



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

23-0627
12/19/2023

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 300 S. 7th STREET

Project Name The Corner at 7th Street Mixed Use Development **Proposed Use** RETAIL & MULTIFAMILY

Assessor's Parcel #(s) 139 - 34 - 710 - 035 **Ward #** 3 (DIAZ)

General Plan: Existing MXU Proposed SAME **Zoning:** Existing C-1 Proposed SAME

Additional Information _____

Property Owner MADISON CHURCH LLC c/o PETERSEN MANAGEMENT LLC **Contact** DARREN C. PETERSEN, MANAGER

Address 5052 S. JONES BLVD. SUITE 110 **City** LAS VEGAS **State** NV **Zip** 89118

E-mail dpetersen@visiconlv.com **Phone** 702 - 768 - 1861

Applicant PETERSEN MANAGEMENT LLC **Contact** DARREN C. PETERSEN, MANAGER

Address 5052 S. JONES BLVD. SUITE 110 **City** LAS VEGAS **State** NV **Zip** 89118

E-mail dpetersen@visiconlv.com **Phone** 702 - 768 - 1861

Representative D C PETERSEN PROFESSIONAL CONSULTANTS **Contact** RICHARD C. GALLEGOS

Address 5052 S. JONES BLVD. SUITE 110 **City** LAS VEGAS **State** NV **Zip** 89118

