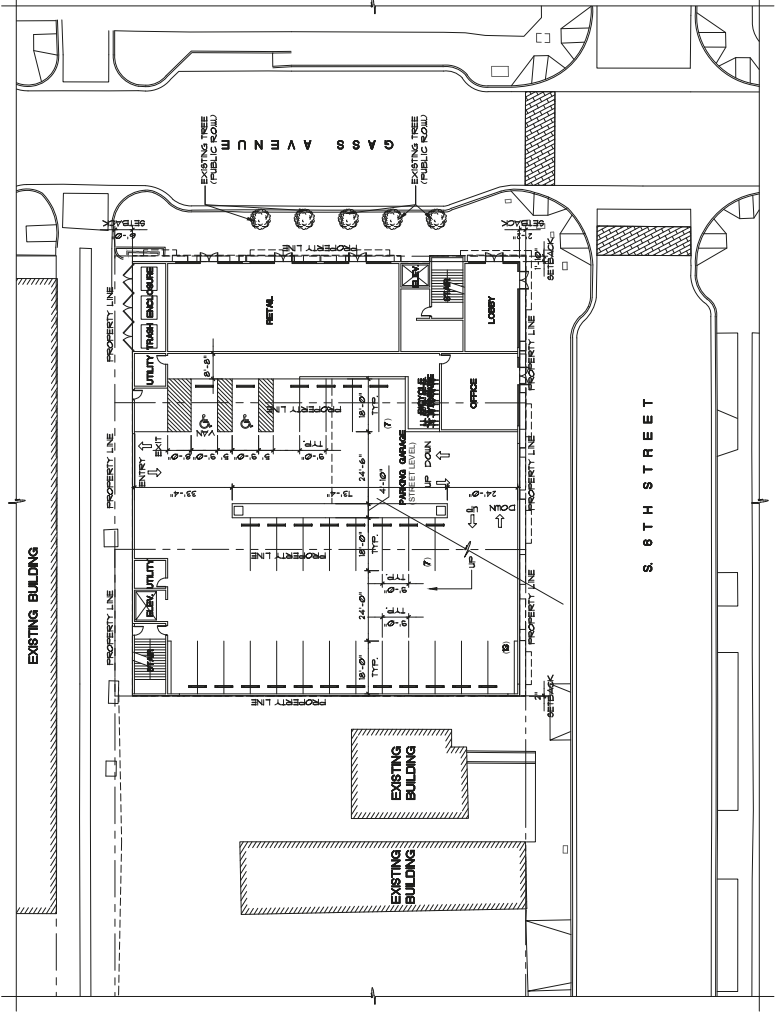
Notary Public in and for said County and State



VICINITY MAP



INTERMEDIATE PARKING PLAN



STREET LEVEL PLAN

SITE INFORMATION

APN: 139-34-410-194, 139-34-410-195, 139-34-410-196
 ZONING: LIMITED COMMERCIAL (C-1)
 SITE AREA: 4.72 ACRES
 BUILDING FOOTPRINT: 10,336 SQ. FT. / 2,007 SQ. FT. x .50 x .50%
 OVERALL BUILDING SQUARE FOOTAGE: 10,336 SQ. FT. TOTAL
 1ST LEVEL/INTERMEDIATE LEVEL
 RESIDENTIAL (LOBBY)
 OFFICE AREA
 OFFICIAL RETAIL AREA
 CIRCULATION AREAS
 PARKING AREA
 STREET LEVEL
 INTERMEDIATE LEVEL
 2ND - 5TH LEVELS
 APARTMENT/RESIDENTIAL
 STUDIO UNITS (3 UNITS)
 1-BEDROOM UNITS (8 UNITS)
 2-BEDROOM UNITS (1 UNIT)
 BALCONY
 ACCESSORY CIRCULATION SPACES
 COMMON SPACE AREA (RESIDENTS ONLY)
 COMMON SPACE AREA (RESIDENTS ONLY)
 SQUARE FOOTAGE BREAKDOWN ALSO LISTED ON ALL - AIA SHEETS
 % OF SITE COVERED BY BUILDING
 BUILDING FOOTPRINT SQ. FT. / PROPERTY SQ. FT.: 10,336 SQ. FT. / 2,007 SQ. FT. x .50 x .50%
 NOTE:
 LOT COVERAGE SHALL BE LIMITED ONLY BY SETBACK REQUIREMENTS (PER TITLE 19, APPENDIX F-CIA) DTL-V-0 AREA 13
 REQUIRED SETBACKS: (PER TITLE 19, APPENDIX F-CIA) DTL-V-0 AREA 13
 FRONT SETBACK: 0'-0"
 REAR SETBACK: 0'-0"
 INTERIOR SIDE SETBACK: NONE REQUIRED
 CORNER SIDE SETBACK: 0'-0"
 PROVIDED SETBACKS:
 FRONT SETBACK: 2'-2"
 INTERIOR SETBACK: 0'-2"
 REAR SETBACK: 4'-0"
 CORNER SETBACK: 1'-0"

