



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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EXECUTIVE DIRECTOR

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

February 18, 2026

Weina Zhang or Anna Olin
Zlife at 917 First St, LLC
3960 West Point Loma Boulevard, Suite H #365
San Diego, California 92110

**RE: 25-0618 [EOT1, EOT2, EOT3, EOT4]
CITY COUNCIL MEETING OF FEBRUARY 18, 2026**

Dear Applicant:

The City Council at a regular meeting held on **February 18, 2026** voted to **APPROVE** the following Land Use Entitlement project requests on 1.63 acres at the northwest corner of Coolidge Avenue and Casino Center Boulevard (APNs multiple), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the entire Land Use Entitlement project.

25-0618-EOT1 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0288-EOT1) - FOR A PROPOSED AUTOMOBILE RENTAL USE

25-0618-EOT2 - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0288-SUP2) - FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A SURFACE PARKING LOT ALONG THE STREET FRONTAGE

25-0618-EOT3 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0288-SDR1) - FOR A PROPOSED EIGHT-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 114 CONDOMINIUM UNITS, 214 HOTEL RESIDENCE ROOMS, AND 31,644 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

25-0618-EOT4 - SECOND EXTENSION OF TIME - PETITION TO VACATE (23-0288-VAC1) - TO VACATE THE SOUTHERN PORTION OF A PUBLIC ALLEYWAY GENERALLY LOCATED BETWEEN 1ST STREET AND CASINO CENTER BOULEVARD

This approval is subject to the following conditions:

25-0618-EOT1 CONDITIONS

Planning

1. This approval shall expire on 03/04/28 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Special Use Permit (23-0288-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0618-EOT2 CONDITIONS

Planning

1. This approval shall expire on 03/04/28 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (23-0288-SUP2) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0618-EOT3 CONDITIONS

Planning

1. This approval shall expire on 03/04/28 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (23-0288-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0618-EOT4 CONDITIONS

Planning

1. This approval shall expire on 03/04/28 unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for Petition to Vacate (23-0288-VAC1) and all other related actions as required by the Department of Community Development and the Department of Public Works.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 18, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr