



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

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cityoflasvegas | lasvegasnevada.gov

July 18, 2024

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

**RE: 24-0234-SUP1**  
**CITY COUNCIL MEETING OF JULY 17, 2024**

Dear Applicant:

The City Council at a regular meeting held on *July 17, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES) WITH A WAIVER TO ALLOW A 66-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 359-FOOT SEPARATION FROM A SCHOOL AND INDIVIDUAL CARE CENTER WHERE 400 FEET IS REQUIRED at 4605 West Charleston 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 a Gaming Establishment, Restricted use.
2. Conformance to the approved conditions for Special Use Permit (23-0479-SUP1) and 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. A Waiver 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 and 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Works**

8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).

The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Mike Colonna  
Norms Restaurant, LLC  
17904 Lakewood Boulevard  
Bellflower, California 90706

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