

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0793-CALIFORNIA SUNSHINE PROPERTIES, LLC:

USE PERMIT to allow a massage establishment within an existing retail center on 1.32 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Patrick Lane and west of Rainbow Boulevard within Spring Valley.
MN/ji/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-711-015

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6115 S. Rainbow Boulevard, Suites 108 & 109
- Site Acreage: 1.32
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 2,539 (lease area)
- Parking Required/Provided: 226/472

History, Site Plan, & Request

UC-0625-17 was previously approved for a massage establishment as a primary use in September 2017 for Suites 108 & 109. A condition of approval for the use permit required the use to commence and review as a public hearing within 2 years of approval. A review of the use was never completed; thus, the original application expired.

The plans depict an existing shopping center on the southwest corner of Patrick Lane and Rainbow Boulevard. Access to the site is provided via multiple driveways from the aforementioned streets and Sobb Avenue to the south, with cross access to the adjacent parcels. The proposed massage use will occupy Suites 108 and 109 located within the northernmost portion of the building.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict an existing 1 story building with stucco finish and cultured brick veneer and flat roof with parapet walls at a maximum height of 24 feet. No changes are proposed or required to the existing elevation.

Floor Plans

The plans depict a 2,539 square foot lease space consisting of a lobby with reception area, office, break room, storage area, 10 treatment rooms that consist of 7 massage rooms, 1 quiet room, 1 spa-sauna room with shower, 1 facial treatment room with shower, restrooms, and laundry room.

Applicant's Justification

The applicant states that Massage 1 has been conducting business at this location for the past 7 years with no reported incidents. The business was sold to a new owner. The business will continue under the same structure and standards with no changes to the service, layout, or management.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0625-17	Use permit for a massage establishment as primary use within existing office/retail complex - expired	Approved by BCC	September 2017
WS-0694-04	Waiver to not provide cross access with adjacent parcels in conjunction with an office/retail complex on 8.7 acres	Approved on Appeal by BCC	July 2004
ZC-0488-02	Zone change to C-2 for an office and rerail development	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Corridor Mixed Use	CG (AE-60)	Commercial development
East	Corridor Mixed Use	RS20 (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects for the surrounding businesses and properties. The massage establishment places no additional demand on the site in terms of additional parking, required landscaping or other design features. Furthermore, the proposed massage establishment meets the minimum separation requirements established in Title 30. Therefore, staff can support this request.

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

- 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; 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: TOUCH MASSAGE 1 AND SPA RAINBOW, LLC

CONTACT: RAHUL SODHI, SODHI & COMPANY, 4485 S. BUFFALO DRIVE, LAS VEGAS, NV 89147