



**LAS VEGAS
CITY COUNCIL**

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July 26, 2023

David L Smith
Sahara Mohawk LLC
5320 West Sahara Ave Suite 3
Las Vegas, Nevada 89146

**RE: 23-0228 [VAR1 AND SUP1]
SPECIAL PLANNING COMMISSION MEETING OF JULY 25, 2023**

Dear Applicant:

The Planning Commission at a special meeting held on *July 25, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.65 acres at 5320 West Sahara Avenue, Suite #1 (APN 163-01-804-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

23-0228-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 27 ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT

23-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 715 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT USE WHERE 1,000 FEET IS REQUIRED AND A 217-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER [DAYCARE] USE WHERE 400 FEET IS REQUIRED

This approval is subject to the following conditions:

23-0228-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0228-SUP1) 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 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0228-SUP1 CONDITIONS

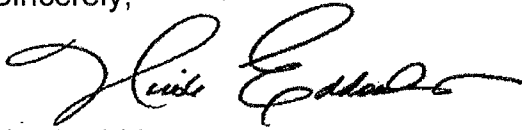
Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0228-VAR1) 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. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from an existing Massage Establishment use where 1,000 feet is required.
5. A Waiver from Title 19.12 is hereby approved, to allow a 217-foot distance separation from an Individual Care Center [Daycare] use where 400 feet is required.
6. The Massage Establishment use shall comply with all applicable requirements of LVMC Title 6.
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, as well as submitted as part of any business license application.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0228 [VAR1 AND SUP1] – Page Three
July 25, 2023

This item will be considered by the City Council on August 16, 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:nl

cc:

Christina Do Nascimento
BBC Imports LLC
9167 Smugglers Beach Court
Las Vegas, Nevada 89178

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6236 West Desert Inn Road Suite 100
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