



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 9, 2025

Ramin Shoar
551 G A Holdings LLC
9850 South Maryland Parkway A5-263
Las Vegas, Nevada 89183

RE: 25-0022-SDR1
PLANNING COMMISSION MEETING OF APRIL 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED FIVE-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 87 RESIDENTIAL UNITS AND 3,464 SQUARE FEET OF COMMERCIAL SPACE on 0.48 acres at the southwest corner of Gass Avenue and 6th Street (APNs 139-34-410-194 through 196), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped on 02/06/25, except as amended by conditions herein.
3. Coordinate with the Department of Parks Recreation and Cultural Affairs regarding the proposed mural artwork to be located on the building façade. The mural must be installed prior to the issuance of the final Certificate of Occupancy. An inspection hold will be placed at an appropriate construction stage to ensure that the mural is installed prior to the Certificate of Occupancy.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to reflect:
 - A: Blank, expressionless walls of more than 10 feet of shall be replaced with appropriate materials, colors, relief, or similar architectural enhancements.
 - B: An articulated roofline and/or an articulated cornice shall be included as a continuous feature on all sides at or near the top of the building.
 - C: Architectural details shall be carried on all sides of a building.
11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Per Title 13.12, dedicate a 10-foot radius corner at the southwest corner of Gass Avenue and 6th Street prior to the approval of construction drawings for this site such that all public sidewalks are within the public right-of-way.

This action by the Planning Commission on **April 8, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **April 21, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Sheldon Colen
SCA Design
2525 West Horizon Ridge Parkway, Suite 230
Henderson, Nevada 89052