



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: JAMIE WELLS - OWNER: BUFFALO & LAKE  
MEAD BLVD, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0073-SUP1	Staff recommends APPROVAL, subject to conditions:	

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 320

PROTESTS 0

APPROVALS 0

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

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**24-0073-SUP1 CONDITIONS**

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**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**

The applicant is proposing to operate a tattoo studio in conjunction with an existing permanent cosmetics studio at 7421 West Lake Mead Boulevard, Suite #1.

**ISSUES**

- An approved Special Use Permit is required for the operation of a Tattoo Parlor / Body Piercing Studio within the C-1 (Limited Commercial) Zoning District.
- Permanent Cosmetics do not require a Special Use Permit.

**ANALYSIS**

On October 28, 2023 the applicant obtained a business license (G71-06416) for the subject suite for a permanent cosmetics and makeup establishment. The applicant is now seeking a Special Use Permit in order to add tattooing to the services provided at 7421 West Lake Mead Boulevard, Suite #1. As stated in the justification letter, the applicant would like to offer micropigmentation and scar camouflage in addition to the traditional permanent cosmetic services.

The Tattoo Parlor/Body Piercing Studio use is described by Title 19.12 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 subject site is a commercial center designed to accommodate a variety of services such as the proposed Tattoo Parlor / Body Piercing Studio. Therefore, staff finds the proposed use can be conducted in a manner that is harmonious and compatible with the surrounding uses in the area and is recommending approval of this request.

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**FINDINGS (24-0073-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 existing surrounding land uses.

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

The subject site is part of a commercial subdivision designed to accommodate a variety of land uses including the proposed tattoo use.

- 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.**

Lake Mead Boulevard is a 100-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways and is adequate in size to meet the requirements of the proposed use within a commercial subdivision.

- 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 oversight by multiple governmental agencies and will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

There are no Minimum Special Use Permit Requirements for the proposed use.

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## BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
09/28/98	The City Council approved a request for a Site Development Plan Review [Z-0053-95(3)] on September 28, 1998 for a proposed 23,000 square-foot commercial center on 2.20 acres on the south side of Lake Mead Boulevard, approximately 800 feet west of Tenaya Way.

<b><i>Most Recent Change of Ownership</i></b>	
01/1999	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
10/28/23	A Business License (G71-06416) was issued for a permanent cosmetics and makeup establishment at 7421 West Lake Mead Boulevard, Suite #1. The license is active as of 04/30/24.

<b><i>Pre-Application Meeting</i></b>	
02/06/24	Staff provided the applicant a pre-application submittal checklist.

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

<b><i>Field Check</i></b>	
04/22/24	Staff performed a routine field check to observe the subject suite. Staff did not note anything of concern during the visit.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	1.46

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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	Vacant Suite	SC (Service Commercial)	C-1 (Limited Commercial)
	Alcohol, Off-Premise Full [Liquor Store]		
	Financial Institution, Specified [Short Term Lender]		
North	City Park	PR-OS (	C-V (Civic)
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Auto Parts (New & Rebuilt) [Tire Shop]	SC (Service Commercial)	C-1 (Limited Commercial)
West	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Twin Lakes	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	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

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

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***Pursuant to previously approved Site Development Plan Review [Z-0053-95(3)], 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	
Commercial Center	23,000 SF	1:242 SF	95				
<b>TOTAL SPACES REQUIRED</b>			95*		112		Y
<b>Regular and Handicap Spaces Required</b>			91	4	107	5	Y

*\*The City Council approved a Site Development Plan Review [Z-0053-95(3)] on September 28, 1998 for a proposed 23,000 square-foot commercial center on 2.20 acres on the south side of Lake Mead Boulevard, approximately 800 feet west of Tenaya Way.*