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August 25, 2025

Weina Zhang
M8TRIX LLC
3960 West Point Loma Boulevard, Suite H #365
San Diego, California 92110

**RE:25-0318-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR A PROPOSED EIGHT-STORY, MIXED USE DEVELOPMENT CONSISTING OF 87 CONDOMINIUM UNITS, 121 HOTEL RESIDENCE ROOMS, AND 27,257 SQUARE FEET OF COMMERCIAL AREA on 1.63 acres at the northwest corner of Coolidge Avenue and Casino Center Boulevard, C-2 (General Commercial) Zone, Ward 3 (Diaz). The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (23-0288-SUP1), Special Use Permit (23-0288-SUP2), and Petition to Vacate (23-0288-VAC1) shall be required, if approved.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (23-0288-SDR1). No further action is needed, as this approval is extended, exercised or expired with 23-0288-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/17/25, except as amended by conditions herein.
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. 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 the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Landscaping shall be in compliance with the streetscape standards listed in the Appendix F Interim Downtown Las Vegas Standards for all adjacent streets (Coolidge Avenue, Casino Center Boulevard, and 1st Street).
9. 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.
10. Prior to the submittal of a building permit, or Final Map application, due to the condominium mapping requested as a part of Tentative Map (25-0318-TMP1), 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

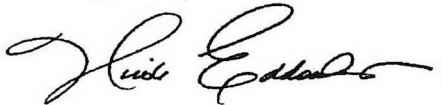
12. Per condition #4 of 23-0288-VAC1, provide a sewer relocation plan acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works prior to the recordation of the Order of Vacation.
13. Per condition #20 of 23-0288-SDR1, the geometric design of driveways on Casino Center must receive approval of the City Traffic Engineer. At a minimum, a SU-30 vehicle shall be used to determine the appropriate radii on Casino Center Boulevard.
14. Comply with approved Traffic Impact Analysis #76275.
15. Comply with all applicable conditions of approval for project 23-0288 and any other site related actions.

Fire & Rescue

16. 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 action by the Department of Community Development staff on **August 25, 2025** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Anna Olin
Midtown Development Group LLC
3960 West Point Loma Boulevard, Suite H #365
San Diego, California 92110