



**LAS VEGAS
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January 16, 2025

Peiman Shayan
Shayan Capital, LLC, Et al Peiman Shayan
12618 Millenium Drive
Playa Vista, California 90094

RE: 24-0526-SUP1
CITY COUNCIL MEETING OF JANUARY 15, 2025

Dear Applicant:

The City Council at a regular meeting held on *January 15, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND AN 80-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 4343 North Rancho Drive, Suite #220 (APN 138-02-701-004), C-2 (General Commercial) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommends APPROVAL.

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 zero-foot distance separation from a church/house of worship where 400 feet is required.
4. A Waiver of Title 19.12 is hereby approved, to allow an 80-foot distance separation from a parcel zoned for residential use 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 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 16, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Weili Chen
3609 Starlight Ranch Avenue
North Las Vegas, Nevada 89081