



**LAS VEGAS
CITY COUNCIL**

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CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 14, 2021

Mr. Jonathan Kermani
Nevada Good Luck Investments, LLC
1620 South Los Angeles Street, Unit C
Los Angeles, California 90015

**RE: 21-0004-SUP1
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Mr. Kermani:

The Planning Commission at a regular meeting held on **April 13, 2021** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 4,045 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at the southeast corner of Colorado Avenue and Commerce Street (APN 162-03-105-013), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

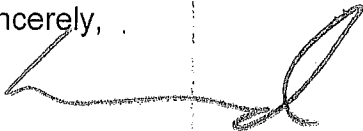
1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the 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 Department of Building and Safety.
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.

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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 **April 13, 2021** 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 Planning and Development at 702.229.6301 after **April 26, 2021**. 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:clb

cc: Mr. Phillip Martin
Nightmare Café
1307 South Commerce Street
Las Vegas, Nevada 89101