



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-14276** APN: 125-20-510-019
Name of Property Owner: Montecito Marketplace, LLC
Name of Applicant: MASSAGE ENVY

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

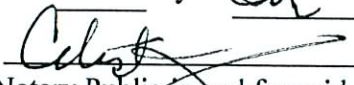
APN _____

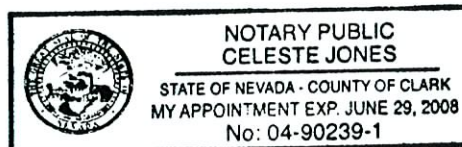
Signature of Property Owner: 

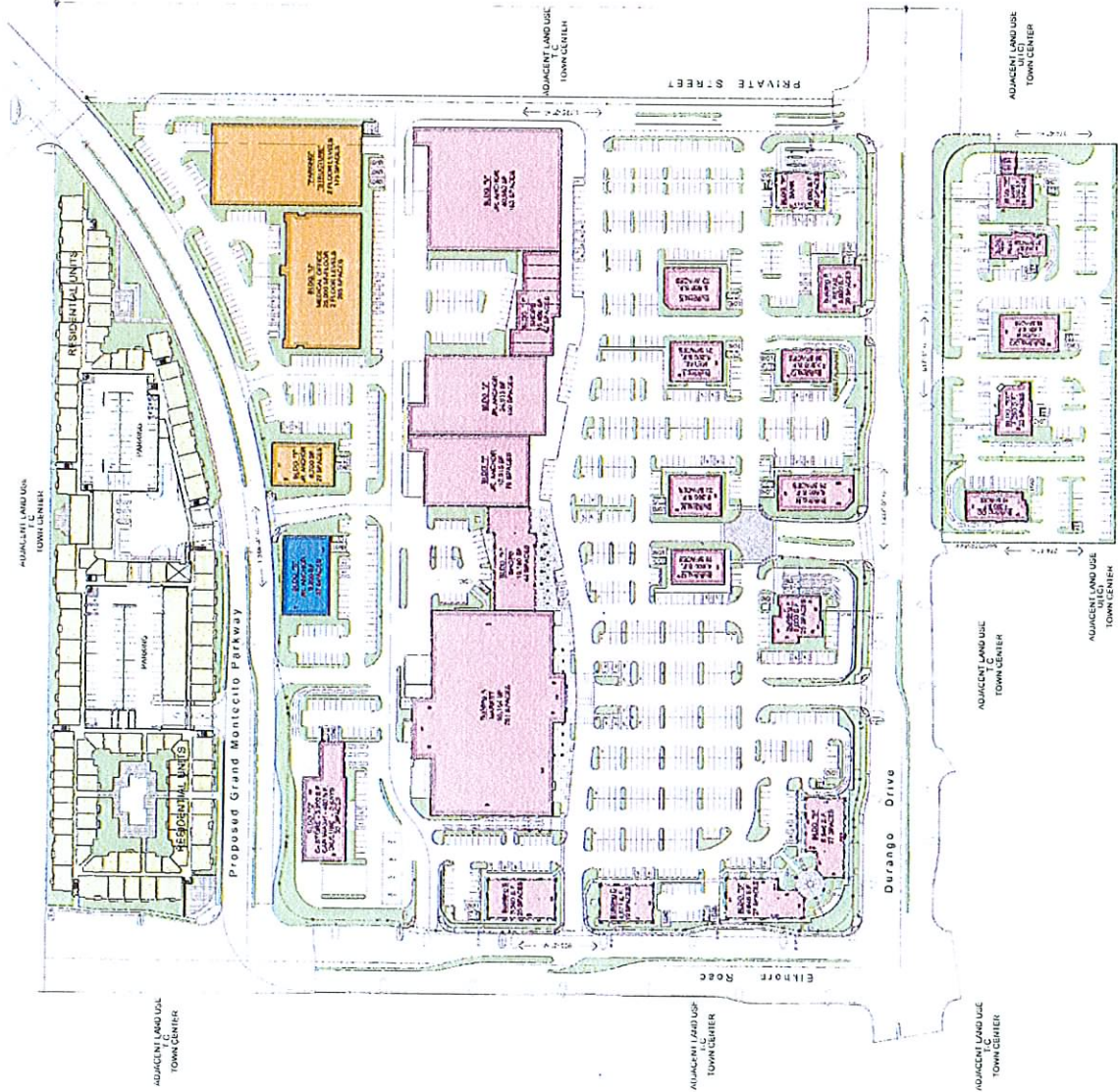
Print Name: Frank Nielsen

Subscribed and sworn before me

This 9th day of Jan, 20 06


Notary Public in and for said County and State



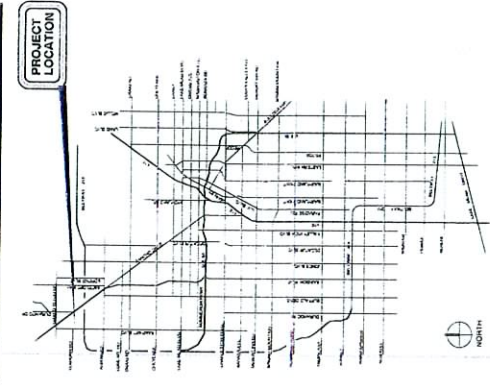


SITE INFORMATION

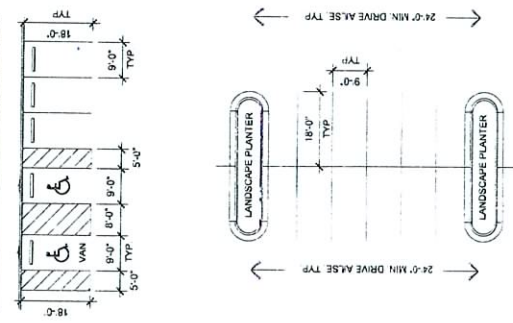
ASSESSORS PARCEL NUMBER: 125-20-510-000
 CURRENT ZONING: TC
 MAP: 1086301
 NET: 45.6 ACRES - 1,986,301 SF
