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July 19, 2022

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, Nevada 89101

**REF: JUSTIFICATION LETTER – Extension of Time for Nonconforming
Use (Tavern)**

Our firm represents HARLEM NIGHTS, LLC (the “Applicant”). The Applicant is requesting an extension of time for a nonconforming use (Tavern) on property located at 600 Jackson Avenue, more particularly described as APN: 139-27-110-078 (“the “Site”). There is an existing approximate 7,000 square foot building located on the Site. A small casino that included and tavern operations were previously operated on the Site. Although the gaming and tavern has ceased operations since approximately December 2013; various extensions of times, including most recently **21-0461-EOT**, have been granted preserving the tavern use on the Site. The Applicant is seeking to continue to preserve the ability to have alcohol (the tavern use) in conjunction with gaming at the Site.

Parallel with the previous extension of time application, the Applicant also sought to preserve the grandfathered non-restricted gaming license with the State of Nevada gaming authorities. On August 9, 2017, the Nevada Gaming Control Board unanimously recommended approval of a one day opening. The Nevada Gaming Commission also approved a one day opening. United Coin, on behalf of the Applicant, operated the establishment for one day on September 12, 2017, to preserve the non-restrictive gaming license.

In 2015, the ownership of the property was challenged in court by Shlomo Meiri. On November 20, 2015, the court determined the following: “It is hereby ordered, adjudged and decreed that the court quiets title to the properties in favor of Comett LV, LLC and against Meiri on the first cause of the counterclaim. It is hereby ordered that, as to all other claims for relief asserted by counterclaimants, the court finds in favor of counterdefendants.” (District Court case no. A692691). So Comett LV, LLC was determined to be the rightful owner of the property. Since this time, Mr. Meri appealed the case to the Nevada Supreme Court. Oral arguments were heard by the Nevada Supreme Court on June 13, 2018 and the case was submitted for decision.

Mr. Shlomo Meiri has recently acquired the property from Mr. Steve Hayashi and is interested in developing the property and proceeding with licensing and development work at the Site.

The Applicant has invested large sums of money into refurbishing the establishment. With this additional extension of time, it will allow the Applicant or its operator the ability to operate a fully functioning gaming and tavern establishment at the Site. The establishment will provide an economic boost for the area. As such, the Applicant is requesting an additional one year extension of time to

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preserve the tavern use on the property as the Applicant continues to move forward toward finalizing negotiations with the operator.

Thank you for your consideration in this matter.

Shlomo Meiri

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