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



cityoflasvegas
lasvegasnevada.gov

February 4, 2026

Shiron Development, LLC
4322 Cheyenne Avenue
Las Vegas, Nevada 89032

RE: 25-0585-EOT1
CITY COUNCIL MEETING OF FEBRUARY 4, 2026

Dear Applicant:

The City Council at a regular meeting held on *February 4, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 498,343 SQUARE-FOOT DEVELOPMENT CONSISTING OF TWO AND FOUR-STORY MULTI-FAMILY AND SINGLE-STORY RETAIL BUILDINGS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Brune). Staff recommends APPROVAL.

This approval is subject to the following conditions:

Planning

1. This approval shall expire on December 15, 2027 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 (21-0516-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 *February 5, 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:

Robert J. Gronauer
Kaempfer Crowell
1980 Festival Plaza, Suite 650
Las Vegas, Nevada 89135