



**LAS VEGAS
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CITY HALL

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cityoflasvegas
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March 4, 2026

Matthew Smith
Maxim Rose LLC
8215 South Eastern Avenue, Suite 105
Las Vegas, Nevada 89123

**RE: 25-0603-EOT1
CITY COUNCIL MEETING OF MARCH 4, 2026**

Dear Applicant:

The City Council at a regular meeting held on **March 4, 2026** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED SIX-STORY, 192-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.42 acres at the northeast corner of Cedar Avenue and 28th Street (APNs 139-36-110-034 and 035), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on February 21, 2028 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 (23-0513-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.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 5, 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

cc:

Nicole Chavarria
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89129