22-0360
 07/18/2022

PARKING CALCULATION

MULTI-FAMILY RESIDENTIAL: 64 STUDIO AND ONE BEDROOM UNITS
 OFFICE: 175 SQ. FT.
 PROVIDED PARKING:
 STANDARD SPACES:
 31 SPACES
 ACCESSIBLE SPACES:
 3 SPACES (1 VAN + 1 CAR)
 TOTAL SPACES PROVIDED:
 34 SPACES



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

GASS AVE AND 6TH ST APARTMENTS

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

AS1



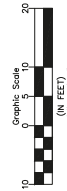
SCALE: 1"=20'
 07.18.2022
 21500

SITE PLAN



GASS AVE & 6TH ST APARTMENTS

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

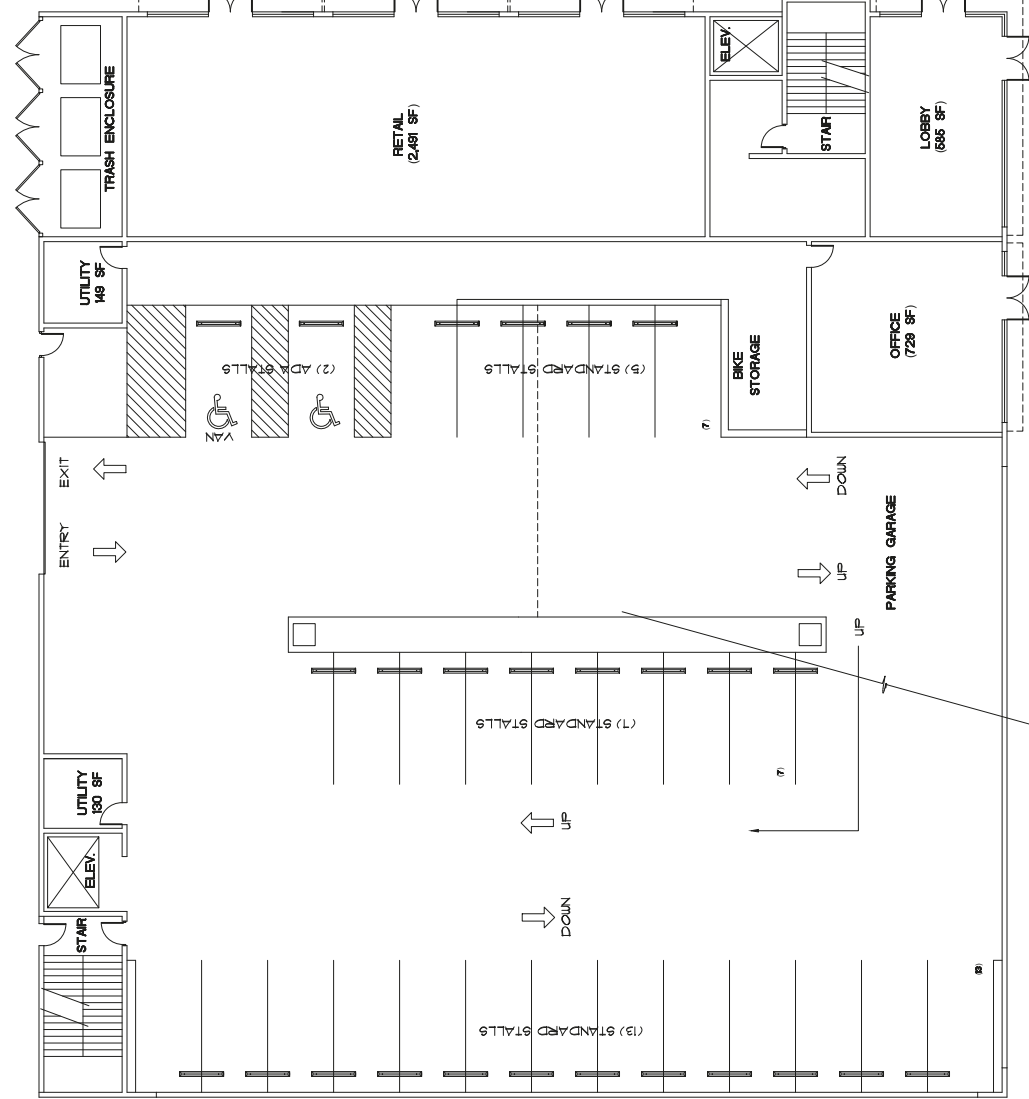


STREET LEVEL PLAN

STREET LEVEL & INTERMEDIATE PARKING

- BUILDING USAGE BREAKDOWN:
- RESIDENTIAL (LOBBY): 569 SQ FT
- OFFICE AREA: 175 SQ FT
- COMMERCIAL RETAIL AREA: 2,491 SQ FT
- ACCESSORY/CIRCULATION AREAS: 1,191 SQ FT
- PARKING AREA: 19,686 SQ FT
- STREET LEVEL: 5,295 SQ FT
- INTERMEDIATE LEVEL: 5,295 SQ FT

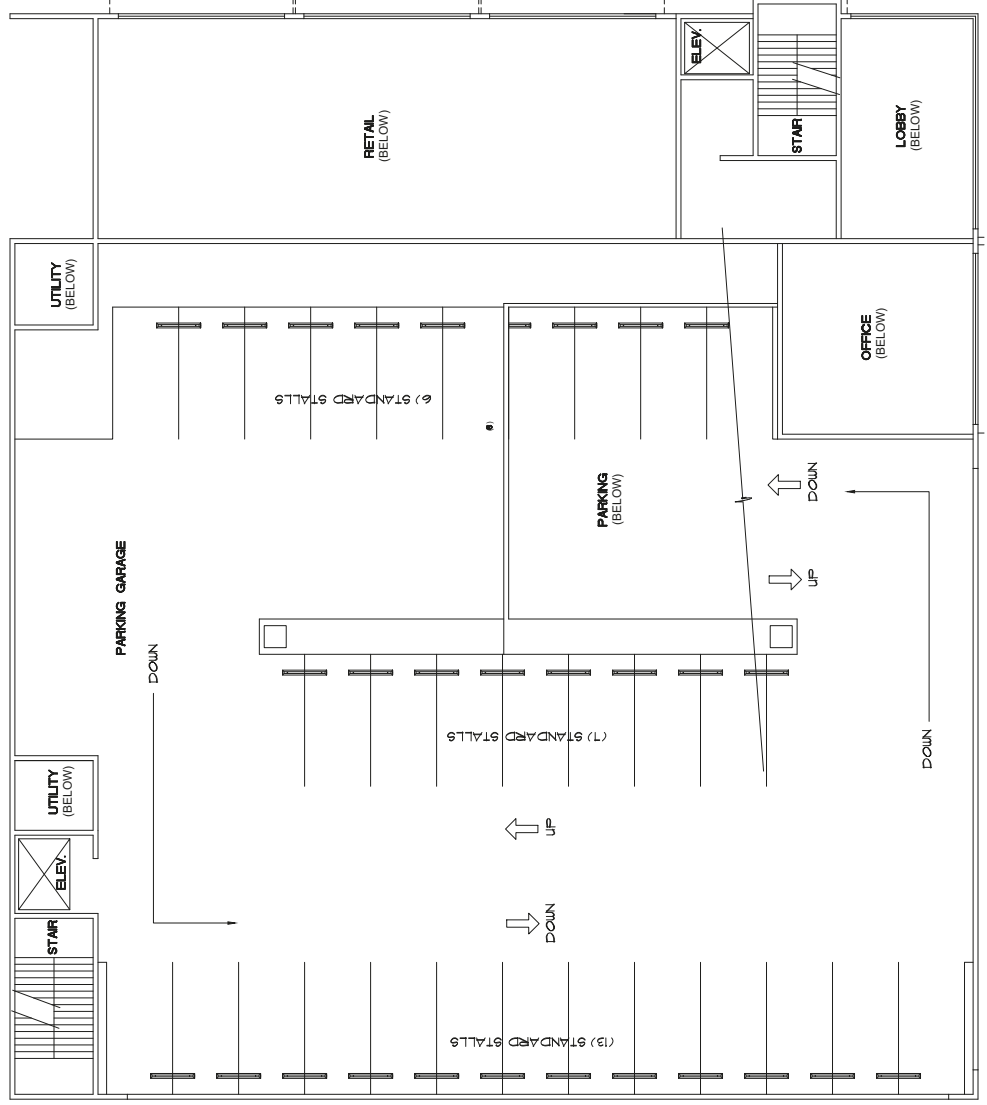
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07/18/2022



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STREET LEVEL & INTERMEDIATE PARKING

BUILDING USAGE BREAKDOWN
SEE SHEET A1



INTERMEDIATE PARKING PLAN



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GASS AVE & 6TH ST APARTMENTS

