



# 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

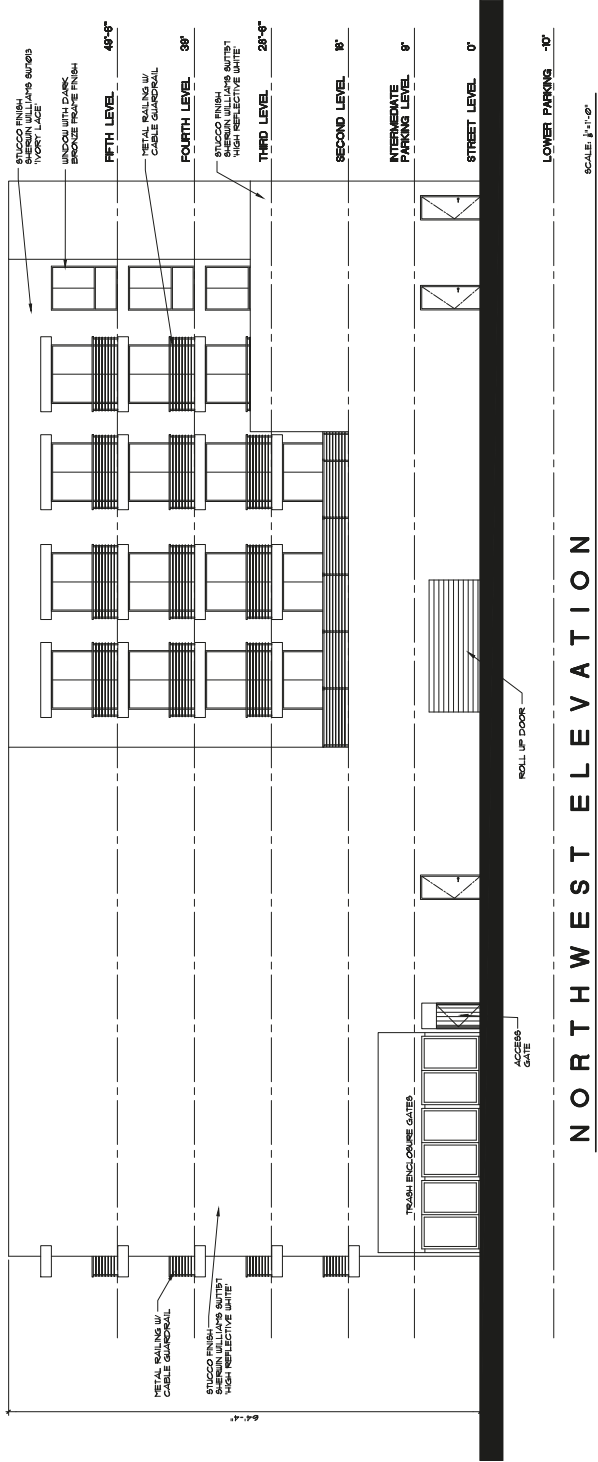
Subscribed and sworn before me  
This 15 day of July, 2022

