



**LAS VEGAS  
CITY COUNCIL**

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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

March 18, 2026

Jerry Hamika  
BJH Property, LLC  
11491 Monte Isola Street  
Las Vegas, Nevada 89141

**RE: 25-0466 [VAR1 AND SUP1]  
CITY COUNCIL MEETING OF MARCH 18, 2026**

Dear Applicant:

The City Council at a regular meeting held on *March 18, 2026* voted to **APPROVE** the following Land Use Entitlement project requests on 0.97 acres at 2747 North Rainbow Boulevard (APN 138-15-701-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). NOTE: This item was remanded back to the Planning Commission for consideration DUE TO INCREASING AN INTENSIFICATION OF THE ORIGINAL REQUEST. THE CHANGES INCREASE THE PARKING REQUIREMENTS FOR THE PROPOSED ALCOHOL, ON-PREMISE FULL USE. The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

**25-0466-VAR1 - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 76 ARE REQUIRED**

**25-0466-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE**

This approval is subject to the following conditions:

**25-0466-VAR1 CONDITIONS**

**Planning**

1. A Variance is hereby approved, to allow 39 parking spaces where 76 spaces are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0466-SUP1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-72160), Variance (VAR-72158) and Special Use Permit (SUP-72159).

4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **25-0466-SUP1 CONDITIONS**

##### **Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Variance (25-0466-VAR1) shall be required, if approved.
3. Conformance to the approved conditions for Rezoning (ZON-72157), Site Development Plan Review (SDR-72160), Variance (VAR-72158) and Special Use Permit (SUP-72159).
4. 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.
5. 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.
6. 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.
7. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
8. Approval of this Special Use Permit does not constitute approval of a liquor license.
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
10. 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 19, 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:  
Pamela Matthews  
Rhythm Roast  
10340 Galena Springs  
Las Vegas, Nevada 89149

Cc:  
George Ross  
Game on Group  
7582 South Las Vegas Boulevard, Suite 518  
Las Vegas, Nevada 891239