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

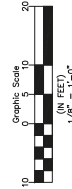
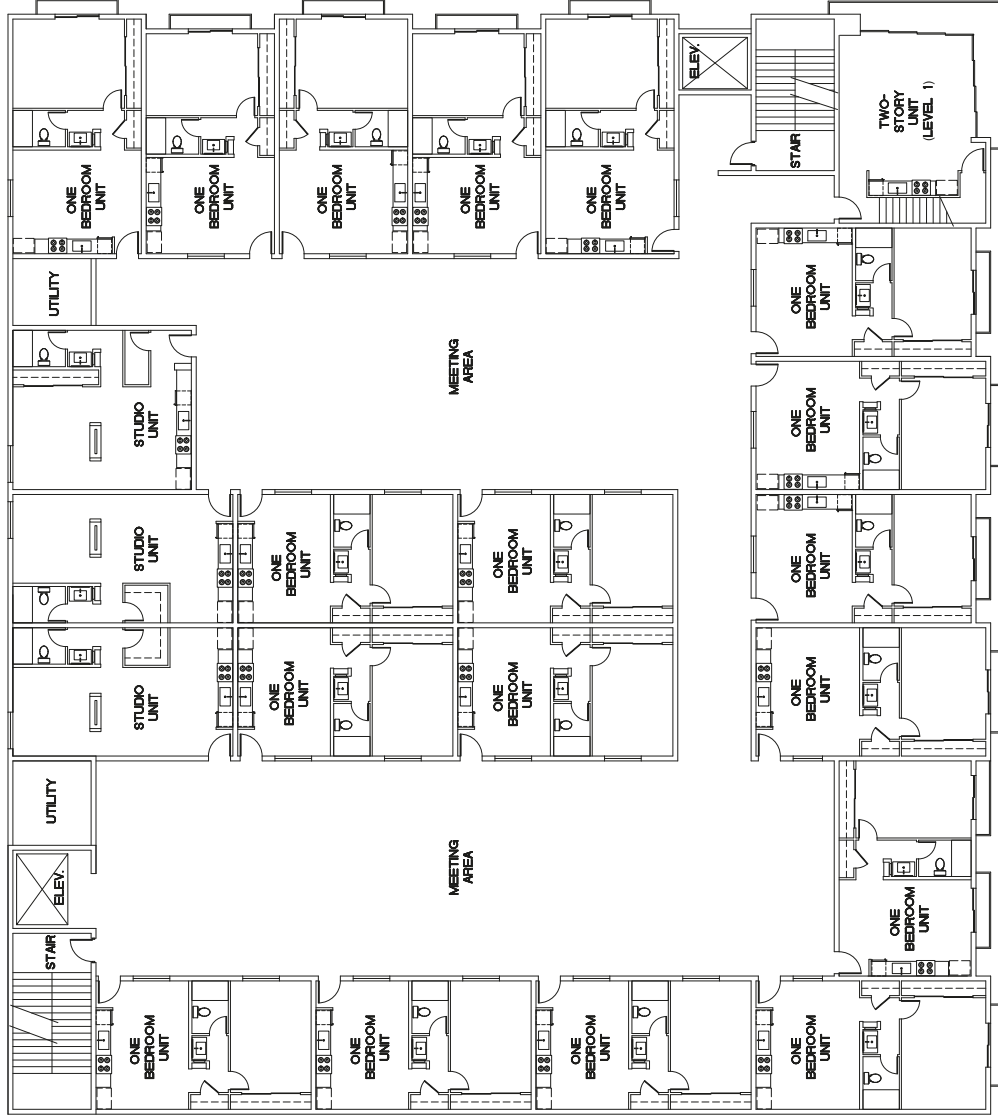


A1.2

2ND FLOOR PLAN

BUILDING USAGE BREAKDOWN:
APARTMENT/RESIDENTIAL:
STUDIO UNITS (3 UNITS) 1,709 SQ FT
1-BEDROOM UNITS (18 UNITS) 10,930 SQ FT
2-BEDROOM UNITS (1 UNIT) 652 SQ FT (THIS FLOOR ONLY)
BALCONIES 348 SQ FT
ACCESSORY/CIRCULATION SPACES 4,486 SQ FT
COMMON SPACE AREA (RESIDENTS ONLY) 2,100 SQ FT

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SECOND FLOOR PLAN



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GASS AVE & 6TH ST APARTMENTS