Notary Public in and for said County and State

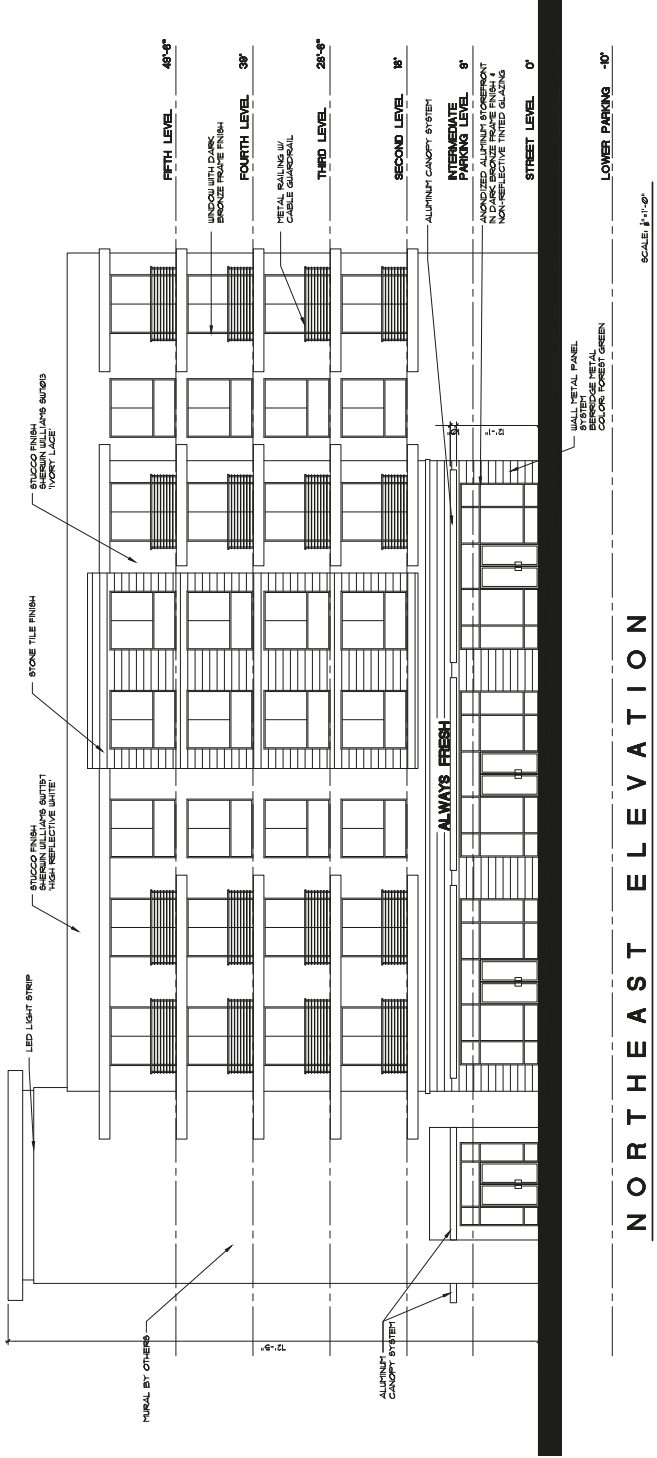




NORTH WEST ELEVATION



NORTHEAST ELEVATION

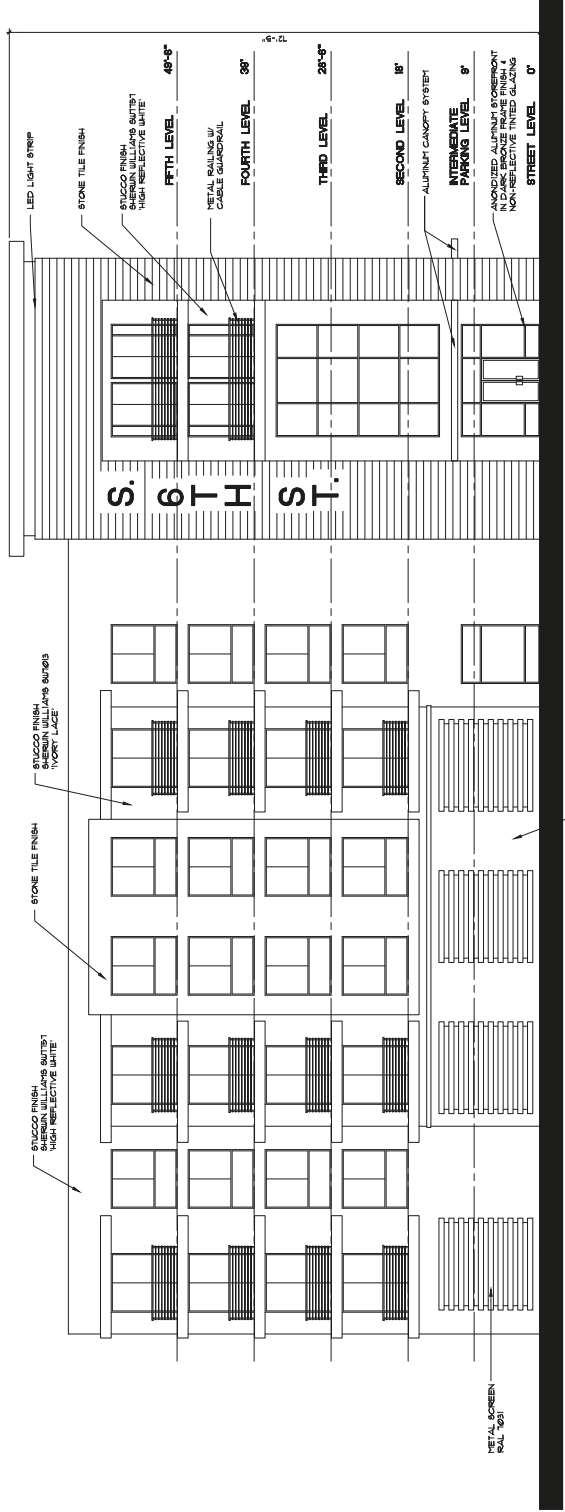


22-0360  
10/24/2022

SCALE: 1/8"=1'-0"  
10/24/2022  
21500

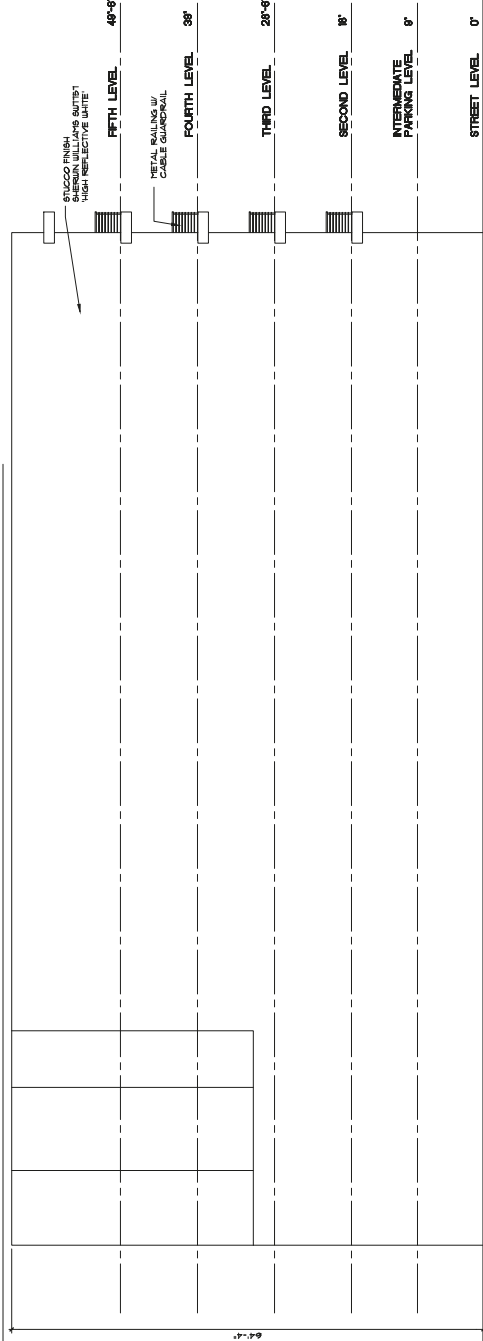
EXTERIOR ELEVATIONS

22-0360  
10/24/2022



SOUTHEAST ELEVATION

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



SOUTHWEST ELEVATION

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

A2.2

GASS AVE & 6TH ST. APARTMENTS

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

# COLOR ELEVATIONS

22-0360  
10/24/2022



NORTHEAST ELEVATION



NORTHWEST ELEVATION



METAL WALL PANELS  
(CONCRETE REFERENCE)



LARGE FORMAT WALL TILE  
(CONCRETE REFERENCE)



STUCCO FINISH  
SHERWIN WILLIAMS SUITED  
"IVORY LACE"



STUCCO FINISH  
SHERWIN WILLIAMS BUTTE  
HIGH REFLECTIVE WHITE

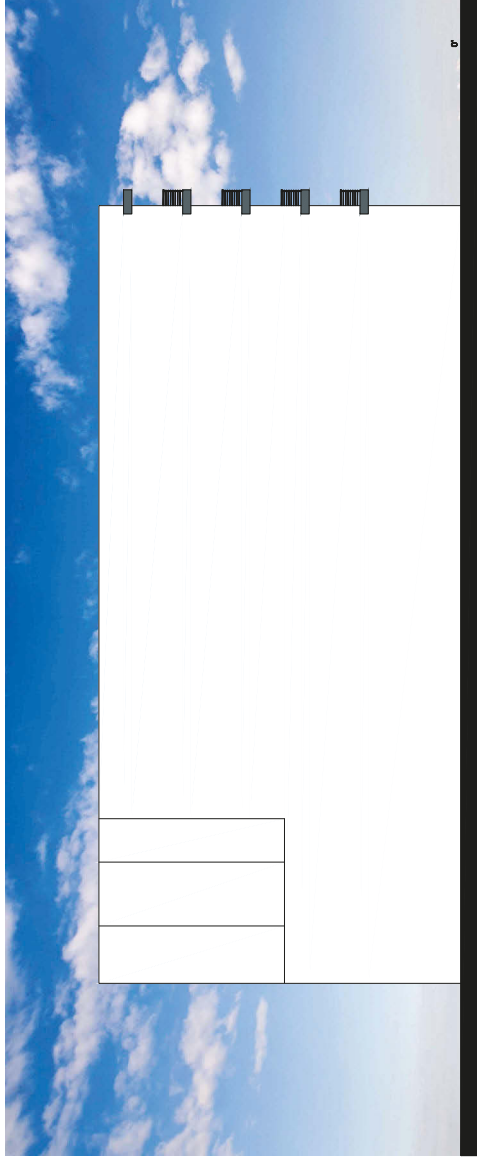


STUCCO FINISH  
SHERWIN WILLIAMS SUITED  
COLOR MATCH METAL  
(CONCRETE REFERENCE)

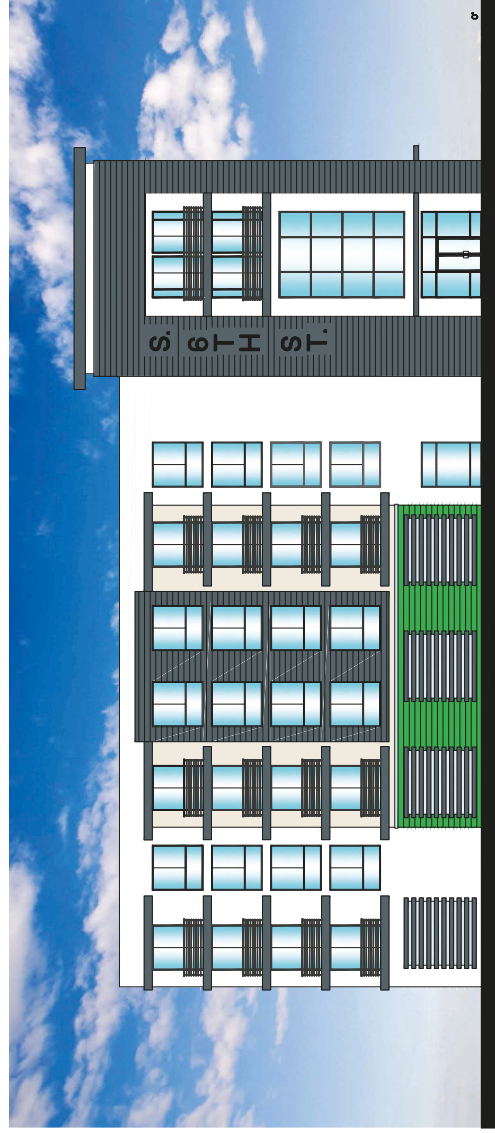


# COLOR ELEVATIONS

22-0360  
10/24/2022



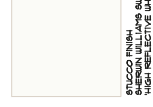
SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



STUCCO FINISH  
SHERWIN WILLIAMS BUFF 1000  
HIGH REFLECTIVE WHITE



STUCCO FINISH  
SHERWIN WILLIAMS BUFF 1000  
HIGH REFLECTIVE WHITE



STUCCO FINISH  
SHERWIN WILLIAMS BUFF 1000  
HIGH REFLECTIVE WHITE

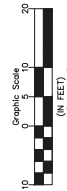
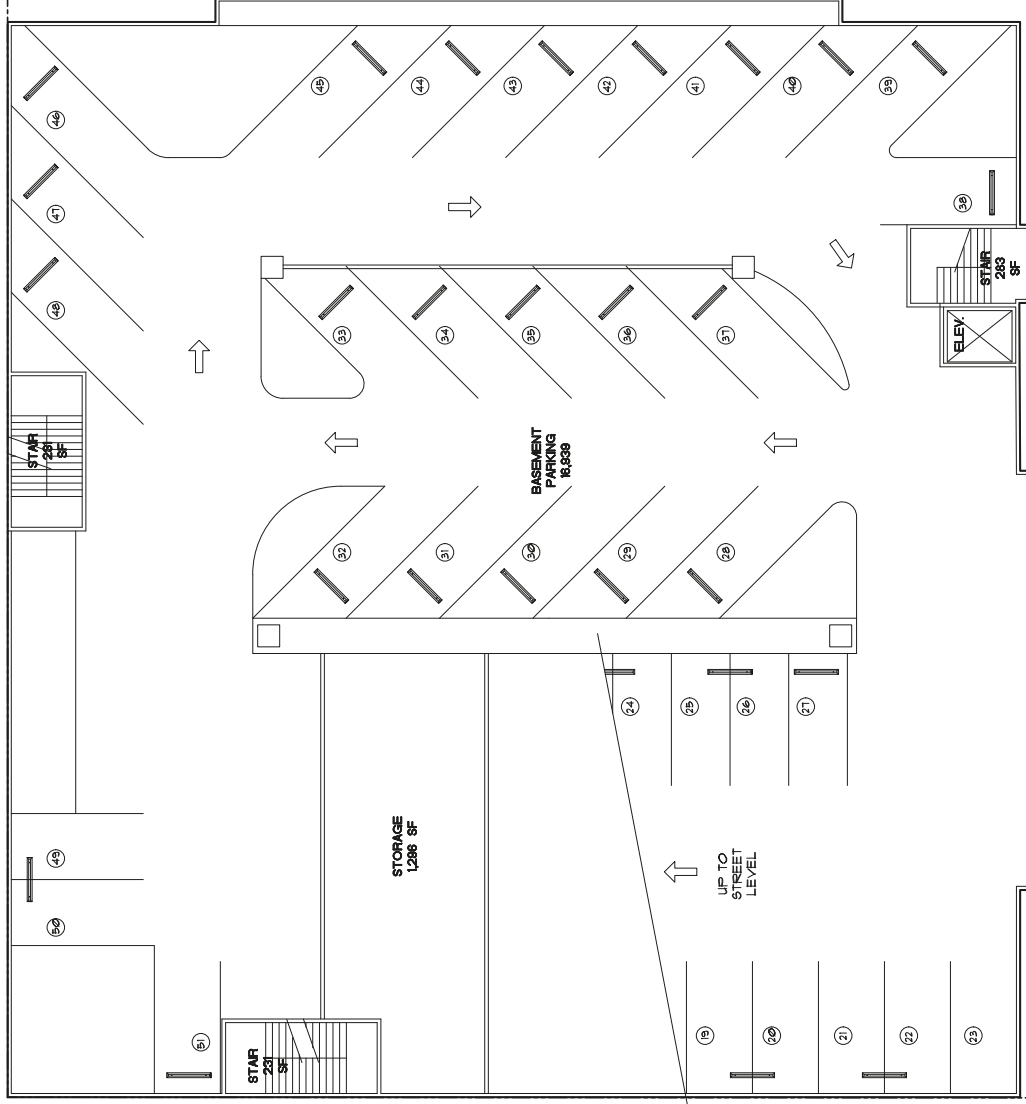
BASEMENT LEVEL

BUILDING USAGE BREAKDOWN:  
STORAGE: 13% 50 FT  
PARKING AREA: 16.5% 50 FT  
BASEMENT LEVEL:

22-0360  
10/24/2022

SCALE: 1/8"=1'-0"  
10.24.2022  
21500

FLOOR PLAN



(IN FEET)  
1/8" = 1'-0"



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

B A S E M E N T   L E V E L   P L A N

GASS AVE. & 6TH ST. APARTMENTS

A1.1

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

STREET LEVEL

BUILDING USAGE BREAKDOWN:

RESIDENTIAL (LOBBY):

OFFICE AREA:

ACCESSORY CIRCULATION AREAS:

STREET LEVEL:

875 SQ FT

302 SQ FT

3,464 SQ FT

218 SQ FT

13,886 SQ FT

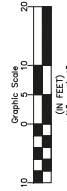
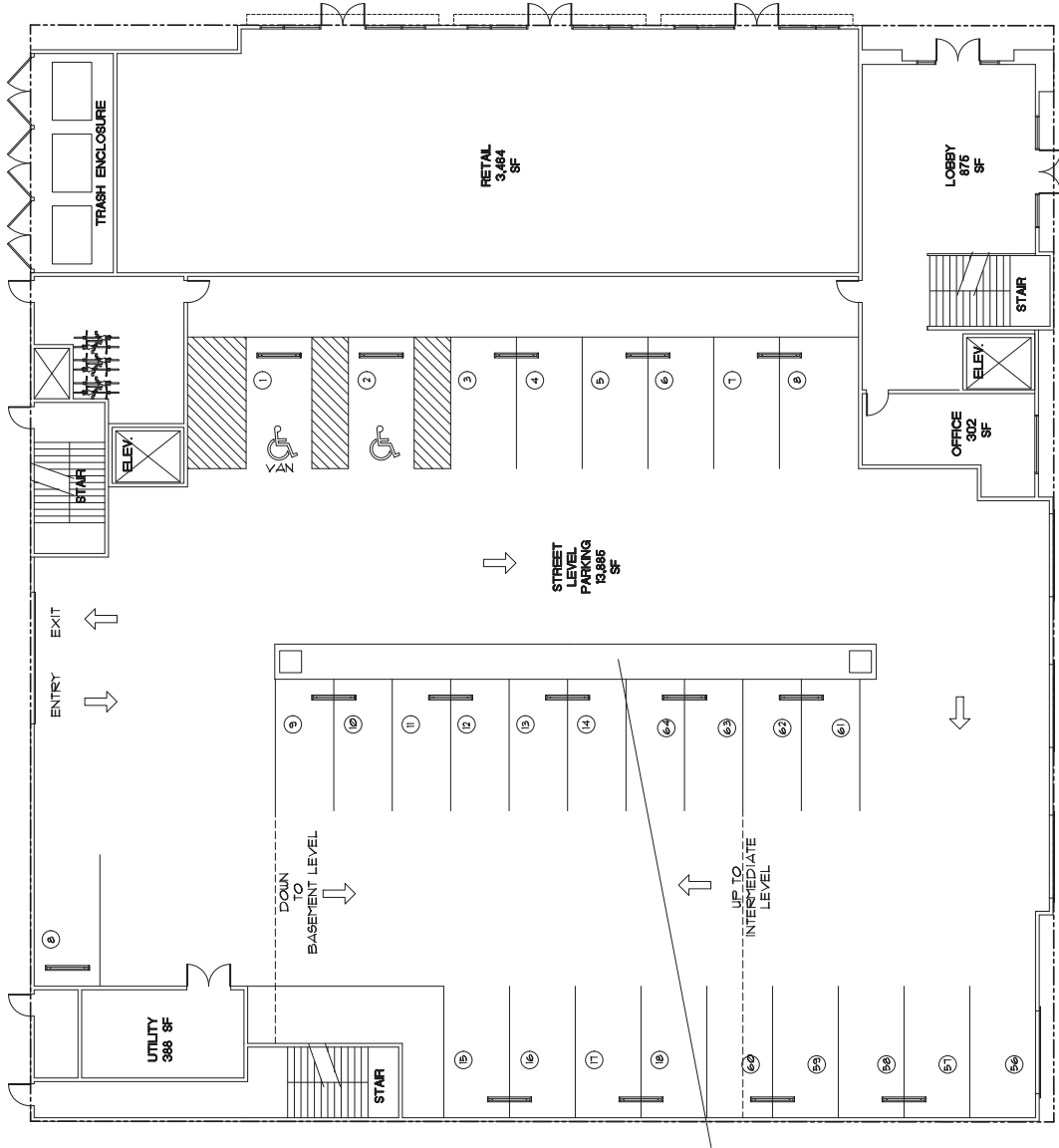
22-0360

10/24/2022

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

10.24.2022

21500



sca

design

2525 W. HORIZON RIDGE PKWY.

SUITE 230

HENDERSON, NEVADA 89052

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# STREET LEVEL PLAN

A1.2

GASS AVE. & 6TH ST. APARTMENTS

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



INTERMEDIATE PARKING LEVEL

BUILDING USAGE BREAKDOWN:

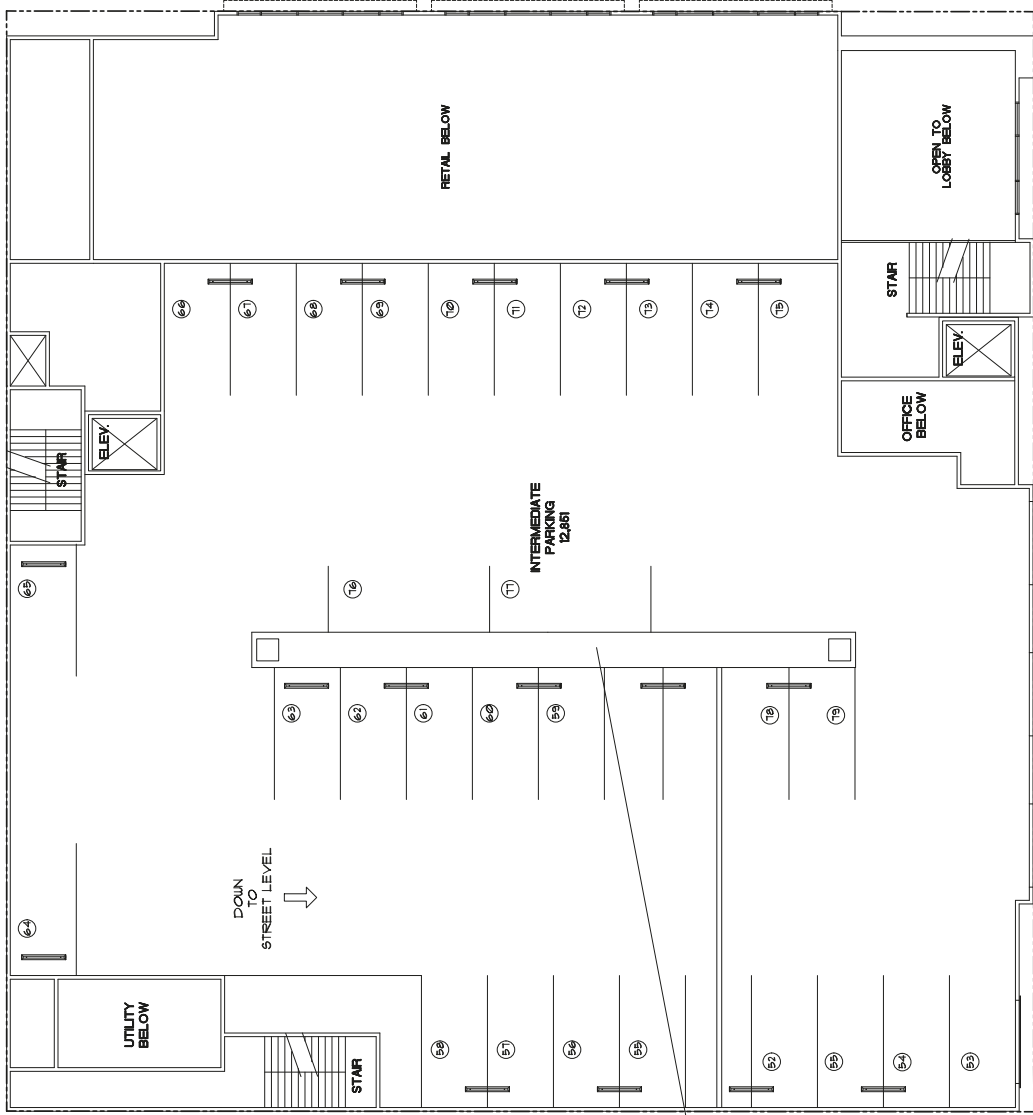
PARKING AREA

INTERMEDIATE LEVEL

10/24/2022

22-0360

10/24/2022



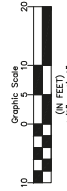
INTERMEDIATE LEVEL - PARKING - PLAN



A1.3

GASS AVE. & 6TH ST. APARTMENTS

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



sca design

2525 W. HORIZON RIDGE PKWY.

SUITE 230

HENDERSON, NEVADA 89052

PH (702) 719-2020 FX (702) 269-9673

These drawings and specifications are hereby adopted as the basis for construction of the project. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

SCALE: 1/8"=1'-0"  
10.24.2022  
21500

# FLOOR PLAN

A1.4



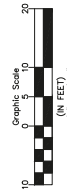
## 2ND FLOOR PLAN

BUILDING USAGE: RESIDENTIAL  
APARTMENT/RESIDENTIAL  
STUDIO UNITS (22 UNITS) 511 SF X 22' = 12,652 SQ FT  
BALCONIES 126 SQ FT  
ACCESSORY/CIRCULATION SPACES: 2,336 SQ FT  
COMMON SPACE AREA (GITT/POOL) 4,363 SQ FT

