



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

June 9, 2021

Mr. Fred Stamm
Freanel & Son Cheyenne, LLC
125 Silver Oak Terrace
Orina, CA 94563

**RE: 21-0228-VAR1 AND 21-0228-SUP1
PLANNING COMMISSION MEETING OF JUNE 8, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 8, 2021* voted to **APPROVE** the following Land Use Entitlement project requests on 1.31 acres at 7350 West Cheyenne Avenue, Suite #102 (APN 138-10-403-031), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

21-0228-VAR1 - VARIANCE - TO PROVIDE ZERO ADDITIONAL PARKING SPACES WHERE EIGHT ADDITIONAL ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED SITE

21-0228-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,155 SQUARE-FOOT MASSAGE ESTABLISHMENT USE

This approval is subject to the following conditions:

21-0228-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to provide zero additional parking spaces where eight are required for an existing parking impaired site.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0228-SUP1) shall be required, if approved
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. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0228-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0228-VAR1) shall be required, if approved.
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. 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 Department of Building and Safety.
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 **June 8, 2021** 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 Planning and Development at 702.229.6301 after **June 21, 2021**.

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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,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Xiaoxin Ren
7165 Purple Iris Avenue
Las Vegas, Nevada 89117