



**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

June 20, 2024

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

RE: 24-0234-SUP1
PLANNING COMMISSION MEETING OF JUNE 18, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to recommend **APPROVAL** of 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.



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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.

This item will be considered by the City Council on **July 17, 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:

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