

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400130 (UC-24-0490)-SDE, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located south of Flamingo Road and west of Spencer Street within Paradise. TS/lm/kh
(For possible action)

RELATED INFORMATION:

APN:

162-23-103-008 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1601 E. Flamingo Road, Suite 20
- Site Acreage: 4.6 (portion)
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 3,000 (lease area)
- Parking Required/Provided: 126/203

History & Request

Massage as principal use on the subject site was originally permitted in October 2009 through UC-0504-09 but this application expired in September 2016 as no follow-up review was conducted, as was required by a condition of approval of the use permit. A subsequent application for massage as a principal use was approved for Suite 20 (the subject suite) in December 2018 through UC-18-0805. With this approval, a temporary business license was issued pending approval of a follow-up review in 2020. That follow-up review was never completed so both UC-18-0805 and the temporary business license expired in December 2020. The applicant then returned with UC-24-0490 to reinstate the previous approval for massage as primary use within Suite 20. UC-24-0490 was approved in November 2024 and has received a temporary business license to conduct business activities but the approval of both permits is conditional upon a follow-up review after 1 year. As a result, the applicant is now requesting the required application for review for UC-24-0490.

Site Plans

The previously approved plans show a proposed massage establishment located in the northwestern most tenant space (Suite 20) of an existing commercial building. Access to the site is from Flamingo Road. The site has adequate parking and there were no previously proposed or required changes to the existing site.

Landscaping

No changes were previously proposed or required to the existing landscaping.

Elevations

The previously provided photos depict an existing 1 story building constructed of brick, aluminum storefront systems, and pitched tile roofing.

Floor Plans

The previously approved plans show an approximate 3,000 square foot massage establishment consisting of a waiting room, lobby, massage rooms, and a breakroom/storage room within Suite 20.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0490:

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Applicant's Justification

The previously approved massage establishment has obtained a business license for their business activities and currently operates 7 days a week between 9:00 a.m. and 9:00 p.m. There has been no County violations or disciplinary action against the applicant. The current location is already being used as a massage establishment and remains harmonious with the existing area. The continue use of the site for a massage establishment will not interfere or detract from the overall character of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0490	Massage establishment as a primary use within Suite 20 of an existing office complex	Approved by PC	November 2024
UC-18-0805	Massage establishment as a primary use within Suite 20 of an existing office complex - expired	Approved by BCC	December 2018
(ET-0065-11) UC-0504-09	First extension of time to review a massage establishment subject to September 6, 2016 to review - expired	Approved by PC	September 2011
UC-0504-09	Massage establishment in conjunction with a proposed wellness center within an existing office complex - expired	Approved by PC	October 2009
UC-0371-99	Psychic arts & hypnotherapy business in conjunction with an existing office complex - expired	Approved by PC	April 1999
AC-186-88	Office complex consisting of 4 9,100 square foot office buildings.	Approved by PC	October 1988
ZC-106-88	Zone change from R-1 to C-2 for a 100,000 square foot office complex with a restaurant and outside dining	Approved by BCC	May 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60 & MPO)	Shopping center, restaurant, & office complex
South	Urban Neighborhood (Greater than 18 du/ac)	RM32 (AE-60 & MPO)	Multi-family residential
East	Corridor Mixed-Use	CG (MPO)	Office complex
West	Corridor Mixed-Use	CG (AE-60 & MPO)	Office complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

Staff finds there have been no documented complaints regarding the operation of the massage establishment at this location. The establishment has not impacted the exterior appearance of the office building in a meaningful way and continues to not place additional demands on the site in terms of additional parking, traffic, or similar operational issues. Given the lack of reported complaints within the last year and the high number of similar office and medical/wellness uses in the area, staff can support the request and recommends removing the time limit to review.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: LAS VEGAS THAI MASSAGE & SPA, LLC

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