



**LAS VEGAS  
CITY COUNCIL**

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August 14, 2024

Quail Pine LLC  
7490 West Sahara Avenue  
Las Vegas, NV 89117

**RE: 24-0281-SUP1**  
**PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 1,560 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 105-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 501 South Rancho Drive, Suite D24 (APN 139-32-710-024) T5-MS (T5 Main Street) Zone, Ward 1 (Knudsen).

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.
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 105-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 another 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.

24-0281-SUP1 - Page Two  
August 14, 2024

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 item will be considered by the City Council on September 18, 2024. 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:jr

cc:

Kelly Thompson  
9536 Knopfler Lane  
Las Vegas, NV 89148