E-mail rgallegos@visiconlv.com **Phone** 702 - 524 - 0054

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

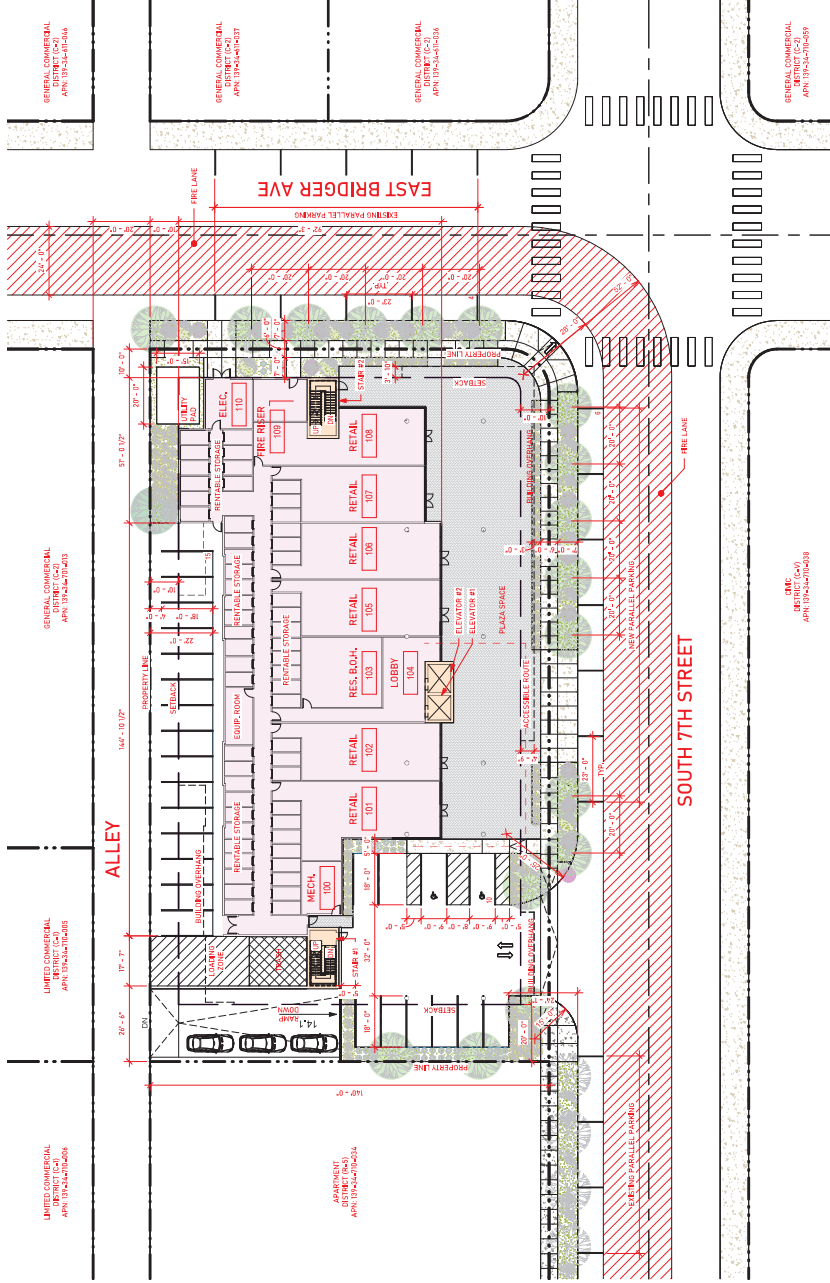
Print Name DARREN C. PETERSEN

Subscribed and sworn before me

This 3RD day of OCTOBER, 2023

Notary Public in and for said County and State





VELOCITY MAP



PARKING REQUIREMENTS

2 BED UNIT	425 UNIT (A)	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 UNIT	120 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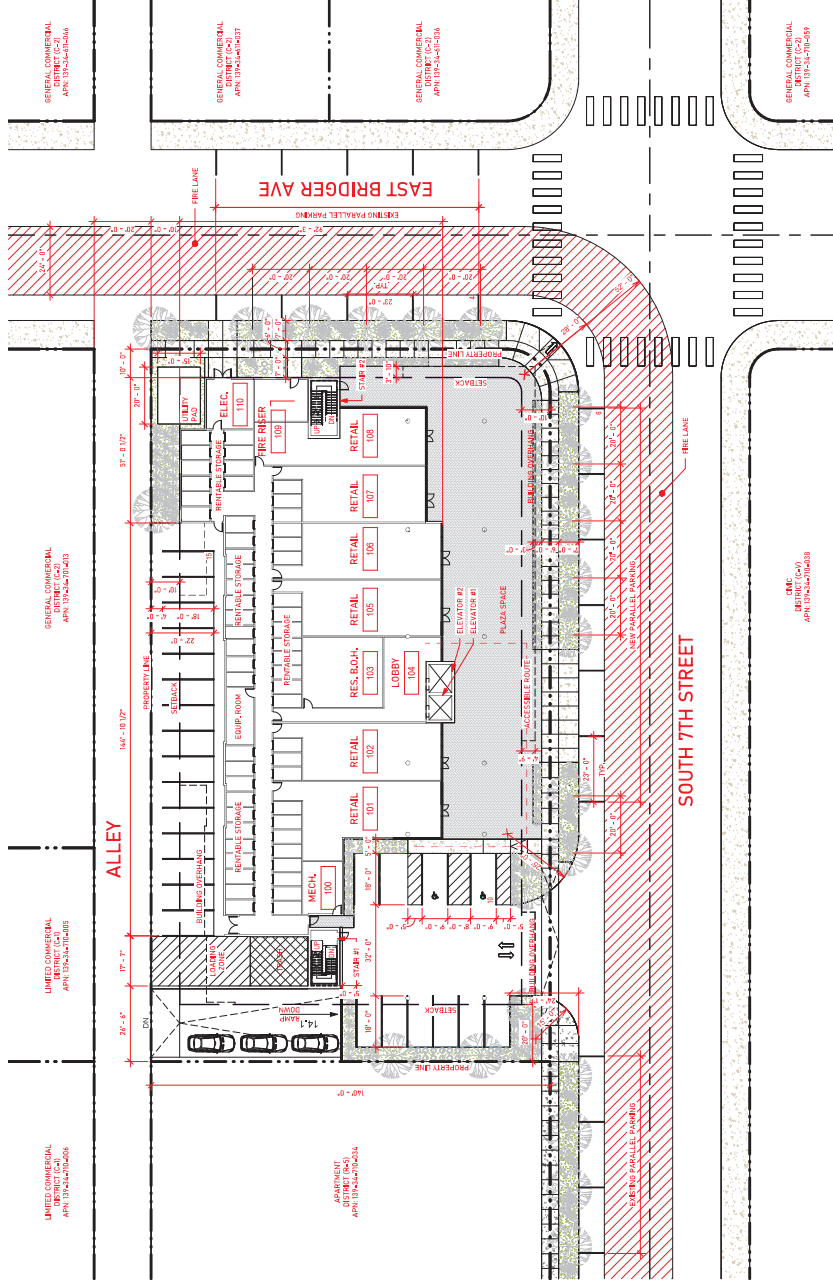
SITE INFORMATION

