



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 14, 2026

Larissa Meicke
Charleston Festival Retail LLC
c/o Virtus Commercial
2470 Paseo Verde #140
Henderson, Nevada 89074

RE: 25-0471-SUP1
PLANNING COMMISSION MEETING OF JANUARY 13, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED MASSAGE ESTABLISHMENT USE WITH WAIVERS OF DISTANCE SEPARATION REQUIREMENTS FROM RESIDENTIALLY ZONED PROPERTY, AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND A SCHOOL WHERE 400 FEET IS REQUIRED at 6340 West Charleston Boulevard, Suite #130 (APN 138-35-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). 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. Conformance to the approved conditions for Rezoning (Z-0057-60), and Site Development Plan Review (SDR-6023) as amended by SDR-9904.
3. 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.
4. A Waiver of Title 19.12 is hereby approved to allow a Massage Establishment use to be located approximately 395 feet from a school, 100 feet from an individual care center licensed for more than 12 children and 60 feet from parcels zoned for residential use where a minimum of 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.

This item will be considered by the City Council on February 18, 2026. 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:
Yi Han
Warm Massage LLC
6340 West Charleston Boulevard Suite 130
Las Vegas, Nevada 89146

Cc:
Frankie Cheung
4562 Spring Mountain Road
4562 Spring Mountain Road
Las Vegas, Nevada 89102