 GROSS: 38.6 ACRES - 1,680,540 SF
 BUILDING AREA: 317,803 SF
 BUILDING COVERAGE RATIO: 4.61:22.9%

2,080 SPACES INCLUDES GARAGE STRUCTURE
 1,000 SPACES PROVIDED
 1,080 SPACES REQUIRED BASED UPON THE FOLLOWING:
 RETAIL (121,081 S.F.) @ 1 STALL/250 S.F. = 484 STALLS
 MEDICAL OFFICE (6,700 S.F.) @ 1 STALL/250 S.F. = 26.8 STALLS
 BANK (10,224 S.F.) @ 1 STALL/250 S.F. = 40.9 STALLS
 CONVENIENCE STORE (3,200 S.F.) @ 1 STALL/250 S.F. = 12.8 STALLS
 SERVICE/REPAIR (1,400 S.F.) @ 1 STALL/250 S.F. = 5.6 STALLS
 AUTO LUBE (3,840 S.F.) @ 1 STALL/250 S.F. = 15.4 STALLS
 HANDICAP PARKING: 20 REQUIRED, 57 PROVIDED, 37 ENCLOSURE
 IN PARKING STRUCTURE PER IBC TABLE 1106.1

VICINITY MAP



PARKING STALL DATA



Date: 04/26/05
 Project No: 04-123
 Scale: 1" = 60'-0"

