



**LAS VEGAS  
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June 14, 2023

Ami Hadad  
AA Luxury Salons and Suites  
304 South Jones Boulevard Suite 7450  
Las Vegas, Nevada 89107

**RE: 23-0188 [VAR1, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.85 acres on the east side of Jones Boulevard, approximately 250 feet north of Doe Avenue (APN 163-01-201-006), Ward 1 (Knudsen)

**23-0188-VAR1 - VARIANCE - TO ALLOW 35 PARKING SPACES WHERE 98 ARE REQUIRED AND TO ALLOW ZERO LOADING SPACES WHERE TWO ARE REQUIRED**

**23-0188-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 720 SQUARE-FOOT MASSAGE ESTABLISHMENT USE**

**23-0188-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 11,798 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

This approval is subject to the following conditions:

**23-0188-VAR1 Conditions:**

**Planning**

1. A Variance from Title 19.12 is hereby approved, to allow 35 parking spaces where 98 are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0188-SUP1) and Site Development Plan Review (23-0188-SDR1) shall be required, if approved.
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. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0188-SUP1 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0188-VAR1) and Site Development Plan Review (23-0188-SDR1) shall be required, if approved.
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. 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.
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.

**23-0188-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0188-SUP1) and Variance (23-0188-VAR1) shall be required, if approved.
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. All development shall be in conformance with the site plan, date stamped 05/17/23, landscape plan, date stamped 04/19/23, and building elevations, date stamped 04/17/23, except as amended by conditions herein.
4. A Waiver from LVMC Title 19.08 is hereby approved, to allow a three-foot wide north interior lot landscape buffer where eight feet is required, a three-foot wide east interior lot landscape buffer where eight feet is required, a zero-foot wide south interior lot landscape buffer where eight feet is required, a 10-foot wide west landscape buffer where 15 feet is required adjacent to right-of-way.
5. An Exception from LVMC 19.08 is hereby approved, to allow 11 trees in the south perimeter landscape buffer where 14 trees are required, one tree in the west perimeter landscape buffer where 5 trees are required, nine trees in the north landscape buffer where 14 trees are required, five trees in the east landscape buffer where seven trees are required.
6. An Exception of LVMC 19.08 is hereby approved, to allow four parking lot trees where six are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

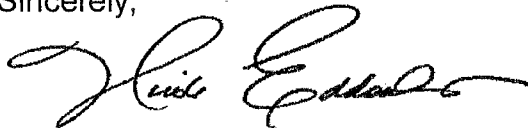
**Public Works**

12. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

13. Concurrent with the development of this site, extend public sewer from the existing public sewer manhole in Doe Avenue just east of Jones Boulevard to Jones Boulevard and north on Jones Boulevard for the full frontage of the parcel or as required by the Sanitary Sewer Section of the Department of Public Works.
14. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the driveway or other any other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on July 19, 2023. 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:ew

cc:

Nasko Balatchiev  
New Architectural Services Company  
1025 South 1st Street Suite 140  
Las Vegas, Nevada 89101