



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

December 16, 2021

Mr. Michael Mahbobian-Fard, Esq.  
4865 East Flamingo Road, LLC  
18011 Karen Drive  
Encino, California 91316

**RE: 21-0587-SUP1  
CITY COUNCIL MEETING OF DECEMBER 15, 2021**

Dear Mr. Mahbobian-Fard:

The City Council at a regular meeting held on **December 15, 2021** voted to **APPROVE** a Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 8221 West Charleston Boulevard, Suite #104 (APN 163-04-117-003), 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 a Massage Establishment 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 50-foot separation from a residentially zoned property 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 Department of Building and Safety.

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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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Don McGee  
Lijia Jiang  
1544 Silandro Boulevard  
Las Vegas, Nevada 89117