



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: DOMINIC VELASQUEZ - OWNER: R & M INVESTMENTS 1, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0105-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 339

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0105-SUP1 CONDITIONS

Planning

1. 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.
2. 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.
3. 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.
4. 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

This is a Special Use Permit request for a proposed Tattoo Parlor/Body Piercing Studio use at 810 East Sahara Avenue, Suite #4.

ISSUES

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The site is developed with a commercial building with multiple suites, most of which remain vacant. Properties to the north, east, and west are developed with commercial uses. The applicant requests Special Use Permit (24-0105-SUP1) to allow a Tattoo Parlor/Body Piercing Studio use within a vacant suite of the subject commercial building. According to the submitted justification letter, the proposed tattoo establishment will operate from 9:00 A.M. to 9:00 P.M. and will offer appointments outside of regular business hours with advanced scheduling.

Per Title 19.12, 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." There are no minimum Special Use Permit requirements listed for the Tattoo Parlor/Body Piercing Studio use. The proposed use meets the definition as they intend to operate a Tattoo Parlor within a vacant tenant space at the subject site.

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The proposed use would operate within an existing commercial building that is intended to accommodate a variety of commercial uses. As the proposed Tattoo Parlor/Body Piercing Studio use is consistent with uses allowed in the C-1 (Limited Commercial) zoning district and can be conducted in a harmonious and compatible manner with the surrounding area, staff recommends approval of this request.

FINDINGS (24-0105-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 and future surrounding land uses.

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

Staff finds the subject site to be physically suited for the type and intensity of land use proposed.

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.**

The subject site can be accessed from Sahara Avenue, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which is adequate in size to service 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 use is subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

There are no minimum Special Use Permit requirements set forth by Title 19.12 for the Tattoo Parlor/Body Piercing Studio use.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/02/21	The City Council approved the request for a General Plan Amendment (21-0029-GPA1) from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
05/14/18	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/15/20	A business license (G68-06224) was issued for a nonprofit administrative office at 810 East Sahara Avenue, Suite #4. The license was deemed inactive on 09/07/21.
12/13/21	A business license (G69-07122) was issued for an educational support services at 810 East Sahara Avenue, Suite #4. The license was deemed inactive on 11/28/22.

<i>Pre-Application Meeting</i>	
02/22/24	A pre-application meeting was held with the applicant and the submittal requirements for a Special Use Permit were discussed.

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

<i>Field Check</i>	
04/02/24	Staff conducted a routine field check and observed an existing commercial building. No other issues were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.14

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	General Personal Service	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)
North	General Retail Store, Other Than Listed	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)
South	Vacant	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)
East	Social Service Provider	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)
West	Office, Other than Listed	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown South	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District – 175 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	700 GFA	1 space per 250 SF of GFA	3				
TOTAL SPACES REQUIRED			3		10		Y
Regular and Handicap Spaces Required			2	1	10	0	Y*

*This site is deemed parking impaired pursuant to Title 19.18.030; no additional parking is required as a result of this request.