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January 10, 2024

Wayne Eng
W D Eng Inc
9081 West Sahara Avenue #190
Las Vegas, Nevada 89117

RE: 23-0568-SUP1
PLANNING COMMISSION MEETING OF JANUARY 9, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 1,680 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 78-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PARCEL WHERE 400 FEET IS REQUIRED AND A 660-FOOT DISTANCE SEPARATION FROM A MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 8933 West Sahara Avenue, Suite #101 (APN 163-08-120-020), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

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 a 78-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 660-foot distance separation from an existing Massage Establishment where 1,000 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.

This action by the Planning Commission on January 9, 2024 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 January 23, 2024. 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 LVCM Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Dustin Snook
Snook LLC
9811 West Charleston Boulevard 2-769
Las Vegas, Nevada 89117