



**LAS VEGAS
CITY COUNCIL**

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY

January 10, 2024

Tyler Mateen
Westland Fair LP
2654 West Horizon Ridge Parkway Suite B5-145
Henderson, Nevada 89052

RE: 23-0479-SUP1
PLANNING COMMISSION MEETING OF JANUARY 9, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 5,727 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 596 SQUARE-FOOT PATIO AREA WITH A 66-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 359-FOOT DISTANCE SEPARATION FROM A SCHOOL/INDIVIDUAL CARE CENTER WHERE 400 FEET IS REQUIRED located on the south side of Charleston Boulevard, approximately 800 feet east of the intersection of Charleston Boulevard and South Decatur Boulevard (APN 162-06-112-016), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use, except as amended herein.
2. Conformance to the approved conditions for Site Development Plan Review (23-0479-SDR1).
3. 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.
4. Waivers from Title 19.12 is hereby approved, to allow a 66-foot distance separation from a church/house of worship and a 359-foot distance separation from a school/individual care center where 400 feet is required.
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.

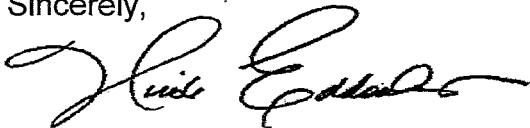
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Fire & Rescue

10. Applicant shall install an approved fire sprinkler system in all buildings / dwelling units in accordance with 2021 IFC Section 903 as amended.
11. Applicant shall add fire hydrant(s) and water line(s) as required.
12. Minimum fire flow requirements shall be in accordance with IFC Appendix B based on type of construction, required fire protection systems and similar.

This item will be considered by the City Council on February 21, 2024. 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:bp

cc:

Eric Wyatt
Norms Restaurant, LLC
17904 Lakewood Boulevard
Bellflower, California 90706

Preet Shergill
RSI Group, LLC
3199 Airport Loop Drive, Suite D
Costa Mesa, California 92626