



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA  
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
EXECUTIVE DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

May 20, 2026

Darren C. Petersen  
Diamond Zing LLC  
5052 South Jones Boulevard, Suite 110  
Las Vegas, Nevada 89118

**RE: 26-0129-SDR1**  
**CITY COUNCIL MEETING OF MAY 20, 2026**

Dear Applicant:

The City Council at a regular meeting held on **May 20, 2026** voted to **APPROVE** the following Land Use Entitlement project For possible action on a Land Use Entitlement project request FOR A PROPOSED ADDITION OF FOUR UNITS TO AN EXISTING ONE-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2] on 0.22 acres at 401 South 11th Street (APN 139-34-801-019), R-4 (High Density Residential) Zone, Ward 3 (Diaz). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

This approval is subject to the following conditions:

**Planning**

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 03/23/26, and the landscape plan and building elevations, date stamped 03/11/26, except as amended by conditions herein.
3. A Waiver from Title 19 Appendix F. Downtown Las Vegas Interim Development Standards is hereby approved, to allow mechanical equipment to not be screened from street level and surrounding building views along Lewis Avenue where such is required.
4. A Waiver from Title 19 Appendix F. Downtown Las Vegas Interim Development Standards is hereby approved, to allow a six-foot tall fence in the front yard setback area along 11th Street where five feet is the maximum allowed
5. A Waiver from Title 19.12 is hereby approved, to allow four parking stalls where 13 are required.

6. A Waiver from Title 19.06 is hereby approved, to allow a five-foot front yard setback where 10 feet is the minimum required.
7. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot perimeter landscape buffers along the southern property line where five feet is required along interior lot lines.
8. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot perimeter landscape buffers along 11th Street and Lewis Avenue where 15 feet is required adjacent to right-of-way.
9. An Exception from Title 19.06 is hereby approved, to allow three 24-inch box perimeter landscape buffer trees where 14 are required.
10. An Exception from Title 19.08 is hereby approved, to allow a 48 square-foot landscape island where the landscape island is required to be five feet wide and the length of a full parking stall.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
14. 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.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

18. Construct a streetlight on 11th Street concurrent with the development of this site.
19. 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. Existing gates that do not comply with PROWAG and swing into the public right-of-way shall be removed and replaced with code-compliant gates concurrent with development of this site.
20. 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.
21. An encroachment into the public right-of-way has not been approved by the City Engineer for this site. Any encroachment into the public right-of-way must be approved by the City Engineer prior to the submittal of an application for a permit if existing improvements are to remain. If approved, submit a License Agreement for private improvements in the existing fence and landscaping in the public right-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
22. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line, unless otherwise allowed by the City Traffic Engineer.
23. 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 drainageways as recommended

26-0129-SDR1 - Page Four  
May 20, 2026

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2026.

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:  
Darren C. Petersen  
Petersen Management LLC  
5052 South Jones Boulevard, Suite 110  
Las Vegas, Nevada 89118

Cc:  
Darren C. Petersen  
D C Petersen Professional Consultants  
5052 South Jones Boulevard, Suite 110  
Las Vegas, Nevada 89118