

10/06/21 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

HUALAPAI WY/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400134 (UC-0933-14)-HUALAPAI ASSOCIATES, LLC:

USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

163-18-314-005

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3700 S. Hualapai Way #106
- Site Acreage: 1.7
- Project Type: Massage establishment
- Square Feet: 1,334 (lease space)
- Parking Required/Provided: 108/114

Site Plan & Request

The request is for a review of a massage establishment (New Life Body) that offers massage treatments to help people relax and restore body movement. The facility occupies a 1,334 square foot suite on the first floor of the building and on the east side of the site.

Landscaping

All parking lot and street landscaping exists and no additional landscaping was proposed or required with the original application request.

Floor Plans

The approved floor plans show 5 therapy rooms, an office, waiting/reception area, employee breakroom, and a rest room.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400068 (UC-0933-14):

Current Planning

- Until August 16, 2021 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0933-14 (AR-0128-17):

Current Planning

- Until August 16, 2020 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Listed below are the approved conditions for UC-0933-14:

Current Planning

- 2 years to commence and review as public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they have abided by all requirements of Clark County and have no incidents from the Las Vegas Metropolitan Police Department. In addition, the applicant is requesting to make this use permit permanent with no future reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400068 (UC-0933-14)	Second application for review of a massage establishment	Approved by PC	August 2020
UC-0933-14 (AR-0128-17)	First application for review of a massage establishment	Approved by BCC	October 2017
UC-0933-14	Massage establishment	Approved by BCC	January 2015
UC-0567-09	Massage establishment - expired	Approved by PC	October 2009
DR-2011-03	Commercial/office complex	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High	R-3	Condominium complex
South	Commercial Neighborhood	C-2	Commercial/office complex
East	Commercial Neighborhood	C-1	Commercial/office complex
West	Major Development Project (Summerlin South) - Commercial	C-2	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Since the original approval there have been no known complaints or issues from the Las Vegas Metropolitan Police Department or Clark County Code Enforcement. The applicant is currently operating their business with a temporary license issued by the Clark County Business License Department. Staff can support this application for review and to remove the time limit.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: JIANGANG LIU

CONTACT: JIANGANG LIU, NEW LIFE JIANHUI LLC, 9984 STAR LAKE AVE., LAS VEGAS, NV 89148