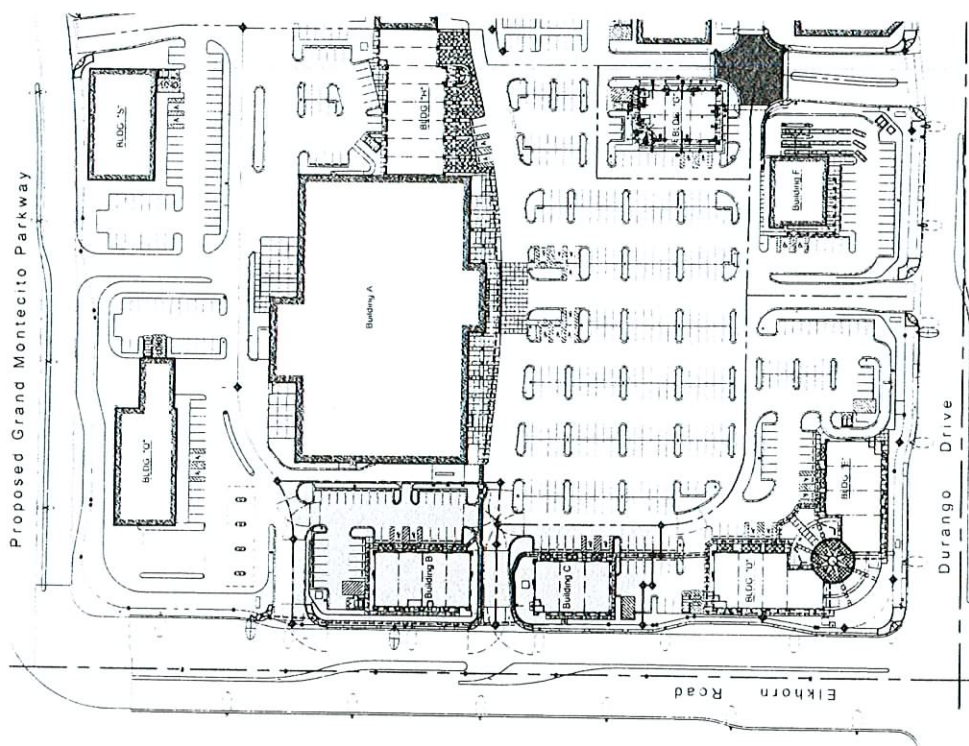


Montecito Marketplace - Town Center

7000 - 7170 N. DURANGO DRIVE & 7011 - 7180 GRAND MONTECITO PARKWAY LAS VEGAS, NEVADA

SITE PLAN MOD-14272
 SUP-14276
 07/27/06 PC

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 JUN 12 2006
 Vedolago Patsch AIA
 2400 S. Rainbow Blvd
 Suite 100
 Las Vegas, Nevada 89116
 Phone (702) 251-0000
 Fax (702) 251-0002



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07/27/06 PC

OVERALL ARCHITECTURAL SITE PLAN

KEYNOTES

[illegible]

SITE DATA

[illegible]

GENERAL NOTES

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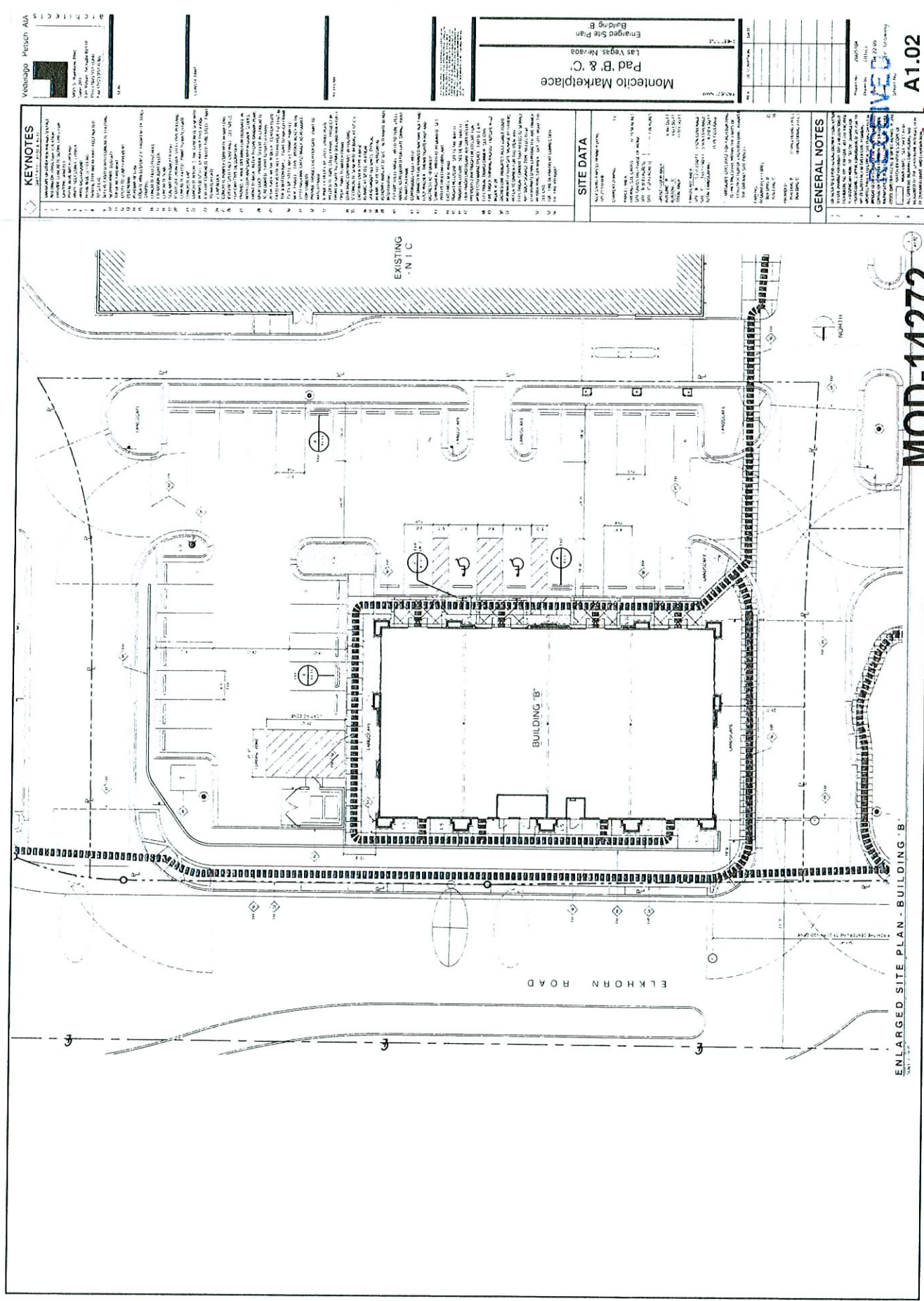
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A1.02

MOD-14272

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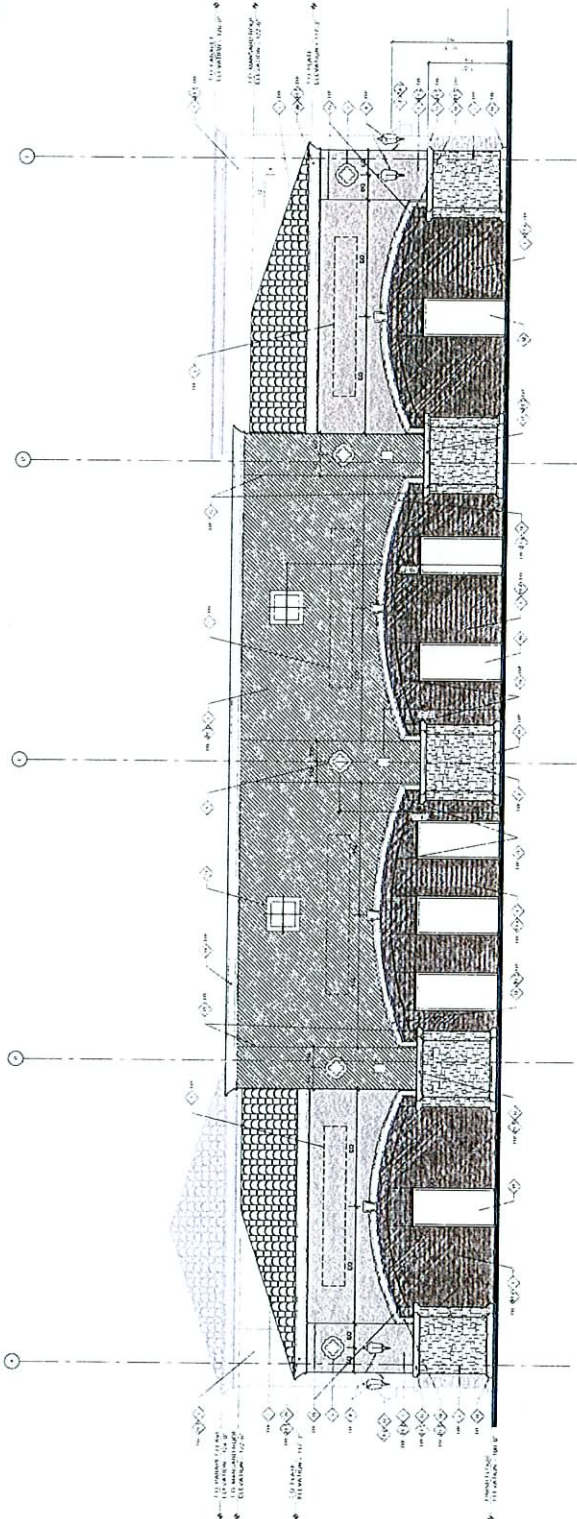
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BUILDING 'B' - EXTERIOR ELEVATION - NORTH

GENERAL NOTES

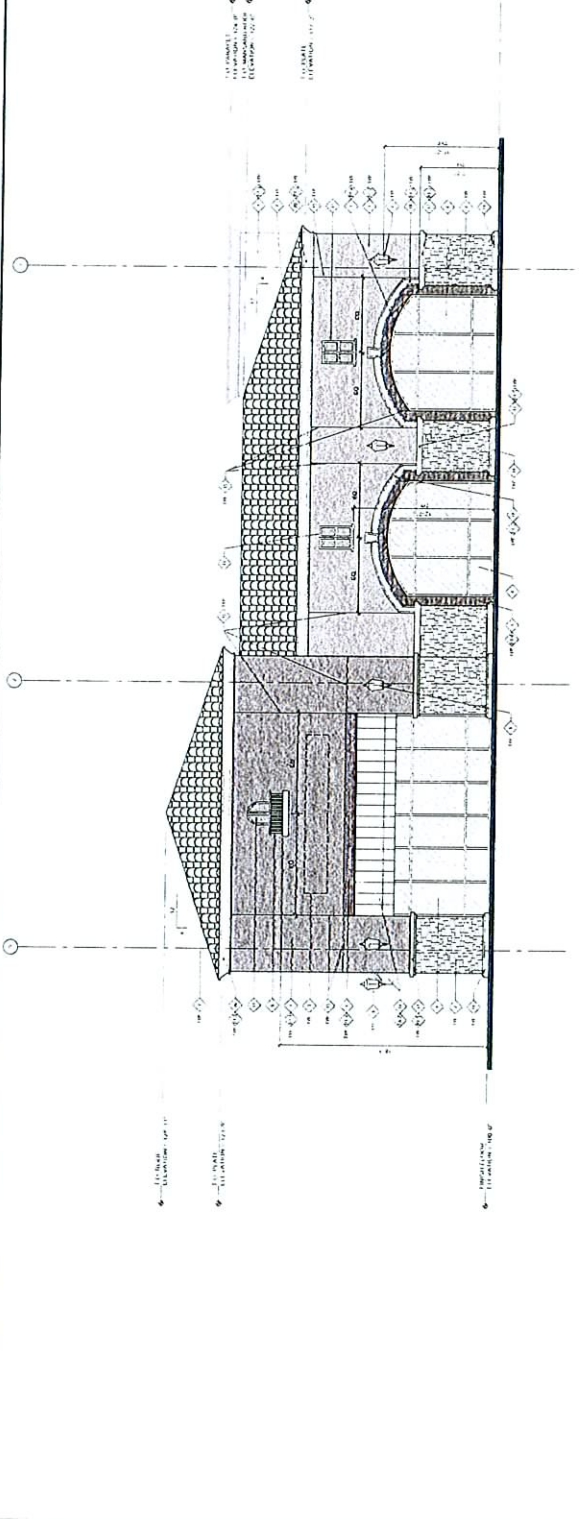
1. SEE ARCHITECT'S NOTES FOR GENERAL NOTES.
2. SEE ARCHITECT'S NOTES FOR MATERIAL SCHEDULE.
3. SEE ARCHITECT'S NOTES FOR FINISH SCHEDULE.



BUILDING 'B' - EXTERIOR ELEVATION - EAST

KEYNOTES

1. SEE ARCHITECT'S NOTES FOR GENERAL NOTES.
2. SEE ARCHITECT'S NOTES FOR MATERIAL SCHEDULE.
3. SEE ARCHITECT'S NOTES FOR FINISH SCHEDULE.



FINISH-MATERIAL SCHEDULE

NO.	FINISH-MATERIAL
1	SEE ARCHITECT'S NOTES FOR GENERAL NOTES.
2	SEE ARCHITECT'S NOTES FOR MATERIAL SCHEDULE.
3	SEE ARCHITECT'S NOTES FOR FINISH SCHEDULE.

