



**LAS VEGAS  
CITY COUNCIL**

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LAS VEGAS, NV 89101

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cityoflasvegas  
lasvegasnevada.gov

**March 4, 2026**

Jonathan Fragosa  
Sahara Rancho 008, LLC & Sahara Rancho Office Center, LLC  
101 Convention Center Drive, Suite 630  
Las Vegas, Nevada 89109

**RE: 25-0606-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 SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following Amended conditions:

**Planning**

1. This approval shall expire on February 21, 2029 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 (23-0074-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.

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March 4, 2026

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 be 'S. Floyd', written over a horizontal line.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

Jonathan Fragosa  
Morgan Stonehill, LLC  
7301 Peak Drive  
Las Vegas, Nevada 89128

Cc:  
Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, Nevada 89135

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