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December 18, 2024

Sam Shakib
O
Bannon Development LLC
16461 Sherman Way #140
Van Nuys, California 91406

RE: 24-0425-SUP1
CITY COUNCIL MEETING OF DECEMBER 18, 2024

Dear Applicant:

The City Council at a regular meeting held on *December 18, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 1,248 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 2251 South Rainbow Boulevard (APN 163-03-804-009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

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. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
3. 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.
4. A Waiver from Title 19.12 is hereby approved, to allow zero-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.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

James Moore
Day Spa
2251 South Rainbow Boulevard
Las Vegas, Nevada 89146