



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: JULY 17, 2024**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: AESTHETIC BLACK TATTOO - OWNER:  
DIAMOND CREEK HOLDINGS, LLC SERIES 3**

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**\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>24-0187-SUP1</b>	Staff recommends APPROVAL, subject to conditions	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 13

**NOTICES MAILED** 377 (by City Clerk)

**PROTESTS** 0

**APPROVALS** 2 - 24-0187-SUP1

**\*\* CONDITIONS \*\***

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**24-0187-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tattoo Parlor/Body Piercing Studio use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting a Special Use Permit for a proposed Tattoo Parlor/Body Piercing Studio use at 3650 North Rancho Drive, Suite #103.

**ISSUES**

- A Tattoo Parlor/Body Piercing Studio use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

**ANALYSIS**

The applicant has proposed to operate a 180 square-foot Tattoo Parlor/Body Piercing Studio use at 3650 North Rancho Drive, Suite #103. The subject tenant space is within an office business park. The subject site is zoned C-2 (General Commercial) and is subject to Title 19 development standards.

The Tattoo Parlor/Body Piercing Studio use is defined as “An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment.” The proposed use meets this definition. An approved Special Use Permit is required for any establishment proposing a Tattoo Parlor/Body Piercing Studio use. There are no Minimum Special Use Permit Requirements for this use.

The proposed Tattoo Parlor/Body Piercing Studio is compatible with surrounding land uses. The surrounding land uses include office and commercial uses. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. Therefore, staff recommends approval of the requested Special Use Permit.

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**FINDINGS (24-0187-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Tattoo Parlor/Body Piercing Studio use can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site can physically accommodate the proposed Tattoo Parlor/Body Piercing Studio use and is in close proximity to office and commercial uses.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Site access is provided from Rancho Drive, a 150-foot wide Primary Arterial, and Gowan Road, a 70-foot wide Major Collector, as designated in the Master Plan of Street and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed Tattoo Parlor/Body Piercing Studio use will be subject to regular inspections during rehabilitation of the building itself by the Department of Community Development – Building and Safety Division, and regular inspections by the Department of Community Development – Business Licensing Division once a business license has been issued thus protecting the public health, safety, and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed Tattoo Parlor/Body Piercing Studio use has met the requirements as set forth by both Title 19.12.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
06/18/24	The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 3650 North Rancho Drive, Suite #103 (APN 138-12-213-064), C-2 (General Commercial) Zone, Ward 5 (Crear).

<b><i>Most Recent Change of Ownership</i></b>	
10/16/15	A deed was recorded for a change in ownership.

<b><i>Related Relevant Building Permits/Business Licenses</i></b>	
c. 1999	The building was constructed.
03/28/11	A business license for an insurance agency (#14-00284) was processed in at 3650 N Rancho Suite #103. This license went out of business 07/06/15.

<b><i>Pre-Application Meeting</i></b>	
03/28/24	A pre-application meeting was held to discuss the submittal requirements for a Special Use Permit.

<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not required, nor was one held.	

<b><i>Field Check</i></b>	
05/08/24	During a routine site visit, staff observed a well maintained office park.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	1.87

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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Business Park	GC (General Commercial)	C-2 (General Commercial)
North	Medical Office	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
	Vacant	O (Office)	R-E (Residence Estates)
South	Convenience Store	GC (General Commercial)	C-2 (General Commercial)
East	Single Family Residential	DR (Desert Residence)	R-E (Residence Estates)
West	Retail	TOC-2 (Transit Oriented Corridor - Low)	C-2 (General Commercial)
	Multifamily Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Master Plan 2050 Area: Rancho	Y
Northwest Open Space Plan	Y
Centennial Hills Sector Plan	Y
Northwest Sector	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District - 70 Feet	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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### DEVELOPMENT STANDARDS

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Rancho Drive	Primary Arterial	Master Plan of Streets and Highways	150	Y
Gowan Road	Major Collector	Master Plan of Streets and Highways	70	Y

**Pursuant to Title 19.08 and 19.12, the following parking standards apply:**

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>	
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center (Multitenant Office Park)	246,585 SF	1:250 SF	987				
<b>TOTAL SPACES REQUIRED</b>			987		1,047		Y
<b>Regular and Handicap Spaces Required</b>			967	20	992	55	Y