

10/06/21 BCC AGENDA SHEET

MASSAGE ESTABLISHMENT
(TITLE 30)

UPDATE
RAINBOW BLVD/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0392-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:

HOLDOVER USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard, 280 feet north of Russell Road within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-27-801-017 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5625 S. Rainbow Boulevard, Suite A
- Site Acreage: 1.5 (portion)
- Project Type: Massage establishment within an existing reflexology business
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 14,100 (retail building)/1,450 (lease space)
- Parking Required/Provided: 306/290

Site Plan

The site plan depicts an in-line retail building that is oriented north/south and the lease spaces face Rainbow Boulevard. Access to the site is from driveways along Dewey Drive, Russell Road, and Rainbow Boulevard. Parking stalls are located adjacent to the retail building and around the restaurant pad sites to the east. The lease space is located on the southern end of the retail building and has an overall area of 1,450 square feet. The applicant is currently operating a licensed reflexology business (New Life Foot Spa) and the intent of the request is to allow the applicant to offer a full body massage to their customers. In 2019, the applicant was approved to have a massage establishment in conjunction with an existing reflexology business; however, the use has since expired.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The elevation plan depicts a 1 story in-line retail building with exterior finishes which include tan and ivory colored stucco, a tiled roof, and turquoise colored aluminum store front systems.

Floor Plans

The floor plan depicts a customer waiting area and reception desk at the front entrance, 3 reflexology rooms, 2 couples massage rooms, and a combination room. The plan also shows a laundry room, breakroom, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the request to allow a massage establishment within an existing foot spa is a compatible use to the surrounding businesses. The surrounding zoning in the area is C-2 and the lease space complies with the residential setback and massage establishment separation requirements per Title 30. The applicant's hours of operation will be from 10:30 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0019	Allow a massage establishment in conjunction with an existing reflexology business (foot spa) - expired	Approved by BCC	March 2019
ADR-18-900539	Request for exterior improvements	Approved by ZA	September 2018
VC-2224-97	Parking reduction	Approved by PC	January 1998
ZC-0010-96	Reclassified the site to C-2 zoning	Approved by BCC	February 1996

Several land use applications have been approved since the original zone change approval.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	C-2	Retail buildings
East	Commercial General	C-2	Restaurants, community residence, & vacant parcel
West	Commercial General	C-2	Mini-warehouse

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the request for a massage establishment in conjunction with the existing reflexology business (foot spa) is a compatible use within this C-2 zoned property. The lease space exceeds the 200 foot setback from any residential use and the 1,000 foot separation between any other massage establishments per Title 30. The existing reflexology business (foot spa) is in good standing and has no reported problems. The applicant's request should not have any negative impacts to the surrounding area; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that hours of operation are limited to 8:00 a.m. to 9:00 p.m.; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

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: 1 card

PROTESTS:

COUNTY COMMISSION ACTION: September 22, 2021 – HELD – To 10/06/21 – per the applicant.

APPLICANT: MINA&KING, LLC

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., SUITE 130, LAS VEGAS, NV 89148