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cityoflasvegas
lasvegasnevada.gov

April 15, 2026

Darren C. Petersen
Madison Church LL c/o Petersen Management LLC
5052 South Jones Boulevard. Suite 110
Las Vegas, Nevada 89118

**RE: 26-0076-EOT1
CITY COUNCIL MEETING OF APRIL 15, 2026**

Dear Applicant:

The City Council at a regular meeting held on **April 15, 2026** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED FIVE-STORY TALL, 92-UNIT MIXED-USE DEVELOPMENT WITH 7,520 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.80 acres at 300 South 7th Street (APN 13934-710-035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

This approval is subject to the following conditions:

Planning

1. This approval shall expire on March 20, 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 (23-0627-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 April 16, 2026.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Richard C. Gallegos
DC Petersen Professional Consultants
5052 South Jones Boulevard. Suite 110
Las Vegas, Nevada 89118