



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN

*Mayor*

BRIAN KNUDSEN

*Mayor Pro Tem*

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

MIKE JANSSEN

*City Manager*

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST.  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

November 13, 2024

Jonathan Kermani  
Las Vegas Arts District Development LLC  
1620 South Los Angeles Street, Suite C  
Los Angeles, California 90015

**RE: 24-0524-SUP1**  
**PLANNING COMMISSION MEETING OF NOVEMBER 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Land Use Entitlement project request FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE at 1025 South 1st Street, Suite #100 (APN 139-33-811-029), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. 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 November 12, 2024 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 November 25, 2024. 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:jr

cc:

Lina Valeckaite  
Ryan Doherty  
601 East Bridger Avenue, Suite 100  
Las Vegas, Nevada 89101