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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

December 11, 2024

Peiman Shayan
Shayan Capital, LLC, Et al
12618 Millennium Drive
Playa Vista, California 90094

RE: 24-0526-SUP1
PLANNING COMMISSION MEETING OF DECEMBER 10, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *December 10, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND AN 80-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 4343 North Rancho Drive, Suite #220 (APN 138-02-701-004), C-2 (General Commercial) Zone, Ward 5 (Crear).

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.
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 zero-foot distance separation from a church/house of worship where 400 feet is required.
4. A Waiver of Title 19.12 is hereby approved, to allow an 80-foot distance separation from a parcel zoned for residential use where 400 feet is required.
5. 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.

6. 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.
7. 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 January 15, 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:

Welli Chen
3609 Starlight Ranch Avenue
North Las Vegas, Nevada 89081