Montecito Marketplace
Pad 'B' & 'C'
Las Vegas, Nevada
Exterior Elevations
Building B

Vodchiga Persch AIA
NOT FOR CONSTRUCTION
10/1/06

$$\begin{aligned} \Delta \rho &= \rho_{\text{solid}} - \rho_{\text{liquid}} \\ \Delta \rho &= 1.27 \text{ g/cm}^3 - 0.80 \text{ g/cm}^3 \\ \Delta \rho &= 0.47 \text{ g/cm}^3 \end{aligned}$$

MONTECITO MARKETPLACE PARKING CALCULATIONS

TOTAL BREAKDOWN

	SF	Ratio	Stalls	Rounded
Retail	144,442	1/250	577.8	578
Beauty/Non Retail	7,225	1/200	36.1	37
Office Medical (<2,000 sf)	2,000	1/200	10.0	10
Office Medical (>2,000) sf	6,725	1/175	38.4	39
Office Non Medical	729	1/300	2.4	3
Massage Establishment	3,611	2 per bed	30.0	30
Rest Dining	17,235	1/50	344.7	345
Rest w/o Dining	11,812	1/200	59.1	60
Rest w/ D/T	4,675	1/100	46.8	47
Bank	8,945	1/200	44.7	45
Total	207,399		1,190	1,194

Provided
Variance
Allowable Variance
Per VAR-11710

1,018
176
177

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**Robert S (Bob) Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV 89117-0646
702-281-7496**

Mr. Steve Swanton, Senior Planner
City of Las Vegas
Planning & Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: Montecito Town Center Massage Establishments [MOD-14272]

Dear Steve:

Mr. Mark Sokolowski of the Montecito Companies has asked me to prepare a letter for your consideration that will define Massage Establishments as part of the application for Major Modification to the Montecito Development Agreement area. To comply with this request I have researched a number of ordinances for cities throughout California, Arizona and Nevada in order to create a definition to allow the type of establishment being sought with the current applications, while recognizing the unique character of this area and understanding the concerns massage establishments have raised in other parts of the city of Las Vegas.

Based on my research, combined with the information provided in the justification letter submitted by Massage Envy in regard to the application for Special Use Permit [SUP-14276], I suggest the following definition be established for the Montecito area:

"Therapeutic Massage Establishment" means an establishment having a fixed place of business where any person, firm, association or corporation practices or otherwise permits massage for compensation. For purposes of this definition the term "therapeutic massage establishment" shall include establishments which offer services such as "health treatments", "relaxation", "towel wraps", or "tanning", or any service where the essential nature of the interaction between the employee and the customer involves a massage.

In addition to the above, I have reviewed the existing SUP conditions in Title 19 and would suggest the following conditions be considered:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use must contain a minimum of 2500 square feet and a minimum of 10 therapeutic massage treatment rooms.

**SUP-14276
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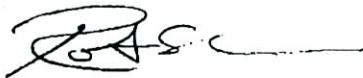
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4. The therapeutic massage treatment rooms shall each maintain a white light equivalent of a minimum of (40) watts.
5. The hours of operation shall be limited to the period between 8:00 a.m. and 10:00 p.m. Monday through Friday, and 8:00 a.m. and 6:00 p.m. Saturday and Sunday, unless further limited by the City Council on a case-by-case basis.

You will note that I have not included distance separation conditions above. The Montecito Companies have requested that they be allowed to determine where applications for this type of use are appropriate within the Montecito Town Center area. Keeping in mind that the use will require City Council approval of each SUP application I would request that staff consider our request to not include such conditions.

Thank you for your time and consideration. If you have any comments or questions please feel free to contact me at your earliest convenience.