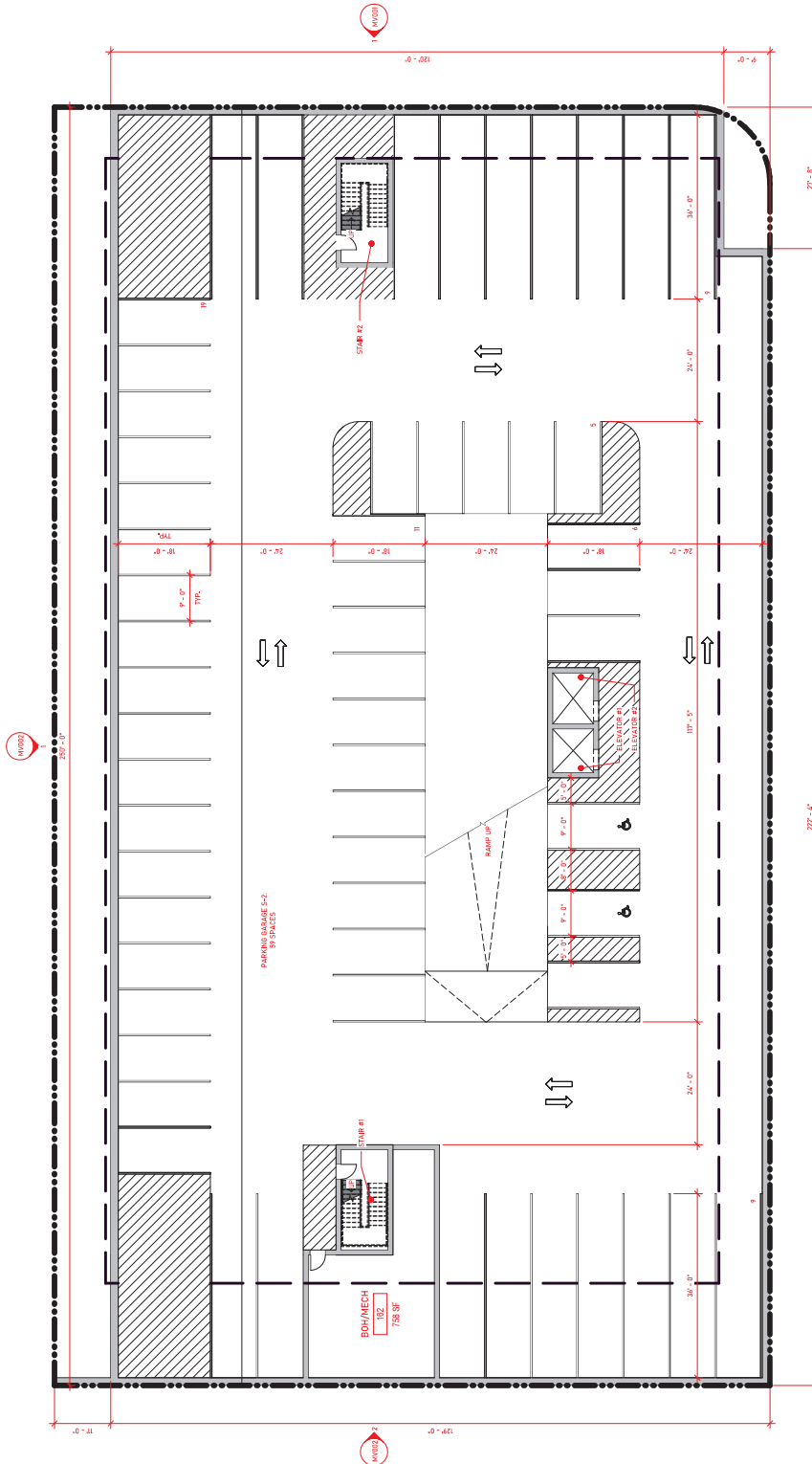
PARCEL NUMBER	170-34-70-020
JURISDICTION	LAS VEGAS
EXISTING ZONING	UNITED COMMERCIAL (C-1)
PROPOSED ZONING	UNITED COMMERCIAL (C-1)
SIZE	30,000 SF (AP. 0.68)
ROOF AREA	23550 SF
PERCENTAGE OF LOT COVERAGE	42.0%

PRINT LEGEND

2 BED UNIT	125 UNIT (A)	125 UNIT (B)	125 UNIT (C)	125 UNIT (D)	125 UNIT (E)	125 UNIT (F)	125 UNIT (G)	125 UNIT (H)	125 UNIT (I)	125 UNIT (J)	125 UNIT (K)	125 UNIT (L)	125 UNIT (M)	125 UNIT (N)	125 UNIT (O)	125 UNIT (P)	125 UNIT (Q)	125 UNIT (R)	125 UNIT (S)	125 UNIT (T)	125 UNIT (U)	125 UNIT (V)	125 UNIT (W)	125 UNIT (X)	125 UNIT (Y)	125 UNIT (Z)
125 UNIT (A)	125 UNIT (B)	125 UNIT (C)	125 UNIT (D)	125 UNIT (E)	125 UNIT (F)	125 UNIT (G)	125 UNIT (H)	125 UNIT (I)	125 UNIT (J)	125 UNIT (K)	125 UNIT (L)	125 UNIT (M)	125 UNIT (N)	125 UNIT (O)	125 UNIT (P)	125 UNIT (Q)	125 UNIT (R)	125 UNIT (S)	125 UNIT (T)	125 UNIT (U)	125 UNIT (V)	125 UNIT (W)	125 UNIT (X)	125 UNIT (Y)	125 UNIT (Z)	