22-0360  
10/24/2022



## SECOND FLOOR PLAN



**sca** design

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

These drawings and specifications are hereby  
 accepted by the City of Henderson for the  
 purpose of issuing a building permit for the  
 construction of the above described project.  
 The City of Henderson does not warrant the  
 accuracy or completeness of these drawings  
 and specifications, and the City of Henderson  
 does not assume any liability for any errors  
 or omissions in these drawings and  
 specifications, or for any consequences  
 resulting from the use of these drawings  
 and specifications, or for any damages  
 resulting from the use of these drawings  
 and specifications, or for any damages  
 resulting from the use of these drawings  
 and specifications.

SCALE: 1/8"=1'-0"  
 10.24.2022  
 21500

# FLOOR PLAN

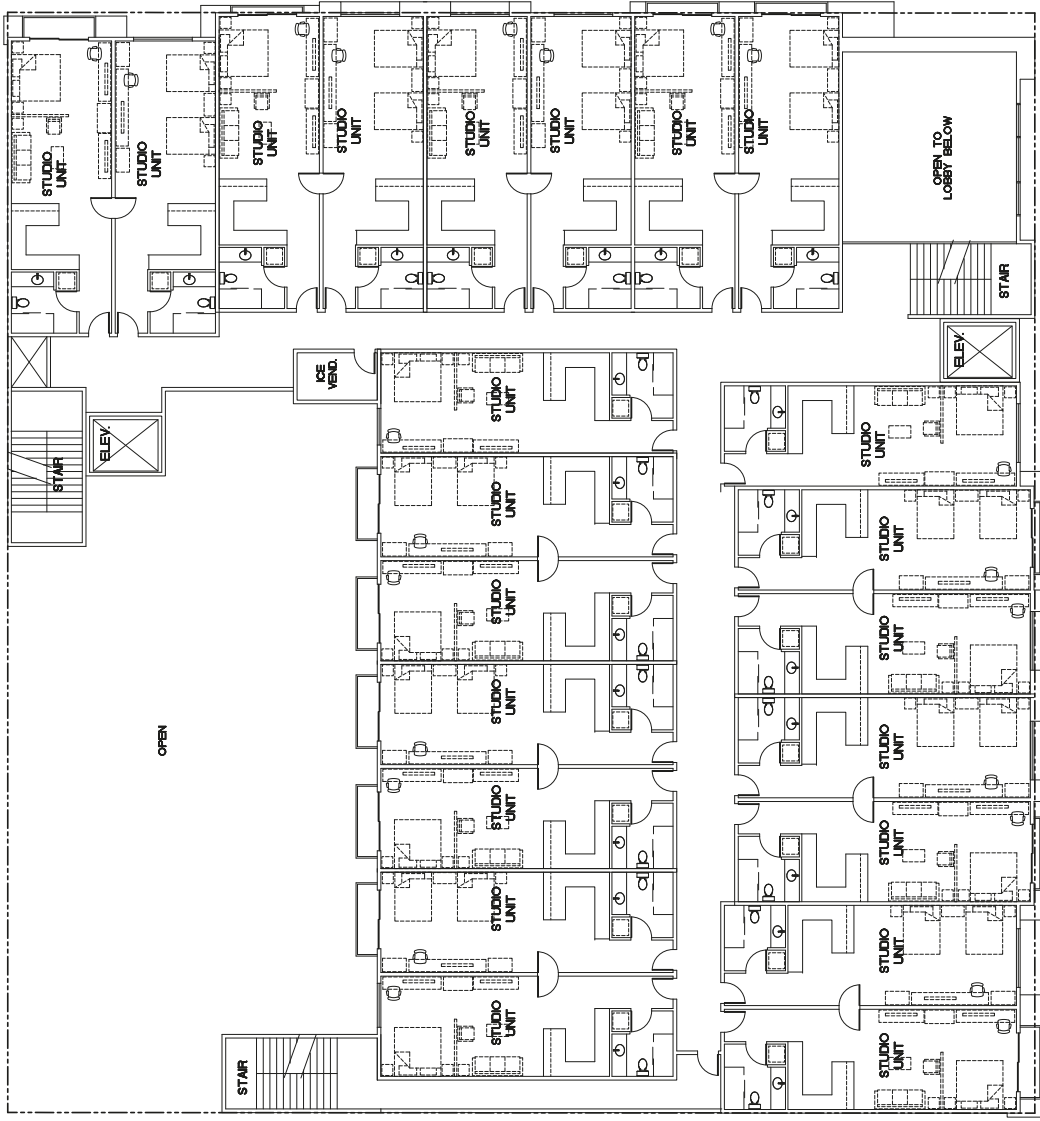
A1.5



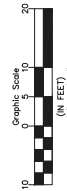
## 3RD FLOOR PLAN

BUILDING USAGE BREAKDOWN:  
 APARTMENT: 12,645 SQ. FT.  
 STUDIO UNITS (22 UNITS): 249 SQ. FT.  
 BALCONIES: 1,336 SQ. FT.  
 ACCESSORY/CIRCULATION SPACES:

