



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL

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LAS VEGAS, NV 89101
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March 6, 2024

Daryl Kraus
LVG#5, LLC
9550 South Eastern #253
Las Vegas, Nevada 89123

**RE: 24-0037 [EOT1, EOT2, EOT3, EOT4]
CITY COUNCIL MEETING OF MARCH 6, 2024**

Dear Applicant:

The City Council at a regular meeting held on *March 6, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 2.40 acres at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-112-003 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

24-0037-EOT1 Conditions:

Planning

1. This approval shall expire on January 19, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0659-VAR1) 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.

24-0037-EOT2 Conditions:

Planning

1. This approval shall expire on January 19, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0659-VAR2) 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.



24-0037-EOT3 Conditions:

Planning

1. This approval shall expire on January 19, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (21-0659-SUP1) 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.

24-0037-EOT4 Conditions:

Planning

1. This approval shall expire on January 19, 2026 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 (21-0659-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 March 7, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name being more prominent.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Golcheh Development and Investments, LLC
1180 South Beverly Drive, Unit 300
Los Angeles, California 90035

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135