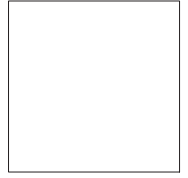
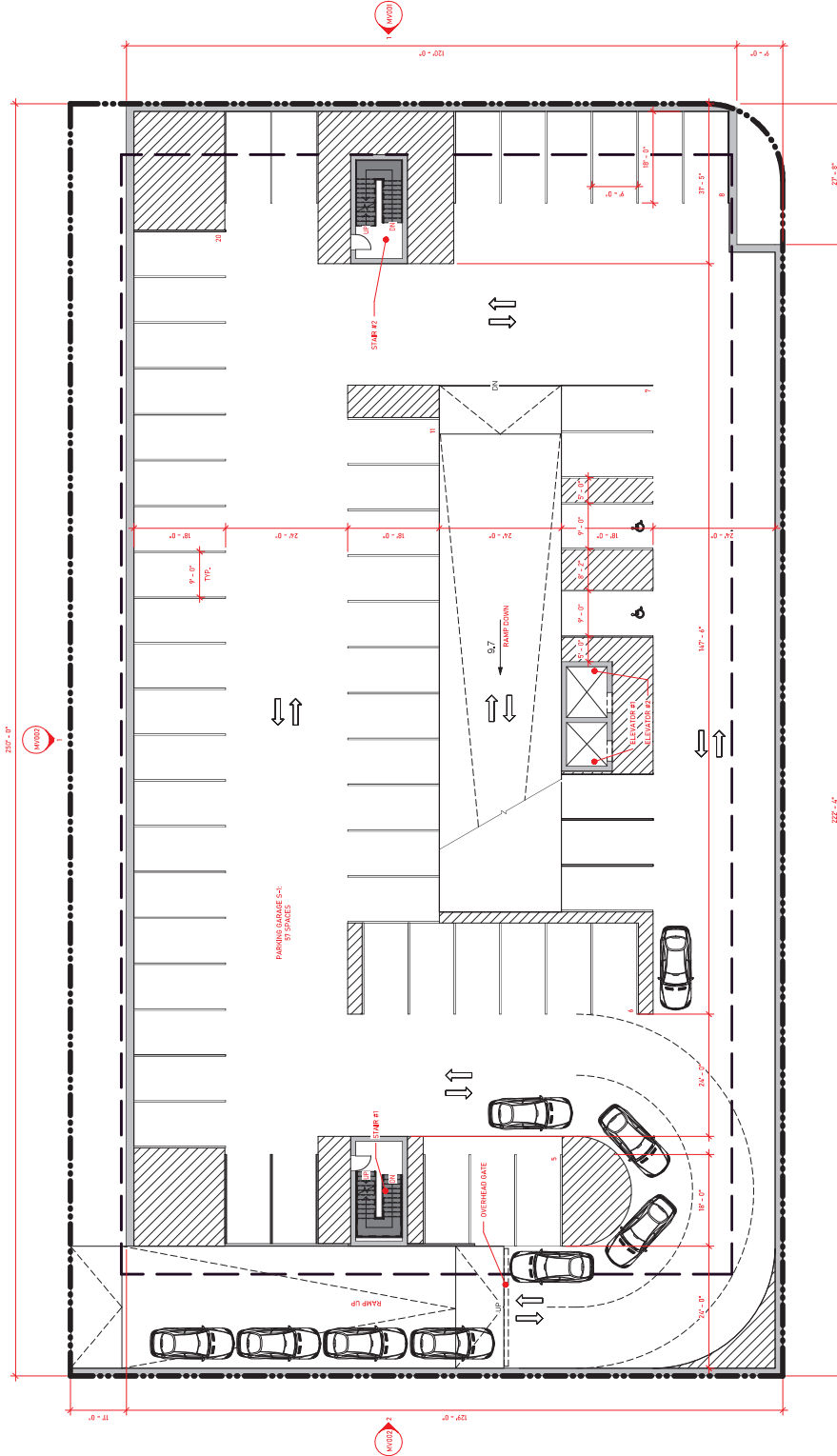
23-0627
01/29/2024

[illegible]



S-2 - OVERLAP FLOOR PLAN	
1	1/17/24
FLOOR PLAN DATA LEVEL S-2	
AIR FLOW	30403
DO-MECH	755
STATUS	429
SCALE	215
TOTAL	32002 SF
	73.51ALS

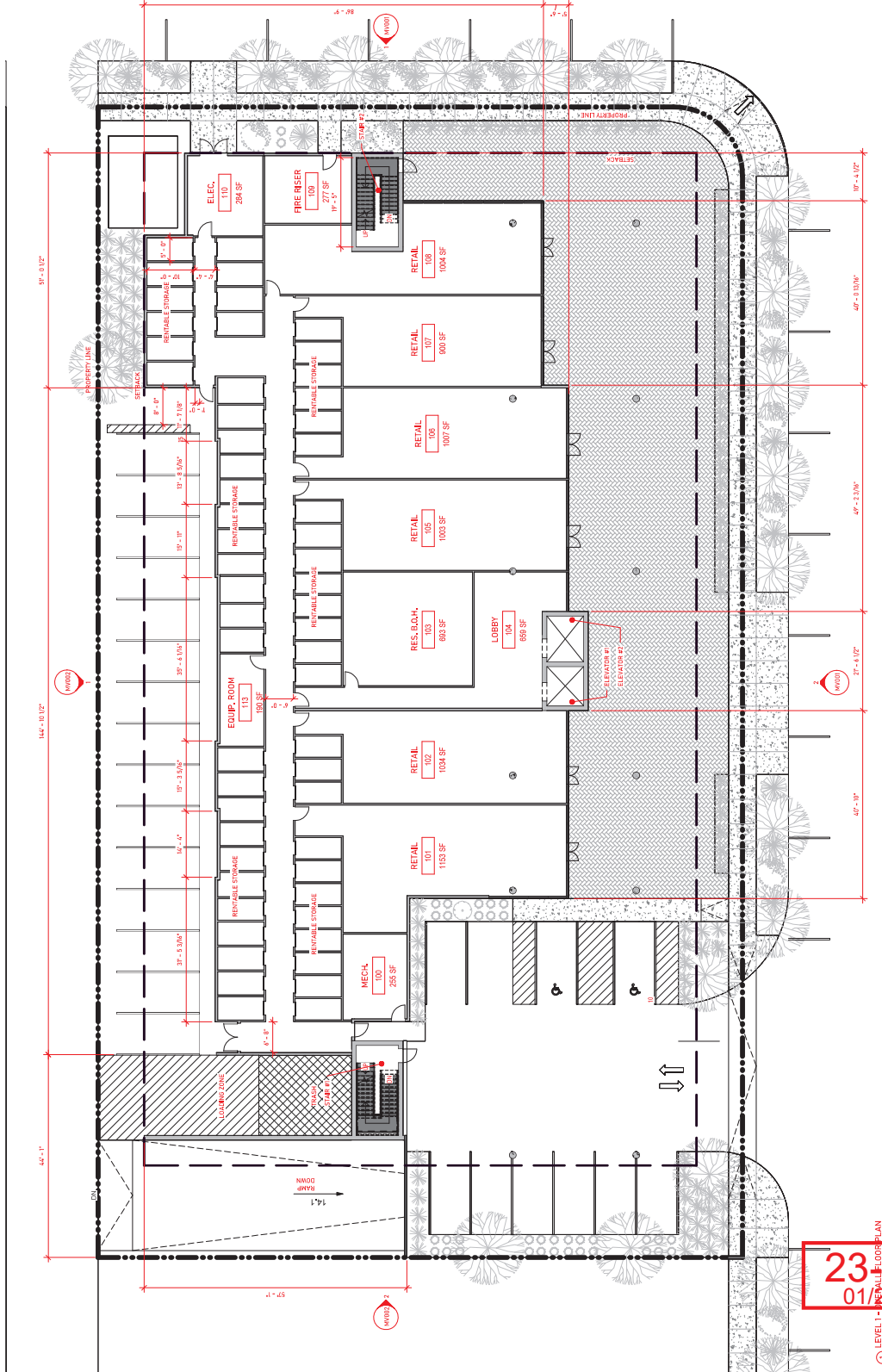
23-0627
01/29/2024



1 S-1 - OVERALL FLOOR PLAN

FLOOR PLAN DATA LEVEL S-1	
AREA	3138 SF
PERIMETER	479 SF
STAIRS	215 SF
TOTAL	3363 SF
TOTAL	17 SPACES

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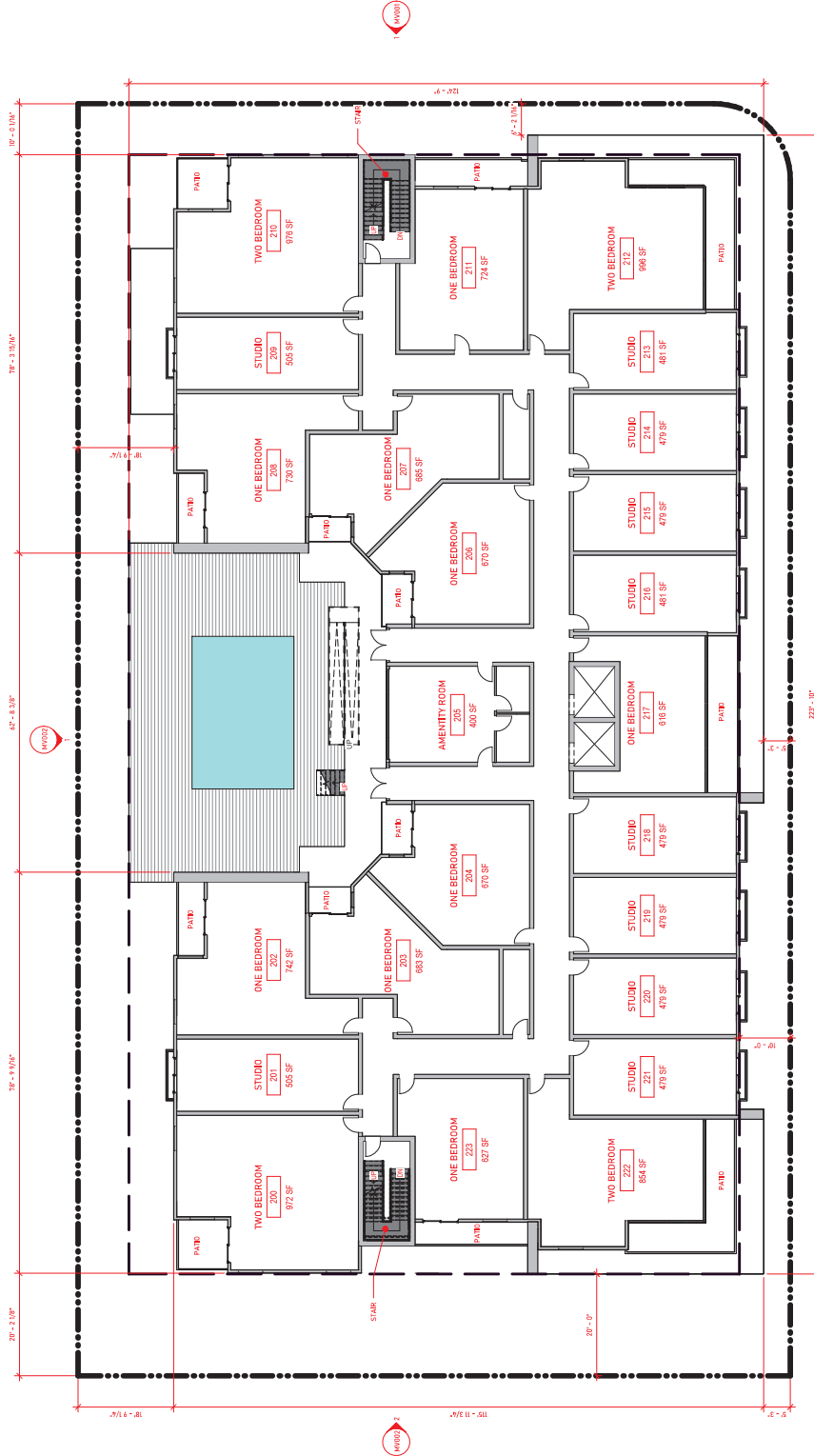


