



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 17, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT: ANDREY ANDRADE - OWNER: KANNON REAL ESTATE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0217-SUP1	Staff recommends APPROVAL, subject to conditions:	

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 400 (by City Clerk)

PROTESTS 0

APPROVALS 0

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

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**24-0217-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**

This is a Special Use Permit request for a proposed Tattoo Parlor/Body Piercing Studio use at 5900 West Charleston Boulevard, Suite #3.

**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 subject to Title 19 development standards. It is developed with an existing shopping center. Properties adjacent to the east and west are developed with commercial uses. Properties adjacent to the north and south are developed with Multi-Family residential uses. The applicant requests a Special Use Permit to operate a Tattoo Parlor/Body Piercing Studio use within a vacant suite of the subject shopping center.

Per Title 19, 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 applicant adheres to this definition as they intend to operate a Tattoo Parlor within a currently vacant tenant space within the subject shopping center.

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

**FINDINGS (24-0217-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 would occupy a suite within a commercial shopping center. The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future commercial land uses in the surrounding area.

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

The subject suite is located within an established commercial shopping center, which was designed to accommodate a wide variety of commercial uses including the Tattoo Parlor/Body Piercing Studio 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.**

Site access is provided by Charleston Boulevard, a 100-foot Primary Arterial, which is adequate 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 site will be subject to licensing and inspection, thus protecting the public, health, safety, and general welfare.

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

There are no minimum requirements set forth by Title 19.12 for the proposed land use.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
03/02/66	The Board of City Commissioners approved a Rezoning (Z-0006-66) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.
10/18/99	The Planning Commission approved a Site Development Plan Review [Z-0006-66(42)] for a proposed single-story, 24,160 square-foot retail development on 2.12 acres on the north side of Charleston Boulevard, approximately 300 feet east of Jones Boulevard. Staff recommended approval.
02/16/05	The City Council approved a Special Use Permit (SUP-5659) for a proposed Beer/Wine/Cooler On-Sale Establishment at 5900 West Charleston Boulevard, Suite #4. The Planning Commission and staff recommended approval.
06/05/13	The City Council approved Special Use Permit (SUP-48036) request for a proposed supper club within an existing 5,775 square-foot restaurant at 5900 West Charleston Boulevard, Suite #8.
12/04/13	Special Use Permit (SUP-48035) request for a proposed night club within an existing 5,775 square-foot restaurant at 5900 West Charleston Boulevard, Suite #8 was stricken by the City Council.
05/20/20	The City Council denied Special Use Permit (SUP-78250) request for a proposed 1,575 square-foot auto title loan use at 5950 West Charleston Boulevard, Suite #110.
03/06/24	Business License Enforcement opened Case (#BLE986659) regarding a Southern Nevada Health District (SNHD) issued permit for a tattoo parlor use with proper city permits. The case was resolved on 03/28/24.
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 5900 West Charleston Boulevard, