

December 16, 2024

VIA ONLINE SUBMITTAL

City of Las Vegas Planning and Zoning
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter – Use Permit with Distance Waivers– (Wellness by Kelley)

To Whom It May Concern:

This office represents Wellness by Kelley (the “Applicant”) in regard to a property generally located on the northwest corner of the Boca Park Shopping Center, more particularly described as a portion of Assessor’s Parcel Number: 138-32-312-005. This application is limited to the site located 750 S. Rampart, Suite 8, Las Vegas, Nevada 89145 (hereinafter “Site”). The subject site is zoned PD (Planned Development) and is within the TOD-1 (Transit Oriented Development – High) land use designation. The Applicant requests a use Permits for the proposed use more fully described below.

The Applicant is proposing a luxury wellness spa experience encompassing exercise, massage, and the latest holistic therapies intended to provide clients with the most cutting-edge experiences and services to further promote healthy lifestyle choices. The clientele will primarily be membership based and all therapies including exercise will be scheduled in advance, with little to no “walk-in” services provided.

The Site was carefully chosen for its compatibility with existing medical therapy uses nearby, availability of a variety of shopping and food and beverage uses, as well as its accessibility to the customer demographic. Over the last several years, a variety of technologies have emerged that have been, or are in the process of being proven to promote wellness, boost the immune system, promote relaxation and reduce stress, and create life balance. It is the intention of Wellness by Kelley to provide these services conveniently located all under one roof as a membership-based program.

Use Permits

While the Boca Park Phase III Master Development Plan and Development Standards do not offer a definition or requirements of the proposed use, Title 19 applies.

Within the existing 2,800 SF unit, the Applicant requests a use permit for a massage establishment:

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- **Massage Establishment** which is defined in Title 19 as “[a] facility which is occupied and used for the purpose of practicing massage therapy” and does not include an accessory massage use.

There are distance separation requirements from residential properties and other massage establishments. This location meets the physical distance measurements, however as the property is mapped as a commercial subdivision from a technical measurement the distance separation for entitlement purposes is zero. Therefore, a waiver is required. The proposed hours of operation will be 6am to 10pm seven days a week.

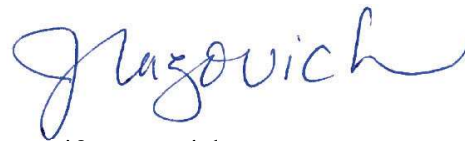
In addition to the massage services, the Applicant intends to offer other wellness services to include lymphatic drainage massage, colonic therapy, red light therapy, cold plunge, infra-red sauna, IV infusion services, hyperbaric oxygen therapy and wellness consultation. Additionally, the Applicant is proposing quick-service “grab and go” pre-packaged food and beverage options, including coffee, tea, smoothies and juices.

As the proposed use is within the Boca Park Shopping Center, the parking access is shared throughout the entire 641,664 square-foot development in which 2,639 parking spaces are provided where 2,567 parking spaces are required. There will be no changes to the parking as sufficient parking already exists. No changes will be made to the existing landscaping for the shopping center.

Thank you for your time and consideration. Please reach out with any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mtf/amp

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