22-0360  
 10/24/2022



## THIRD FLOOR PLAN



**sca design**  
 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



# 5TH FLOOR PLAN

BUILDING USAGE BREAKDOWN:  
 APARTMENT  
 2-STORY UNIT (2ND FLOOR ONLY)  
 2-STORY UNIT (2ND FLOOR ONLY)  
 BALCONIES  
 ACCESSORY/CIRCULATION SPACES  
 COMMON SPACE AREA (OBSERVATION DECK)

971 SF X 22' = 21,362 SQ FT  
 301 SQ FT  
 301 SQ FT  
 2336 SQ FT  
 739 SQ FT

22-0360  
 10/24/2022

SCALE: 1/8"=1'-0"  
 10.24.2022  
 21500

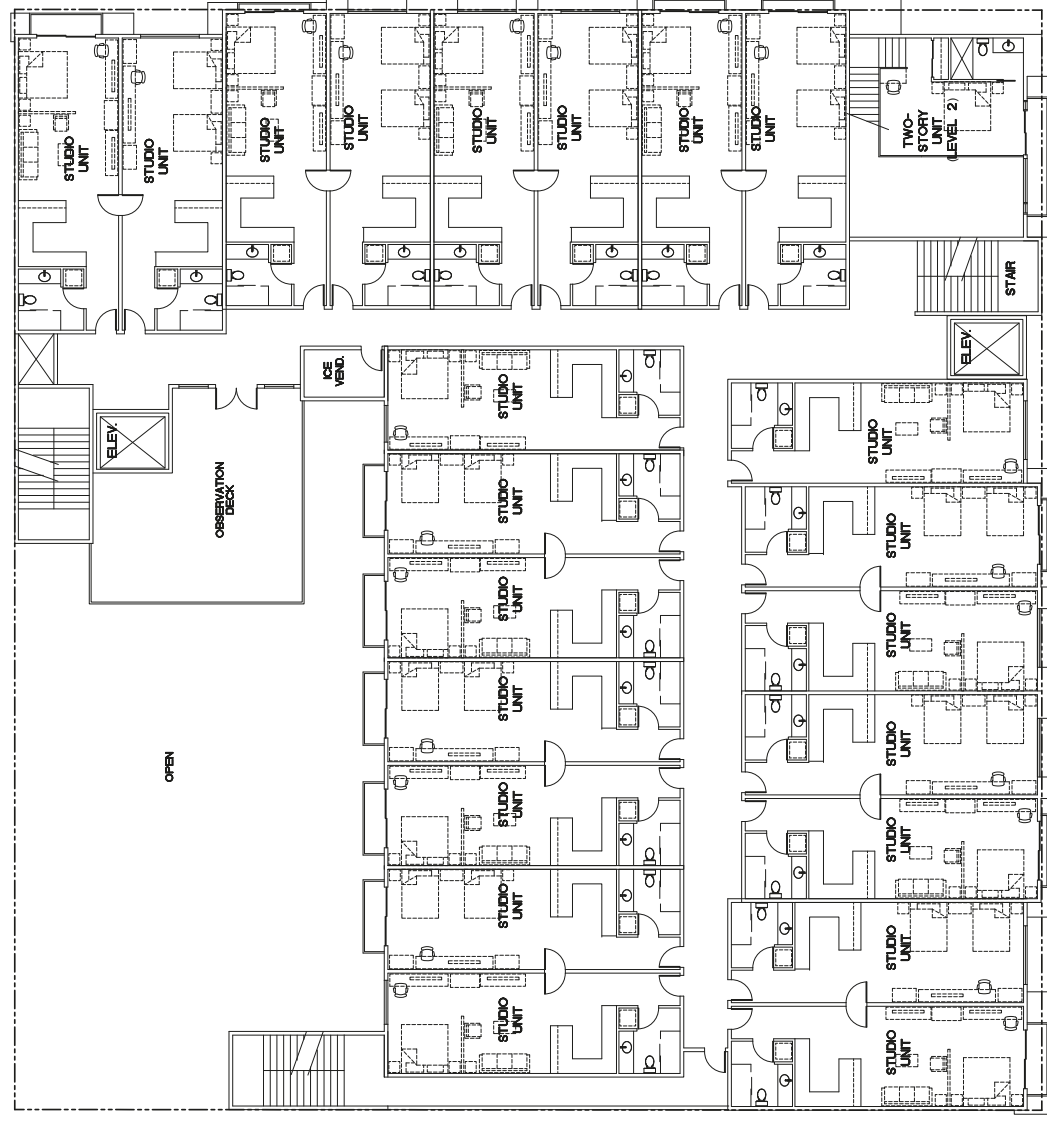
# FLOOR PLAN



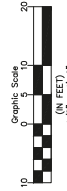
A1.7

## GASS AVE. & 6TH ST. APARTMENTS

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



### FIFTH FLOOR PLAN



2525 W. HORIZON RIDGE PKWY.  
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