



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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cityoflasvegas
lasvegasnevada.gov

April 2, 2025

Kamran Fouladbakhsh
Proview Series 34, LLC
2211 South Las Vegas Boulevard #100 Office
Las Vegas, Nevada 89104

RE: 25-0053-EOT1
CITY COUNCIL MEETING OF APRIL 2, 2025

Dear Applicant:

The City Council at a regular meeting held on *April 2, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 10,970 SQUARE-FOOT RESTAURANT DEVELOPMENT INCLUDING A 4,168 SQUARE-FOOT ROOFTOP OUTDOOR PATIO WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.15 acres at the southeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-210-091), Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on February 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 (22-0622-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 April 3, 2025.

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Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

Kamran Fouladbakhsh
3726 South Las Vegas Boulevard
#3005 West
Las Vegas, Nevada 89104

Adam Fouladbakhsh
1100 East Bridger Avenue
Las Vegas, Nevada 89101