UC-0138-12 (ET-0114-13) – TROCAM, LLC:

USE PERMIT SECOND EXTENSION OF TIME to review a massage establishment as a principal use within an existing shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District.

Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/bk/ml (For possible action)

RELATED INFORMATION:

APN:
162-19-401-013

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
- Site Acreage: 2.6
- Project Type: Massage as a principal use
- Square Feet: 1,800 (lease space)

Site Plan
The approved plans depict an existing shopping center with access points along Tropicana Avenue and Cameron Street. The massage establishment occupies an existing suite that has operated as a massage business since 2004 with multiple but separate owners. The suite is located in the building closest to Cameron Street, on the northeast portion of the site, and within the same building that is occupied by an existing tavern.

Landscaping
All parking lot and street landscaping exists and no additional landscaping was required with this request.

Floor Plans
The approved plan depicts a 1,800 square foot suite within a larger building. The suite consists of a lobby, an office, 5 massage rooms, a reflexology room, showers, restrooms, and a steam room.
Applicant’s Justification
The applicant states that since November 2011, the date the owner took over the business, there have not been any problems or citations with Las Vegas Metropolitan Police Department. Since there have not been any issues, it is requested that the use permit be made permanent.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0138-12</td>
<td>First extension of time for massage establishment as a principal use</td>
<td>Approved by PC</td>
<td>December 2012</td>
</tr>
<tr>
<td>UC-0138-12</td>
<td>Original application for a massage establishment</td>
<td>Approved by PC</td>
<td>May 2012</td>
</tr>
<tr>
<td>UC-0943-04</td>
<td>Second extension of time to review a massage establishment – expired</td>
<td>Approved by PC</td>
<td>June 2010</td>
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<tr>
<td>UC-0943-04</td>
<td>First extension of time to review a massage establishment – expired</td>
<td>Approved by PC</td>
<td>August 2005</td>
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<tr>
<td>UC-0943-04</td>
<td>Massage establishment – expired</td>
<td>Approved by PC</td>
<td>July 2004</td>
</tr>
<tr>
<td>ZC-0251-01</td>
<td>C-2 zoning for a shopping center</td>
<td>Approved by BCC</td>
<td>April 2001</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial Tourist</td>
<td>H-1</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Tourist</td>
<td>M-1 &amp; H-1</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist</td>
<td>M-1 &amp; H-1</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Tourist</td>
<td>C-2</td>
</tr>
</tbody>
</table>

The immediate area is within the MUD-2 Overlay District.

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 on an extension of time application 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. There have been no substantial changes to the subject property or the surrounding area since the original approval of this application. Staff can support an extension of 3 years to review to ensure the applicant is in compliance with County regulations.
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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Until December 4, 2016 to review as a public hearing.
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review
• Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that the property is already connected to the CCWRD sewer system.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Antilla Massage Spa
CONTACT: Michael Link, 7904 Monaco Bay Court, Las Vegas, NV 89117