



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: SIN CITY INK, LLC - OWNER: ZALACH INVESTMENTS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0131-SUP1	Staff recommends APPROVAL, subject to conditions	

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 400

PROTESTS 0

APPROVALS 0

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

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**24-0131-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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Staff Report Page One**  
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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting a Special Use Permit for a 2,833 square-foot Tattoo Parlor/Body Piercing Studio at 734 East Sahara Avenue.

**ISSUES**

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

**ANALYSIS**

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 requirements.

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 the definition by providing tattoo art.

The Tattoo Parlor/Body Piercing Studio use has a minimum parking requirement of one parking stall per 250 square feet. The subject site provides parking in excess of the minimum required parking for the proposed use. The subject site has 15 on-site parking stalls including one handicap accessible parking stall, where 12 on-site parking stalls including one handicap accessible parking stall is required.

The proposed Tattoo Parlor/Body Piercing Studio use can be conducted in a manner that is harmonious and compatible with the surrounding existing land uses, which are primarily office uses. The site and adjacent street network is physically suitable for the proposed use and the on-site parking is provided in compliance with Title 19.12. Therefore, staff recommends approval subject to conditions.

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**FINDINGS (24-0131-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 land use can be conducted in a manner that is harmonious and compatible with the surrounding existing land uses, which are primarily office uses.

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

The subject site is physically suitable for the type and intensity of land use proposed. Sufficient on-site parking and vehicle circulation space is provided.

- 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 is accessed by a private street which is adequate in size to meet the proposed land use intensity. That private street connects to Sahara Avenue which has ample capacity to meet the additional traffic generated by this 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 will be subject to business licensing requirements to protect the public health and welfare.

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

There are no minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio use.

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**BACKGROUND INFORMATION**

***Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.***

No relevant actions by Planning.

***Most Recent Change of Ownership***

10/20/20	A deed was recorded for a change in ownership.
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***Related Building Permits/Business Licenses***

c. 1969	The office building was constructed.
11/16/04	A business license (P55-00177) was approved for a medical office at 734 East Sahara Avenue. This license went out of business on 11/01/19.
10/27/21	A business license (G69-06762) was approved for a counseling business at 734 East Sahara Avenue. This license went out of business on 10/01/22.

***Pre-Application Meeting***

03/06/24	A pre-application meeting was held to discuss the submittal requirements for a Special Use Permit.
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***Neighborhood Meeting***

A neighborhood meeting was not required, nor was one held.

***Field Check***

04/02/24	During a routine site visit staff observed a well maintained commercial building.
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***Details of Application Request***

***Site Area***

Gross Acres	0.23
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	<b><i>Land Use per Title 19.12</i></b>	<b><i>General Plan</i></b>	<b><i>Zoning District</i></b>
Subject Property	Office	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
North	Office	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
South	Parking lot	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
East	Vacant	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
West	Office	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
	Vacant	TOC-2 (Transit Oriented Corridor - Low)	R-PD25 (25 units / acre)

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

## **DEVELOPMENT STANDARDS**

<b><i>Parking Requirement - Downtown</i></b>							
<b><i>Use</i></b>	<b><i>Gross Floor Area or Number of Units</i></b>	<b><i>Base Parking Requirement</i></b>		<b><i>Provided Parking</i></b>		<b><i>Compliance</i></b>	
		<b><i>Parking Ratio</i></b>	<b><i>Parking</i></b>		<b><i>Parking</i></b>		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	2,833	1 per 250 SF	12				
<b>TOTAL SPACES REQUIRED</b>			12		15		Y
<b>Regular and Handicap Spaces Required</b>			11	1	14	1	Y

JN