

01/20/21 BCC AGENDA SHEET

MESSAGE  
(TITLE 30)

DURANGO DR/DESERT INN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-20-400145 (UC-18-0782)-8480 DESERT INN, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** of a massage establishment within an existing shopping center on a portion of 0.6 acres in a C-2 (General Commercial) Zone.

Generally located 150 feet east of Durango Drive and 700 feet north of Desert Inn Road within Spring Valley. JJ/jgh/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
163-09-412-017 ptn

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 8550 Desert Inn Rd, Suite 100
- Site Acreage: 0.6 (portion)
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 2,440 (lease area)

Site Plans

The previously approved plans depict a massage establishment in an existing in-line retail building (Suite 100) that is located within an existing shopping center. The existing building is in the northern portion of the overall complex and faces Durango Drive. Access to the site is from Durango Drive and Desert Inn Road.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The previously approved plans depict an existing 1 story building with stucco finish, aluminum storefront, cultured tile veneer, and a flat roof with parapet walls at varying heights. No changes are proposed or required to the existing elevation.

### Floor Plans

The previously approved plans depict a 2,440 square foot lease space consisting of a reception area, office, breakroom, storage area, 9 treatment/massage areas, and restrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0782:

#### Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that hours of operation are limited from 8:00 a.m. to 9:00 p.m. per Title 30; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.

#### 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 indicates that this request is for a massage establishment. According to the applicant, Durango Massage has operated in compliance with the State of Nevada. The Notice of Final Action from application UC-18-0782, indicates an application review is necessary; therefore, the applicant is submitting this request.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0782	Massage establishment in a C-2 zone	Approved by BCC	November 2018
DR-1490-98 (ET-0393-99)	First extension of time for a shopping center	Approved by PC	October 2000
TM-0251-98	One commercial lot on 26 acres	Approved by PC	November 1998
DR-1490-98	Single story shopping center	Approved by PC	October 1998
ZC-1270-97	Reclassified to C-2 zoning for a shopping center	Approved by BCC	August 1997

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General & Office Professional	C-2 & C-P	Portion of the shopping center & office complex
South	Commercial General	C-2	Shopping center
East	Commercial General	C-2 & R-3	Shopping center & vacant land
West	Commercial General	C-2	Shopping center

**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.

There are no reported problems from the Clark County Public Response office; therefore, staff recommends approval with no additional concerns.

**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.
- Applicant is advised that hours of operation are limited from 8:00 a.m. to 9:00 p.m. per Title 30.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** FRANK LIU

**CONTACT:** FRANK LIU, 3468 S. CHIEFTAIN ST, LAS VEGAS, NV 89117