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

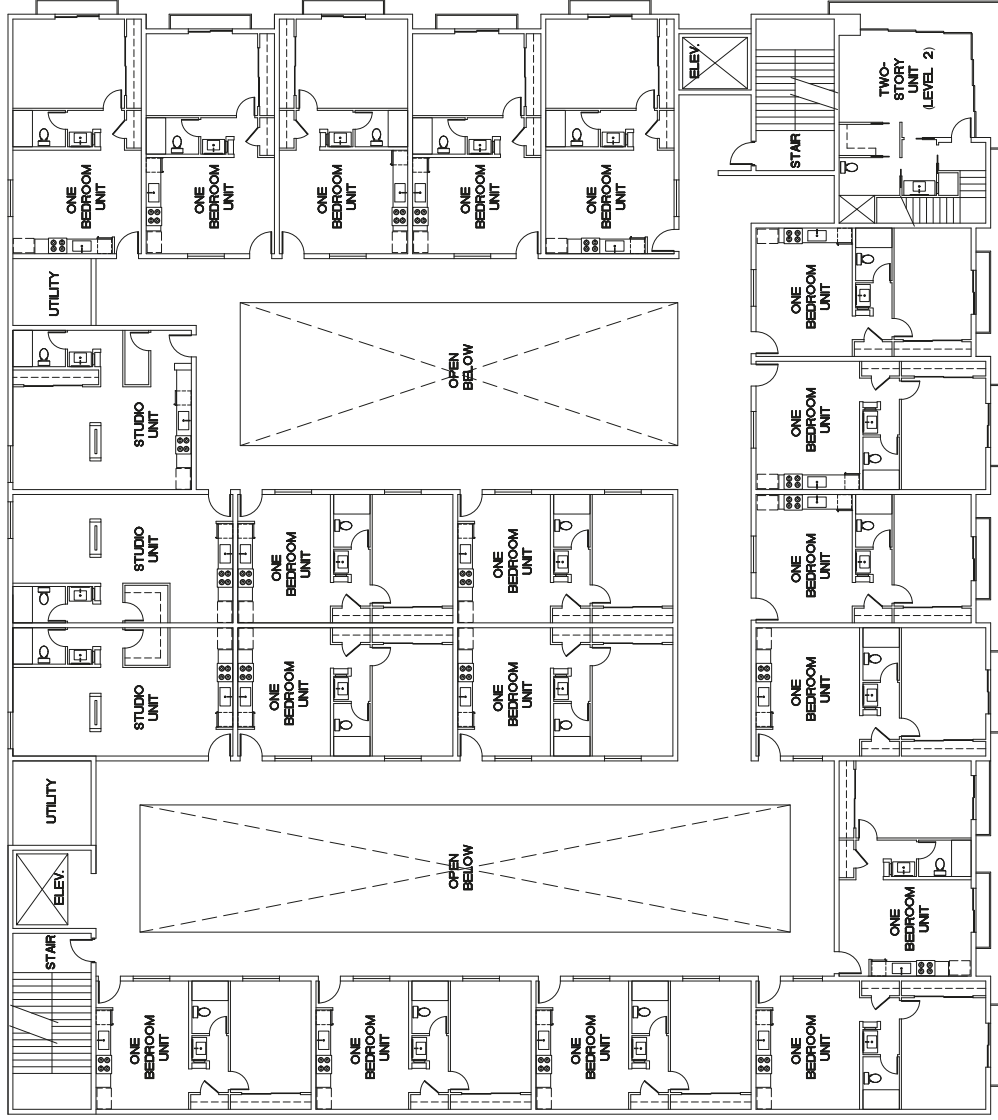


A1.3

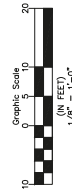
3RD FLOOR PLAN

BUILDING USAGE BREAKDOWN:
APARTMENT/RESIDENTIAL:
STUDIO UNITS (3 UNITS) 1,709 SQ FT
1-BEDROOM UNITS (18 UNITS) 10,930 SQ FT
2-BEDROOM UNITS (1 UNIT) 652 SQ FT (THIS FLOOR ONLY)
BALCONIES 348 SQ FT
ACCESSORY/CIRCULATION SPACES 4,486 SQ FT
COMMON SPACE AREA (RESIDENTS ONLY) 2,100 SQ FT

