



**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

December 10, 2025

John Shaw  
300 Charleston Apartments QOZB, LLC  
26050 Mureau Road, Suite 101  
Calabasas, California 91302

**RE: 25-0499 [EOT1 AND EOT2]  
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 9, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 2.67 acres at the southwest corner of Charleston Boulevard and 4th Street (APNs 162-03-115-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

**25-0499-EOT1 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-76715) - FOR A MIXED-USE DEVELOPMENT**

**25-0499-EOT2 - THIRD EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-76716) - FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 501 RESIDENTIAL UNITS AND 20,313 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE 70 PERCENT BUILD-TO-LINE REQUIREMENT**

This approval is subject to the following conditions:

**25-0499-EOT1 CONDITIONS:**

**Planning**

1. This approval shall expire on October 22, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-76715) 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.

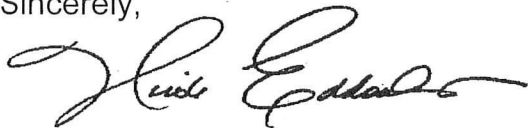
**25-0499-EOT2 CONDITIONS:**

**Planning**

1. This approval shall expire on October 22, 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 (SDR-76716) 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.

This action by the Planning Commission on **December 9, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **December 22, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Lora Dreja  
Brown, Brown and Premsrirut  
520 South Fourth Street  
Las Vegas, Nevada 89101