

Planning Department
City of Las Vegas
495 S Main St. Las Vegas, NV 89101

12/19/2024

**Subject: Project Description and Application for Restaurant Development at Boca Park Plaza,
Project # 25-0010 at 8704 W Charleston Blvd. Suite 101, Las Vegas, NV 89117,
parcel # 138-32-818-010**

Dear Planning Department,

On behalf of L. Las Vegas LLC, I am writing to provide details about our proposed restaurant project at Boca Park Plaza, at address 8704 W Charleston Blvd. Suite 101, Las Vegas, NV 89117, parcel # 138-32-818-010

. We are excited to bring a new location of the internationally renowned Café Landwer to Las Vegas. Café Landwer is a celebrated restaurant chain originating abroad, with successful operations in Boston, Los Angeles, Miami, and Toronto, Canada.

The location we plan to occupy is the former site of the Chinglish restaurant. Our project will involve a minor renovation to adapt the space to Café Landwer's concept while preserving much of the existing infrastructure. Key elements such as plumbing, air conditioning, and restaurant equipment will remain in use, ensuring a streamlined transition. We will also utilize the existing patio area for outdoor seating, enhancing the dining experience for our customers.

Also, we will have a bar and have started the process for a liquor license with a visit to City Hall Licensing and a meeting scheduled for January 7, 2025. The bar will be a full bar.

Development Details

1. Nature of Use:

- Full-service restaurant serving breakfast, lunch, and dinner.
- Hours of operation: 8:00 AM to 10:00 PM daily.
- The menu will include a wide variety of dishes consistent with Café Landwer's globally inspired cuisine.
- We will be serving alcohol on a full-service bar that includes beer, wine, and alcoholic beverages.

2. Location:

- Boca Park Plaza, Las Vegas, NV.
- External areas, including parking, landscaping, and general development, will remain under the management of Boca Park Plaza.

3. Proposed Changes:

- Interior renovations to align with Café Landwer's brand identity.
- Minor adjustments to the kitchen layout, seating arrangements, and décor.

4. Waivers or Requests:

- No significant waivers are anticipated at this time. However, we are open to discussing any additional requirements or adjustments needed to meet compliance standards.



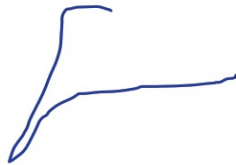
We believe this project will add value to the Boca Park Plaza and the surrounding community by introducing a vibrant new dining option. Our team is fully committed to adhering to all city planning regulations and addressing any questions or concerns you may have throughout the process.

Please feel free to reach out to me directly for further information or clarification. I can be reached at (725) 233-1284 or via email at Amirmorvegas@gmail.com.

Thank you for your attention and consideration. We look forward to your guidance and support as we move forward with this exciting endeavour.

Sincerely,

Amir Mor
L. Las Vegas LLC
(725) 233-1284
Amirmorvegas@gmail.com

A handwritten signature in blue ink, appearing to be 'Amir Mor', written over the printed contact information.

25-0010
01/13/2025