



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN  
OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

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



February 14, 2024

Darren C. Petersen, Manager  
Madison Church LLC c/o Petersen Management LLC  
5052 South Jones Boulevard Suite 110  
Las Vegas, Nevada 89118

**RE: 23-0627-SDR1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED FIVE-STORY TALL, 92-UNIT MIXED-USE DEVELOPMENT WITH 7,520 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.80 acres at 300 South 7th Street (APN 139-34-710-035), 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 01/29/24, except as amended by conditions herein.
3. A Waiver from Title 19.08. is hereby approved, to allow a five foot corner setback and six foot front setback where ten feet is required.
4. A Waiver from Title 19.08. is hereby approved, to allow a rear setback to be ten feet where 20 feet is required.
5. A Waiver from Title 19.08. is hereby approved, to allow zero-foot landscape buffers on all sides, where 15-feet is required for the street frontages and eight feet is required along internal lot lines.
6. A Waiver from Title 19.12. is hereby approved, to allow 126 parking stalls where 153 are required.

7. An Exception from Title 19.08. is hereby approved, to allow five landscape buffer trees where 40 trees are required.
8. An Exception from Title 19.08. is hereby approved, to allow two parking lot landscaping trees where four are required
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Street Trees will be required every 20 feet on-center, coordinated with the City's Capital Improvement Project along 7th avenue.
  - The species of the street tree shall be an approved street tree for the Founders District as listed in Title 19.09.040(C).
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. Construct half street improvements on 7th Street and Bridger Avenue, per Downtown Masterplan standards, matching improvements to the north and west respectively including replacing existing streetlights. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
18. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Connect to the 21-inch sewer in Bridger Avenue unless otherwise allowed by the Sanitary Sewer Engineering Section of the Department of Public Works.
19. Coordinate the modification of existing on-street parking with Parking Division of the Department of Economic and Urban Development (702-229-6085). Comply with the requirements of the Parking Division. If an accessible space is required, comply with applicable Public Right-of-Way Accessibility Guidelines (PROWAG).
20. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the 7th Street Complete Street CIP (MWA166) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
23. Queues shall not extend into the public right-of-way as a result of the parking garage operations on this site.
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.


**Fire & Rescue**

25. Applicant shall coordinate with LVFR Prior to final tree selection along the Aerial Apparatus Access Road, 7th Street per IFC 2021 503.2.10.3 (as amended).

26. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This item will be considered by the City Council on March 20, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Darren C. Petersen, Manager  
Petersen Management LLC  
5052 South Jones Boulevard Suite 110  
Las Vegas, Nevada 89118

Richard C. Gallegos  
D C Petersen Professional Consultants  
5052 South Jones Boulevard Suite 110  
Las Vegas, Nevada 89118