

ETG Choi LLC  
339 N Phyllis St  
Las Vegas, NV 89110

April 24, 2023

Re: Extension of Time Request/Project #23-0199 Odyssey Tavern

Dear Sirs,

This is the twelfth request for an Extension of Time for a nonconforming use for an abandoned Liquor Establishment (Tavern) at 1930 E Fremont Street Suite A. This is the first request from the new owner/applicant ETG Choi LLC. The previous owner filed the EOT last year on behalf of ETG Choi LLC. ETG Choi LLC purchased the property on 01/26/2022. The applicant purchased the property with the intent to open a tavern in Suite A. Charisma Jazz & Blues has signed a Letter of Intent to open a tavern at the location. The principals of Charisma are Las Vegas natives with experience in liquor and gaming. Charisma is in the process of applying for a Tavern license. Also, Charisma has developed preliminary floor plans and renderings of the tavern project. Charisma Jazz & Blues will be a unique non-smoking venue offering live entertainment, cocktails, premium casual dining, and gaming. (Please see the attachments.)

There have been substantial improvements to the exterior of the property. The previous owner replaced the HVAC units and a new roof has been installed. Local contractors replaced the fascia and painted the exterior. Also, a local glass company installed new windows and exterior glass doors. An artist from the Art District painted the Odyssey Pizza sign on the side entrance of the building for Suite B.

The applicant and Charisma have been in contact with the Las Vegas Redevelopment Agency regarding the Visual Improvement Program. The applicant and Charisma will be applying for permits for renovating the property and parking lot. The exterior project plans are to upgrade the parking lot, new exterior lighting, install an exterior security system, upgrade the signage, and make the entryway handicap accessible. The interior scope of work includes building a permanent bar, upgrading the electrical system, new flooring, and painting.

Charisma will apply for a tavern license by August 2023. The associated restaurant license has remained active throughout the abandonment period of the tavern. The takeout delivery license for Suite B.

Odyssey Pizza has been active for over 18 years. Charisma will utilize Odyssey Pizza for developing a menu and preparing food. The conditions in the area have not changed since the previous extension that would render the tavern use incompatible with surrounding parcels and the request falls within the intent of Ordinance 6114 regarding the expiration of nonconforming uses.

The opening of a tavern in this location will increase economic activity within the surrounding neighborhood and create jobs for the Las Vegas community. Respectfully, the applicant requests an extension of time to allow Charisma Jazz & Blues to apply and open a tavern at the location.

Thank you.

Eun Altizer  
ETG Choi LLC



**23-0199**  
04/27/2023