



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

February 12, 2025

HUKL FVBP Owner, LLC  
9770 West Flamingo Road, Suite 250  
Las Vegas, Nevada 89147

**RE: 24-0634-SUP1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 11, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1000 FEET IS REQUIRED at 750 South Rampart Boulevard, Suite #8 (APN 138-32-312-005), PD (Planned Development) 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.
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. Waivers from Title 19.12 are hereby approved, to allow a zero-foot distance separation from a parcel zoned for residential use where 400 feet is required and a zero-foot distance separation from another massage establishment where 1000 feet is required.
4. 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.
5. 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.

6. 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 **February 11, 2025** 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 **February 24, 2025**. 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:bp

cc:

Wellness by Kelley  
10801 West Charleston Boulevard  
Las Vegas, Nevada 89135

Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive, #650  
Las Vegas, Nevada 89135