



**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

March 4, 2026

Josh Golcheh
Shoshana Capital, LLC
1180 South Beverly Drive, #300
Los Angeles, California 90035

**RE: 25-0607 [EOT1, EOT2, EOT3, EOT4]
CITY COUNCIL MEETING OF MARCH 4, 2026**

Dear Applicant:

The City Council at a regular meeting held on **March 4, 2026** 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, 006, 007 and 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

25-0607-EOT1 - SECOND EXTENSION OF TIME - VARIANCE (21-0659-VAR1) - TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED

25-0607-EOT2 - SECOND EXTENSION OF TIME - VARIANCE (21-0659-VAR2) - TO ALLOW NO LOADING ZONE SPACE WHERE ONE IS REQUIRED

25-0607-EOT3 - SECOND EXTENSION OF TIME - SPECIAL USE PERMIT (21-0659-SUP1) - FOR A PROPOSED 3,535 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 292-FOOT SEPARATION FROM AN EXISTING CHURCH/HOUSE OF WORSHIP AND SCHOOL WHERE 400 FEET IS REQUIRED

25-0607-EOT4 - SECOND EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (21-0659-SDR1) - FOR A PROPOSED 3,535 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE WITH FUEL PUMPS] WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

25-0607-EOT1 CONDITIONS

Planning

1. This approval shall expire on January 19, 2028 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.

25-0607-EOT2 CONDITIONS

Planning

1. This approval shall expire on January 19, 2028 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.

25-0607-EOT3 CONDITIONS

Planning

1. This approval shall expire on January 19, 2028 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.

25-0607-EOT4 CONDITIONS

Planning

1. This approval shall expire on January 19, 2028 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 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:

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