

06/16/21 BCC AGENDA SHEET

MASSAGE ESTABLISHMENT
(TITLE 30)

RED ROCK ST/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400064 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:

USE PERMIT EIGHTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-101-016

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5980 Spring Mountain Road
- Site Acreage: 1.9
- Project Type: Massage
- Number of Stories: 1
- Square Feet: 1,900 of 24,850
- Parking Required/Provided: 100/103

Site Plan

The original site plan shows a 1,900 square foot massage establishment within an existing 24,850 square foot retail center. There are 2 vehicle entrance points along Red Rock Street and 2 vehicle entrance points along Spring Mountain Road. The larger 14,725 square foot building is along the north side of the property and there are 2 buildings of 5,280 square feet in size and 4,845 square feet in size along Spring Mountain Road.

Landscaping

There is no additional landscaping required or proposed for this site.

Floor Plans

The plans depict a 1,900 square foot massage establishment (Suite 3C and Suite 4C) within an existing retail center. The establishment includes a reception area, 10 massage rooms, customer waiting area, laundry room, restroom, shower area, sauna, and steam room.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400268 (UC-1908-05):

Current Planning

- Until December 18, 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 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.

Listed below are the approved conditions for AR-18-400005 (UC-1908-05):

Current Planning

- Until December 18, 2018 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 projected has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-1908-05 (ET-0126-14):

Current Planning

- Until January 19, 2018 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the 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.

Listed below are the approved conditions for UC-1908-05 (ET-0009-13):

Current Planning

- Until January 19, 2015 to review.
- Applicant is advised that if there are any violations of applicable laws the Board may initiate proceedings to revoke the use permit; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that upon approval of change in use of the property, applicant to update CCWRD Customer Service account for change in existing plumbing fixtures use codes, as well as for any needed additional capacity and/or connection fees that need to be addressed.

Listed below are the approved conditions for UC-1908-05 (ET-0172-10):

Current Planning

- Until January 19, 2013 to review as a public hearing;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1908-05 (ET-0331-09):

Current Planning

- Until October 20, 2010 to review as a public hearing;
- Display a sign stating, "Prostitution is Illegal in Clark County";
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1908-05 (ET-0407-07):

Current Planning

- Until January 19, 2010 to review;
- 24 hour operation;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1908-05:

Current Planning

- 2 years for review;
- Security lighting for the north side of the building;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests that the pending application for review be approved for a permanent license and that no other substantive changes be instituted for this business location. The applicant states that it has maintained continuous operation and is in full compliance with Clark County Business Licensing.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400268 (UC-1908-05)	Seventh application for review for a massage establishment	Approved by BCC	February 2019
AR-18-400005 (UC-1908-05)	Sixth application for review for a massage establishment	Approved by BCC	March 2018
UC-1908-05 (ET-0126-14)	Fifth extension of time for a massage establishment	Approved by BCC	December 2014
UC-1908-05 (ET-0009-13)	Fourth extension of time for a massage establishment	Approved by PC	March 2013
UC-1908-05 (ET-0172-10)	Third extension of time for a massage establishment	Approved by PC	December 2010
UC-1908-05 (ET-0331-09)	Second extension of time for a massage establishment	Approved by PC	April 2010
UC-1908-05 (ET-0407-07)	First extension of time for a massage establishment	Approved by PC	February 2008
UC-1908-05	Original request for a massage establishment	Approved by PC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Commercial General	C-2	Convenience store & self-serve vehicle wash with smog check
East	Commercial Neighborhood	C-1 & C-2	Minor training facility for dealer school & restaurant
West	Commercial General	C-2	Walgreens pharmacy

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 last review. The applicant has maintained the existing operations and has been licensed continuously. No reported issues have been noted with the business license since 2017. Staff 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 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)

- 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.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: KIRK KENNEDY

CONTACT: KIRK KENNEDY, 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV 89101