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CITY COUNCIL**

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September 22, 2025

CORRECTED LETTER

Darren C. Petersen
Madison Church LLC
5052 South Jones Boulevard, #165
Las Vegas, Nevada 89118

RE: 25-0182-SDR1
CITY COUNCIL MEETING OF SEPTEMBER 17, 2025

Dear Applicant:

The City Council at a regular meeting held on *September 17, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY CONCURRENT WITH AN APPROVED MIXED-USE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS 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

- A. All perimeter trees shall consist of large, fast-growing trees as indicated in the Southern Nevada Regional Planning Coalition regional plant list. The size at planting would be a minimum of a 3-inch caliper measured 6 inches above ground at the time of planting.
 1. This approval shall be void three years from the date of final approval, unless expunged by a subsequent Site Development Plan Review approval. An Extension of Time may be filed for consideration by the City of Las Vegas.
 2. Pursuant to LVMC 19.16.100.K, after the initial approval period, a single Extension of Time not to exceed three years may be granted by the City Council. At the conclusion of the period following such Extension the temporary parking lot development shall be abandoned unless the approval of Site Development Plan Review (23-0627-SDR1) is revoked pursuant to LVMC 19.16.100.I.
 3. All development shall be in conformance with the site plan and landscape plan date stamped 06/20/25, except as amended by conditions herein.
 4. Illumination shall be provided between dusk and dawn pursuant to Title 11.55.

5. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot landscape buffer along a portion of 7th Street where 15 feet is required and a zero-foot landscape buffer along the south perimeter where eight feet is required.
6. An Exception from Title 19.08.110.C.12 is hereby approved, to allow zero parking lot trees where 18, 24-inch box shade trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. All utility or mechanical equipment, if any, shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
13. 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.
14. Queues for the overall parking lot shall not extend into the public right-of-way as a result of the operations on this site.

15. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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