



**LAS VEGAS
CITY COUNCIL**

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September 13, 2023

Rob Holuba
CSIM Tenaya Owner LLC
630 W. Germantown Pike, Ste. 300
Plymouth Meet, PA 19462

**RE: 23-0337-SUP1
PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 12, 2023* voted to **APPROVE** a request FOR A PROPOSED 1,200 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED AND AN 85-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7220 West Azure Drive, Suite #120 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Brune).

This approval is subject to the following conditions:

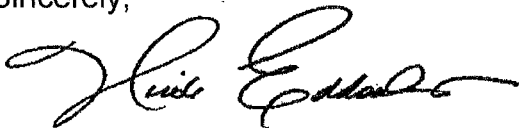
Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use, except as amended herein.
2. 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 an 85-foot distance separation from a parcel zoned for residential use where 400 feet is required.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a school 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 Department of Building and Safety.
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 action by the Planning Commission on **September 12, 2023** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after September 25, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Qiujie Yang
DuoDuo Massage LLC
7826 Salt Spray Court
Las Vegas, Nevada 89139

Ziyu Sam Xu
7826 Salt Spray Court
Las Vegas, Nevada 89139