1 LEVEL 1 - OVERALL FLOOR PLAN

FLOOR PLAN DATA LEVEL 1

RETAIL	7976 SF
RES. LOBBY	721 SF
RES. BOH	750 SF
REN. ABLE	3340 SF
TO AGE	
TO CORRIDOR	1448 SF
EQUIP. ROOM	200 SF
	431 SF
	253 SF
	96 SF
MECH.	
FIRE COMMAND	
TOTAL	15239 SF

23-0627
01/09/2024

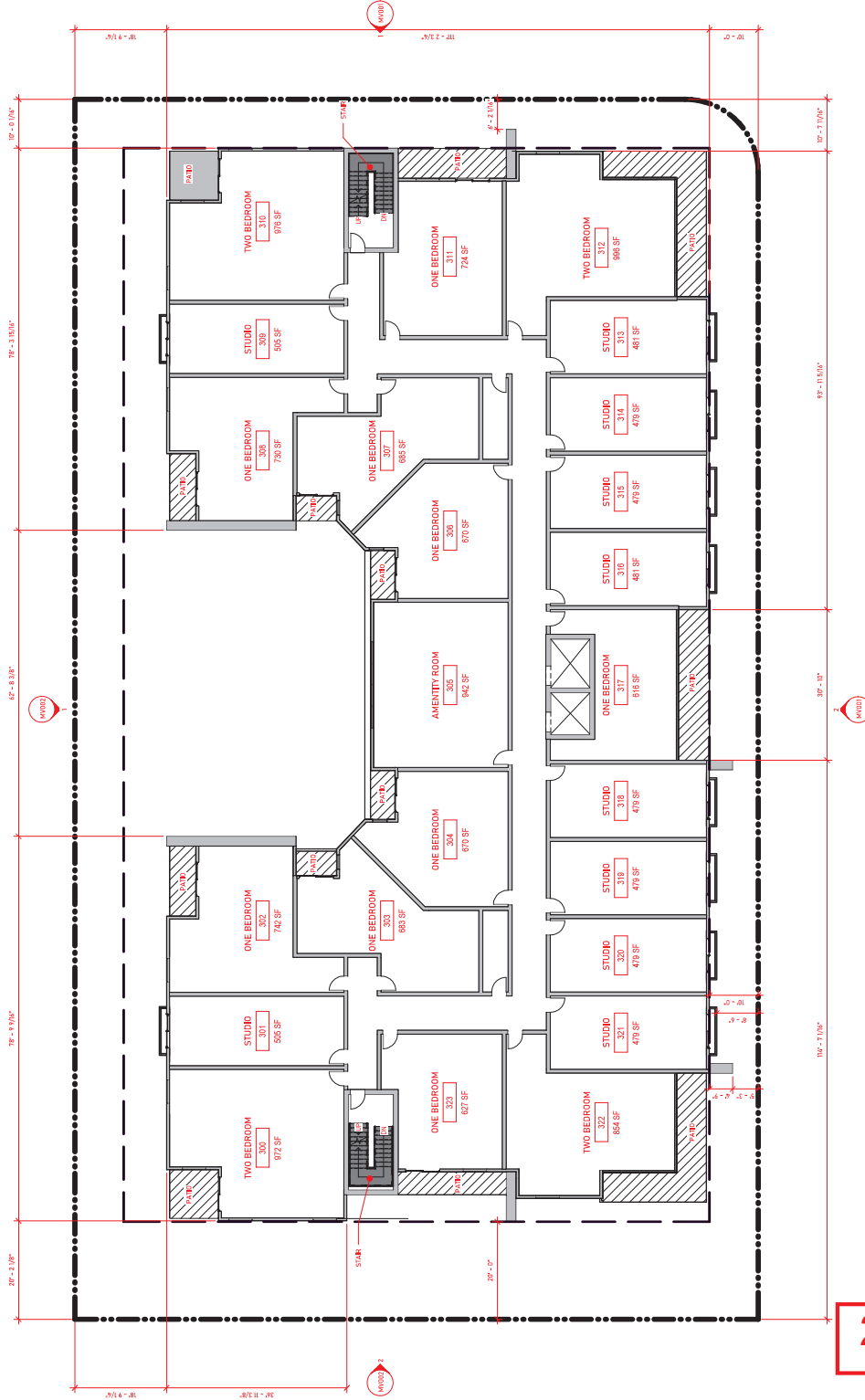


1 LEVEL 2 - INTERMEDIATE FLOOR PLAN

FLOOR PLAN DATA LEVEL 2

17018 SF	
1422 SF	
2038 SF	
3923 SF	
595 SF	
172 SF	
429 SF	
295 SF	
