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CITY COUNCIL**

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November 19, 2025

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

**RE: 25-0466 [VAR1 AND SUP1]
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to recommend **APPROVAL** of 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).

25-0466-VAR1 - VARIANCE - TO ALLOW 39 PARKING SPACES WHERE 43 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 43 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.

This item will be considered by the City Council on December 17, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Pamela Matthews
Rhythm Roast
10340 Galena Springs
Las Vegas, Nevada 89149

Cc:

George Ross
Game On Group
7582 South Las Vegas, Nevada Suite 518
Las Vegas, Nevada 89123