



**LAS VEGAS
CITY COUNCIL**

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August 16, 2023

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

**RE: 23-0228 [VAR1 AND SUP1]
CITY COUNCIL MEETING OF AUGUST 16, 2023**

Dear Applicant:

The City Council at a regular meeting held on *August 16, 2023* voted to **APPROVE** 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 **amended** 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 AMENDED CONDITIONS

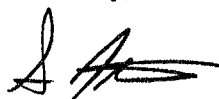
Planning

1. An administrative required review shall be conducted six (6) months from the date of business license issuance.
2. The hours of operation shall be limited to 10AM to 7PM daily.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use, except as amended herein.
4. Approval of and conformance to the Conditions of Approval for Variance (23-0228-VAR1) shall be required, if approved.
5. 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.
6. 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.
7. 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.
8. The Massage Establishment use shall comply with all applicable requirements of LVMC Title 6.

9. 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.
10. 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.
11. 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 August 17, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL: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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