25812 SF	
TOTAL	

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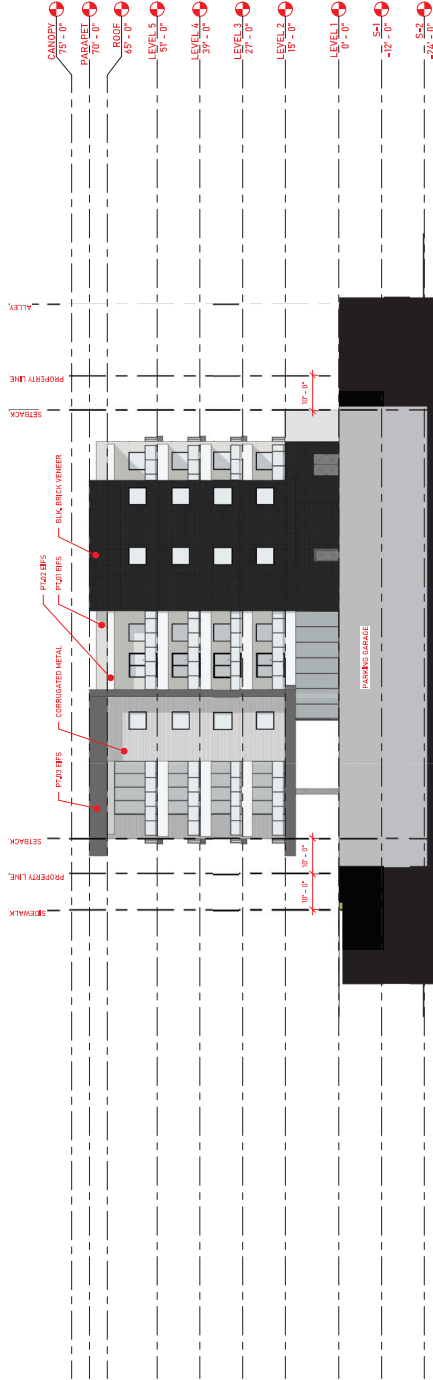


① LEVEL 3-5 OVERALL FLOOR PLAN
2023* = T.O.B*

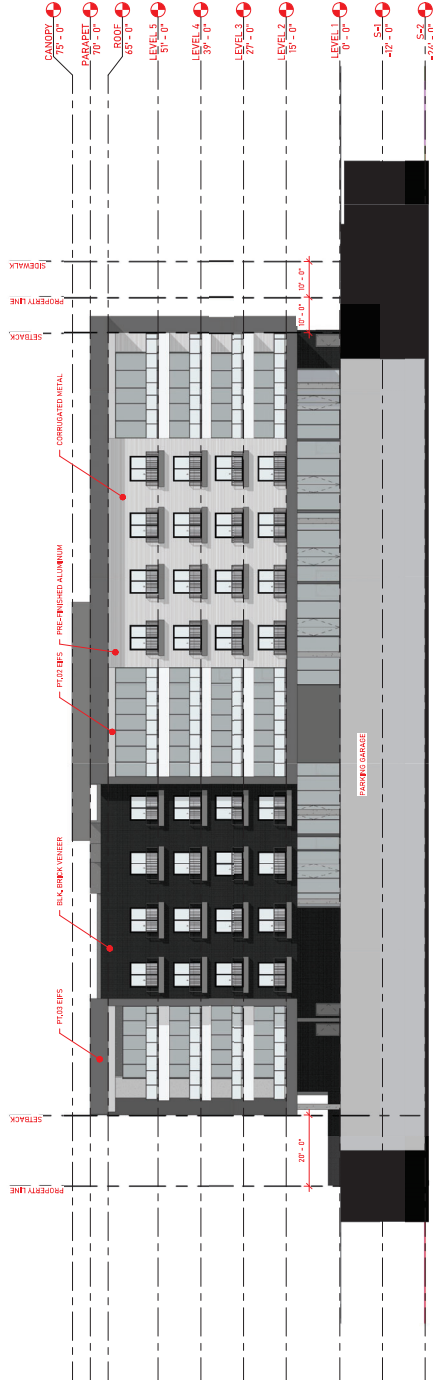
FLOOR PLAN DATA LEVEL 3-5

17018 SF	
1422 SF	
1770 SF	
952 SF	
172 SF	
429 SF	
215 SF	
21978 SF	
TOTAL	

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① NORTH ELEVATION
10'-0" x 30'-0"



② EAST ELEVATION
10'-0" x 30'-0"