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07/18/2022



THIRD FLOOR PLAN



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SUITE 230
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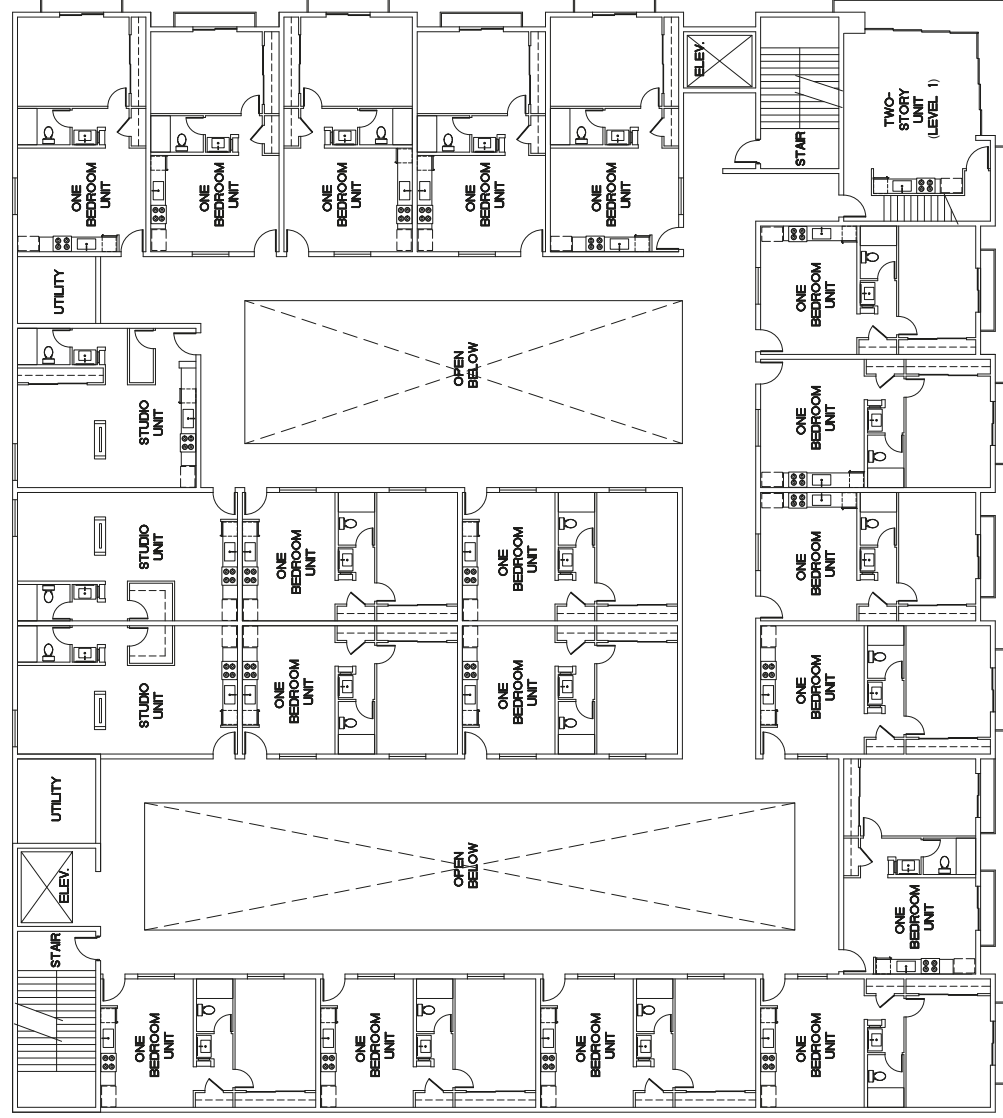
GASS AVE & 6TH ST APARTMENTS

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



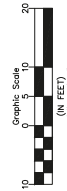
A1.4

4TH FLOOR PLAN



BUILDING USAGE BREAKDOWN:
APARTMENT/RESIDENTIAL:
STUDIO UNITS (3 UNITS): 1,709 SQ FT
1-BEDROOM UNITS (8 UNITS): 10,930 SQ FT
2-BEDROOM UNITS (1 UNIT): 652 SQ FT (THIS FLOOR ONLY)
BALCONIES: 348 SQ FT
ACCESSORY/CIRCULATION SPACES: 4,486 SQ FT
COMMON SPACE AREA (RESIDENTS ONLY): 2,100 SQ FT

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FOURTH FLOOR PLAN



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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



