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February 18, 2026

Darryl Victoriam
JLC Nucleus LLC
2125 Butterfiled Drive #225
Troy, Michigan 98084

**RE: 25-0473-SUP1
CITY COUNCIL MEETING OF FEBRUARY 18, 2026**

Dear Applicant:

The City Council at a regular meeting held on **February 18, 2026** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 2,400 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,400 SQUARE-FOOT OUTDOOR PATIO AREA at 926 West Owens Avenue (APN 139-21-806-002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

This approval is subject to the following Added conditions:

25-0473-SUP1 ADDED CONDITIONS

Planning

- A. The hours of operation shall be limited to 7pm to midnight daily.
- B. A one year administrative review shall be conducted from the date of business license issuance.
- C. The business shall be restricted to 35 years of age or older.
 - 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. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. 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 February 18, 2026.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Jerry Durr
929 Balzar Avenue
Las Vegas, Nevada 89106