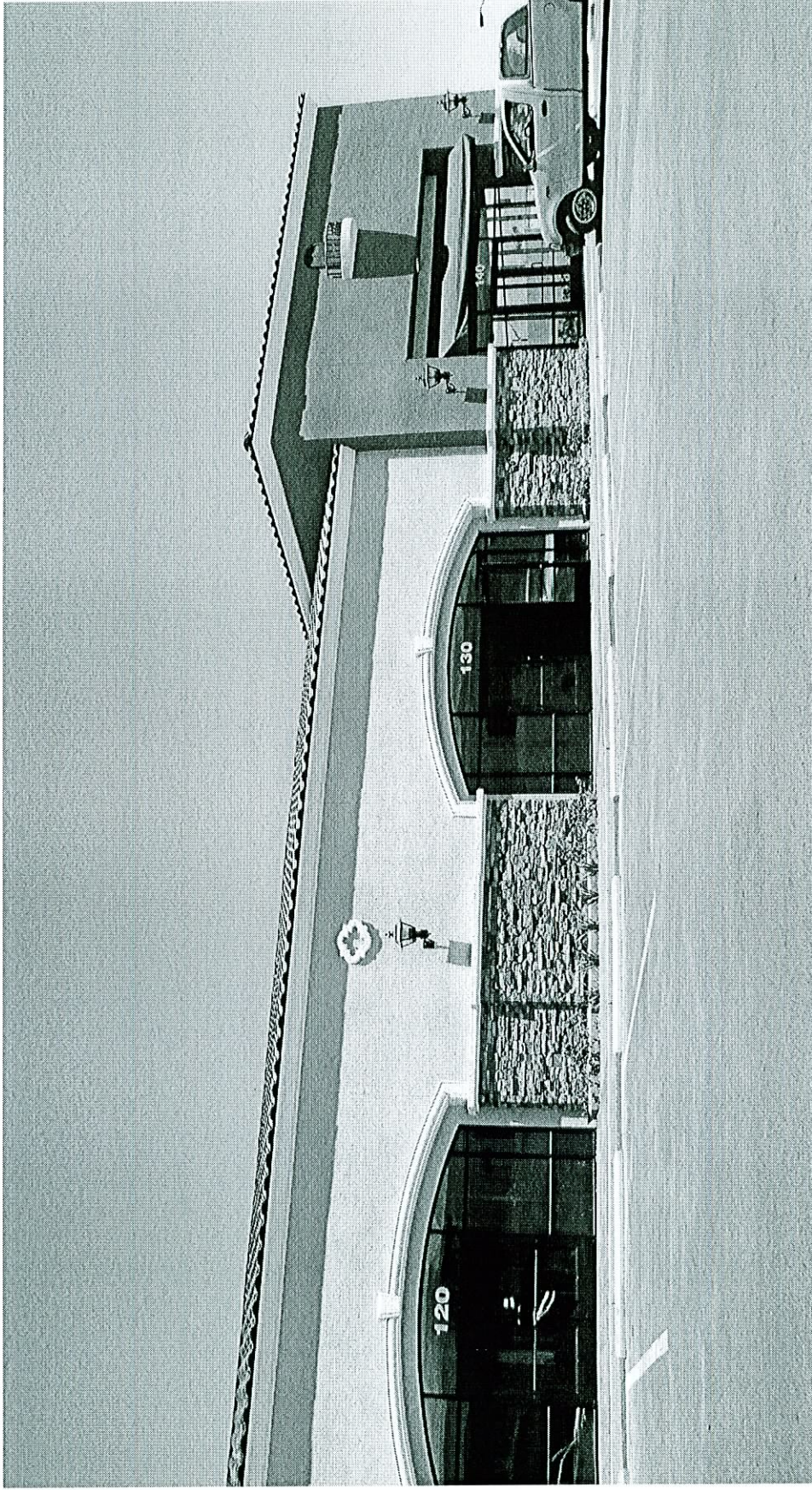
Sincerely,



Robert S Genzer,
Genzer Consulting

Cc: Mr. Mark Sokolowski
Land Division Project Manager
Montecito Companies
6600 W. Charleston Blvd., Suite 120
Las Vegas, NV 89146

SUP-14276
07/27/06 PC



SUP-14276 - APPLICANT: MASSAGE ENVY - OWNER: MONTECITO MARKETPLACE, LLC
7140 NORTH DURANGO DRIVE, SUITE #110
JULY 27, 2006 PLANNING COMMISSION

07/12/06



SUP-14276 - APPLICANT: MASSAGE ENVY - OWNER: MONTECITO MARKETPLACE, LLC
7140 NORTH DURANGO DRIVE, SUITE #110
JULY 27, 2006 PLANNING COMMISSION

07/12/06