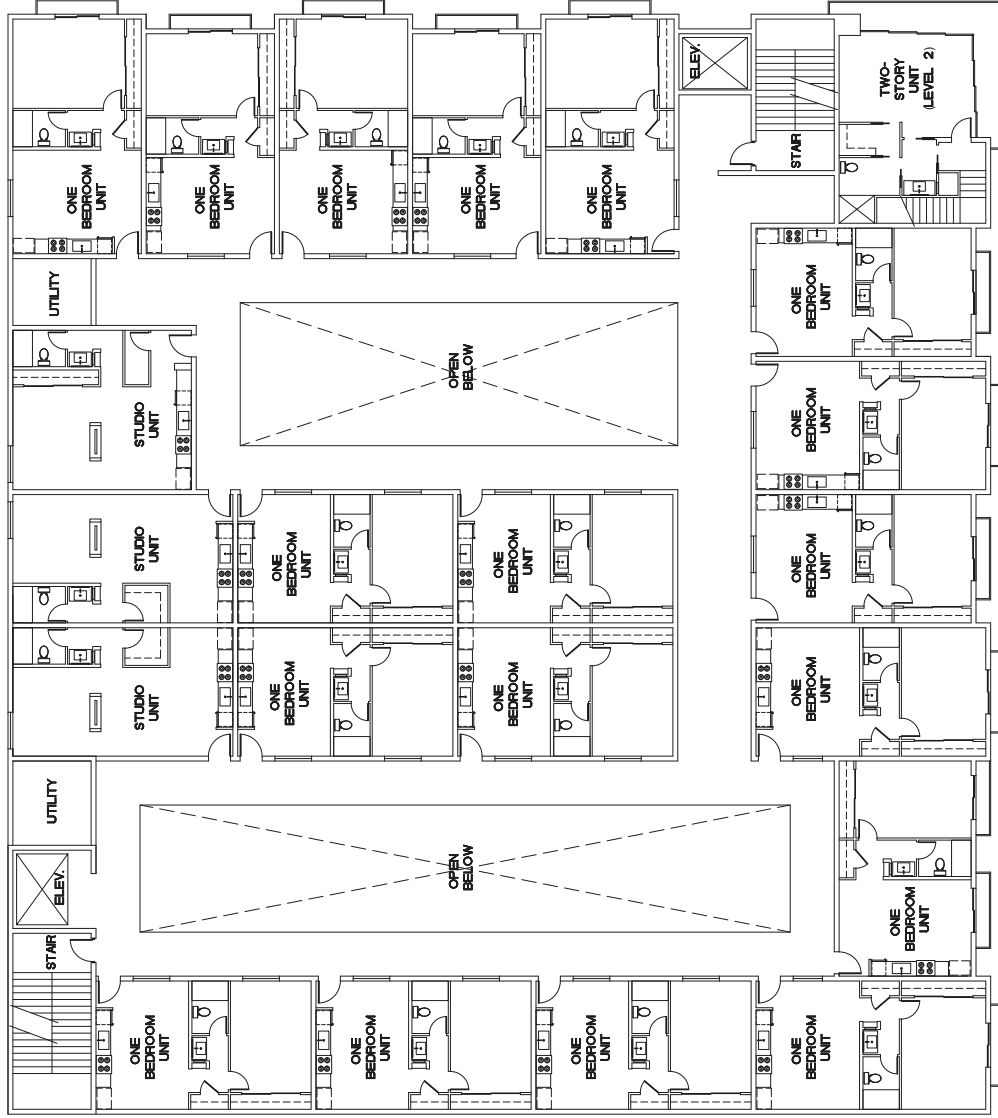
A1.5

5TH FLOOR PLAN

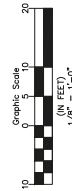
BUILDING USAGE BREAKDOWN:
APARTMENT/RESIDENTIAL:
STUDIO UNITS (3 UNITS)
1-BEDROOM UNITS (18 UNITS)
2-BEDROOM UNITS (1 UNIT)
BALCONIES
ACCESSORY/CIRCULATION SPACES
COMMON SPACE AREA (RESIDENTS ONLY)

1,709 SQ. FT.
10,930 SQ. FT.
652 SQ. FT. (THIS FLOOR ONLY)
348 SQ. FT.
4,486 SQ. FT.
2,100 SQ. FT.

22-0360
07/18/2022



FIFTH FLOOR PLAN



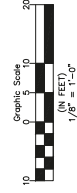
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GASS AVE & 6TH ST APARTMENTS

