

01/20/21 BCC AGENDA SHEET

MASSAGE  
(TITLE 30)

TROPICANA AVE/EASTERN AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-20-400148 (UC-18-0711)-TROPREN, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** of a massage establishment within a shopping center on a portion of 14.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. TS/nr/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-23-812-002 ptn

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL GENERAL

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

- Site Address: 2340 E. Tropicana Avenue, Unit 37
- Site Acreage: 14.8 (portion)
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 2,037

Site Plan/Request

The use was previously approved by action of UC-0867-15 subject to a time limit of 2 years to review as a public hearing. The applicant failed to submit the request for the review and the application expired. UC-18-0711 was submitted for a massage establishment and was approved on the property. The plans depict an existing massage establishment located in a retail building on the northeast portion of the site, within an existing shopping center. Access to the site is from Tropicana Avenue and Eastern Avenue.

Landscaping

No changes are proposed or required to the existing landscaping.

### Elevations

The photos depict a 1 story building constructed of stucco finish and aluminum storefront systems with a flat roof.

### Floor Plans

The plans show a 2,037 square foot massage establishment consisting of a waiting area, massage rooms, storage rooms, laundry room, breakroom, shower rooms, and restrooms.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0711:

#### Current Planning

- 2 years to 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 states that the business provides Thai massage, Thai herb massage, reflexology, Swedish massage, deep tissue massage, and hot stone massage that is conducted by a licensed massage therapist. The applicant indicates that there have not been any issues with the police department, code enforcement, or the health department.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0711	Massage establishment	Approved by BCC	November 2018
UC-0867-15	Massage establishment – expired	Approved by BCC	February 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0551-11	Indoor swap meet	Approved by PC	January 2012
WS-0428-06	Roof sign	Approved by PC	May 2006
DR-0255-05	Allow a metal roof	Approved by PC	April 2005
DR-1613-03	Bakery	Approved by PC	November 2003
DR-1247-00	Drive-up ATM	Approved by PC	September 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Commercial Neighborhood	C-1	Office & retail uses
South	Commercial General	C-1 & C-2	Commercial buildings
East	Commercial General	C-1 & 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.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects to the immediate area. The existing massage establishment meets the minimum separation requirements in Title 30. Since the original approval in November of 2018, there have not been any documented issues with the Clark County Public Response office; therefore, staff can support the 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 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:** PRAPAISRI YUENNAN LUBIN

**CONTACT:** PRAPAISRI LUBIN, 4M THAI MASSAGE, LLC, 7450 S. EASTERN AVE.  
UNIT #2063, LAS VEGAS, NV 89123