



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

June 11, 2025

Farshad T. Shooshani  
99 Cents at Decatur, LLC  
9200 West Sunset Boulevard, PH.9  
West Hollywood, California 90069

**RE: 25-0161-SUP1**  
**PLANNING COMMISSION MEETING OF JUNE 10, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 10, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 24,514 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE IN CONJUNCTION WITH A GROCERY STORE WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 1200 South Decatur Boulevard (APN 162-06-111-003), 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, Off-Premise Beer/Wine use, 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. A Waiver from Title 19.12 is hereby approved, to allow a 60-foot distance separation from a Church/House of Worship where 400 feet is required.
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, as well as submitted as part of any business license application.

6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on July 16, 2025. 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:

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