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



A1.6

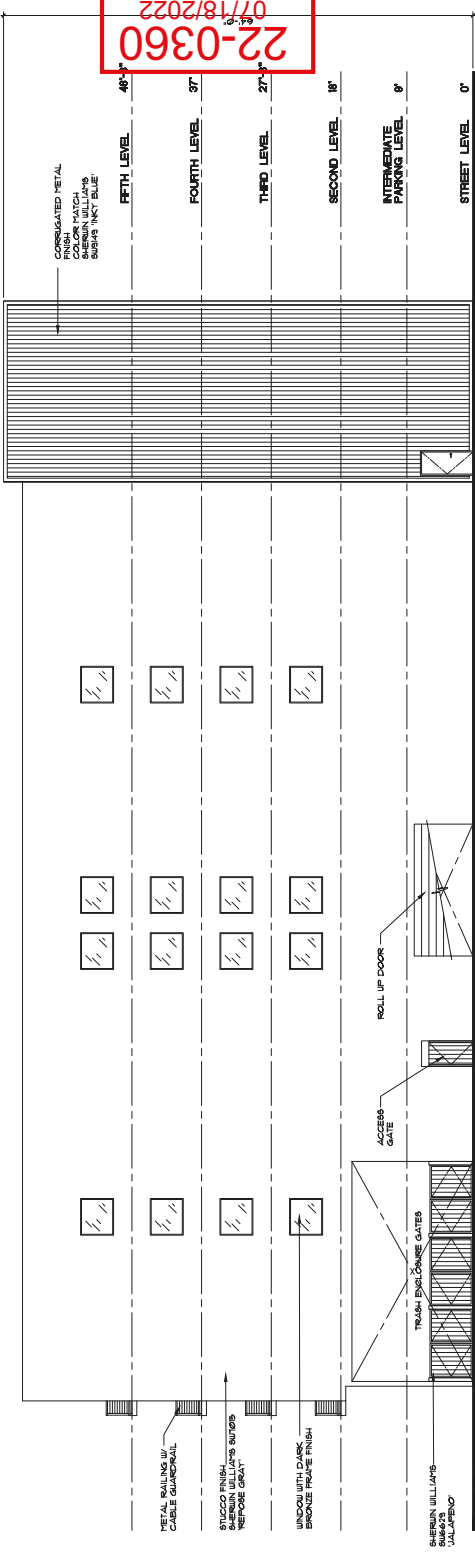


NORTH EAST ELEVATION



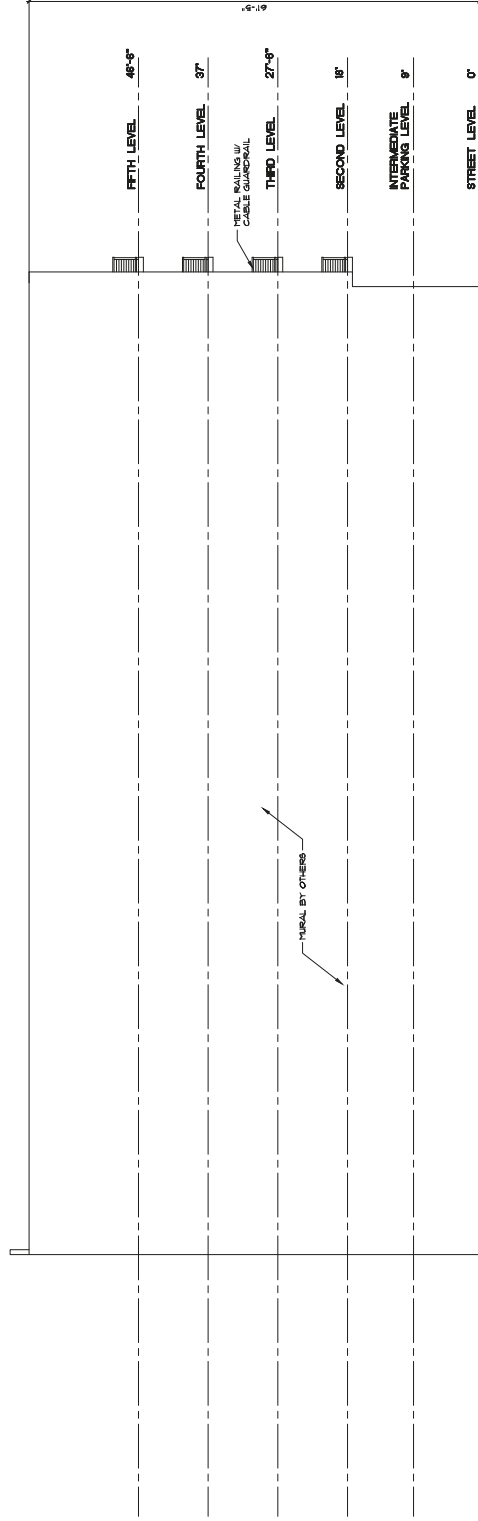
SOUTHEAST ELEVATION

EXTERIOR ELEVATIONS



NORTH WEST ELEVATION

SCALE: 1/4"=1'-0"



SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0"



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GASS AVE AND 6TH ST APARTMENTS

A2.2

APN: 139-24-410-194, 139-34-410-195, 139-34-410-196

COLORED ELEVATIONS

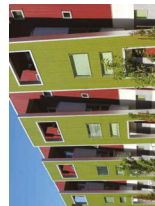
GASS AVE AND 6TH ST APARTMENTS A2.3

APN: 139-24-410-194, 139-34-410-195, 139-34-410-196

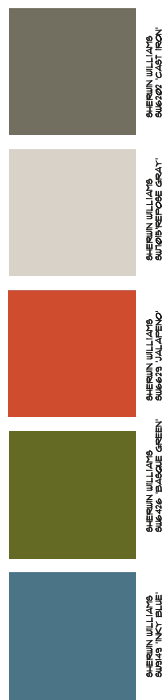
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SUITE 230
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CLAY BRICKS - GRAY
GLAZED



CORRUGATED METAL SIDING
(CONCEPT REFERENCE)



DEER HILL
SUNSET BLUE

DEER HILL
SUNSET GREEN

DEER HILL
SUNSET RED

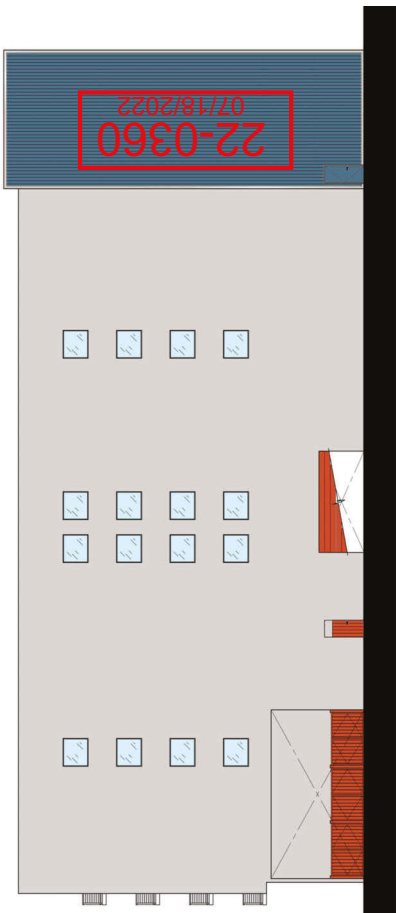
DEER HILL
SUNSET GRAY

DEER HILL
SUNSET GRAY

NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