PRE-FINISHED ALUMINUM

BLACK BRICK VENER

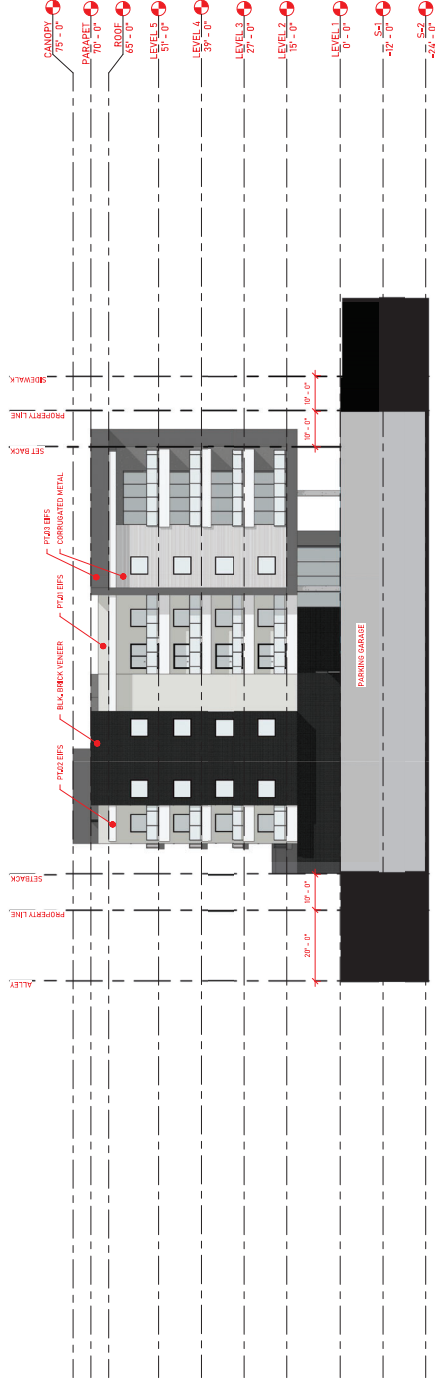
CORRUGATED METAL

P20 BPS

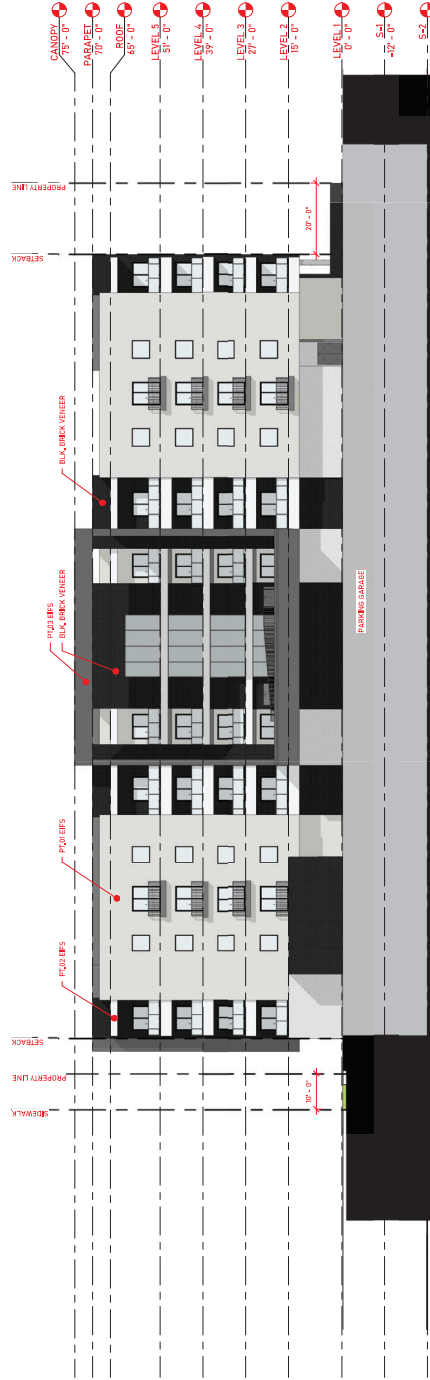
P20 BPS

P20 BPS

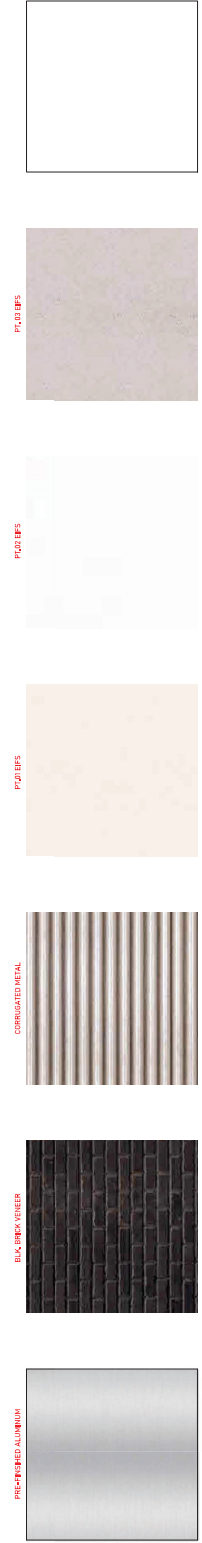
23-0627
01/29/2024



② SOUTH ELEVATION



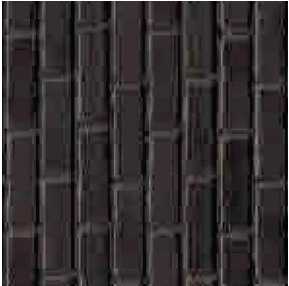
① WEST ELEVATION



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BLK. BRICK VENEER

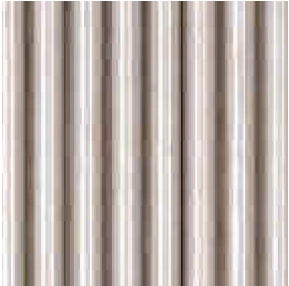


PT. 01 EIFS



23-0627
01/29/2024

CORRUGATED METAL



PT. 02 EIFS



GL-01 LOW E DOUBLE PANE TEMPERED GLAZING



PT.03 EIFS



GL-02 CLEAR GLASS



PRE-FINISHED ALUMINUM MULLION

