



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 4, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: PRINCESS MASSAGE - OWNER: CHETAK DEVELOPMENT, INC.

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-41070	Staff recommends APPROVAL.	None

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the fourth request for a Required Review of the previously approved Special Use Permit (SUP-11419) that allowed a 1,200 square-foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing massage establishments. The Massage Establishment is located within an existing shopping center at 2212 Paradise Road. Since the last Required Review (RQR-40547) in February 2011, there has not been any negative police activity/incidents reported, nor have any complaints been received from neighboring businesses regarding the subject site; therefore, staff is recommending approval of this request with no further reviews.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/05/06	The City Council approved a request for a Special Use Permit (SUP-11419) for a 1,200 square-foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing massage establishments and a waiver to allow the business to be open 24 hours a day at 2212 and 2214 Paradise Road. The Planning Commission recommended approval; staff recommended denial.
10/01/08	The City Council approved a request for a Required Review (RQR-29379) of a previously approved Special Use Permit (SUP-11419) for a 1,200 square-foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing massage establishments and a waiver to allow the business to be open 24 hours a day at 2212 and 2214 Paradise Road. Staff recommended denial. Note: City Council amended the hours of operations to be open from 9:00 a.m. to 11:00 p.m.
02/17/10	<p>The City Council approved a request for a Required Review (RQR-36890) of a previously approved Special Use Permit (SUP-11419) for a 1,200 square-foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing massage establishments at 2212 and 2214 Paradise Road. Staff recommended denial.</p> <p>The City Council approved a related request for a Review of Condition Number 5 (ROC-36892) of a previously approved Special Use Permit (SUP-11419) to allow 24-hour operations for a Massage Establishment at 2212 Paradise Road. Note: City Council only allowed the business operations to be from 9:00 a.m. to 3:00 a.m.</p>

Staff Report Page Two
May 4, 2011 - City Council Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/02/11	The City Council approved a request for a Required Review (RQR-40547) of a previously approved Special Use Permit (SUP-11419) for a 1,200 square-foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing massage establishments at 2212 and 2214 Paradise Road. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
11/01/00	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/16/04	A business license (M12-01099) was issued for Massage Therapy at 2212 Paradise Road. The license is still active.
03/01/10	A business license (M03-00129) was issued for a Massage Establishment at 2212 Paradise Road. The original license was issued on 04/20/03.
06/15/10	A business license (M12-01902) was issued for Massage Therapy at 2212 Paradise Road. The license is still active.
07/19/10	A business license (M12-01911) was issued for Massage Therapy at 2212 Paradise Road. The license is still active.
There have not been any recent building permits issued for the subject site.	

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
03/22/11	Staff conducted a field check of the subject site and found some trash on both the sidewalk and in the parking areas in front of the business: no other discrepancies noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.36

Staff Report Page Three
May 4, 2011 - City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Massage Establishment	C (Commercial)	C-1 (Limited Commercial)
North	Retail Establishment/Tavern	C (Commercial)	C-1 (Limited Commercial)
South	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
East	Offices	C (Commercial)	C-1 (Limited Commercial)
West	Motels	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Beverly Green / Southridge Neighborhood	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
G-O (Gaming Enterprise Overlay) District	X		Y
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the fourth request for a Required Review of the previously approved Special Use Permit (SUP-11419) that allowed a 1,200 square-foot expansion of an existing Massage Establishment with a waiver of the minimum 1,000 foot separation requirement from three existing massage establishments at 2212 Paradise Road. Since the last Required Review (RQR-40547) in February 2011, there has not been any negative police activity/incidents reported, nor have any complaints been received from neighboring businesses regarding the subject site.

FINDINGS

As there has not been any negative police activity or complaints received against the subject establishment since the last required review in February 2011, staff is recommending approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 733 (By Planning)

APPROVALS 0

PROTESTS 0