



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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November 21, 2023

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

**RE: 23-0479-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project request For possible action on a Land Use Entitlement project request for a Minor Amendment to previously approved Site Development Plan Review [Z-0075-62(17)] FOR PROPOSED FACADE UPGRADES AND A PATIO COVER ADDITION TO AN EXISTING RESTAURANT BUILDING on a portion of 4.40 acres at 4605 West Charleston Boulevard (APN 162-06-112-016), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen), was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0075-62(17)] except as amended herein.
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 development shall be in conformance with the site plan and building elevations, date stamped 10/19/23, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Community Development staff on **November 21, 2023** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

c.c.:

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