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cityoflasvegas
lasvegasnevada.gov

April 15, 2020

Harsch Investment Properties Nevada II LLC
3111 S. Valley View Blvd., Ste. K-101
Las Vegas, Nevada 89102

**RE: SUP-78362 [PRJ-78361] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 14, 2020**

Dear Applicant:

The Planning Commission at a regular meeting held on April 14, 2020 voted to **APPROVE** a request for a Special Use Permit FOR A 1,475 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 100-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 3100 East Charleston Boulevard, Suite #119 (APN 139-36-813-001), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78361].

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. 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-78362 [PRJ-78361] - Page Two
April 15, 2020

This action by the Planning Commission on **April 14, 2020** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 27, 2020**. 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,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Robert Lepe Jr.
3100 East Charleston Blvd., Ste. 119
Las Vegas, Nevada 89101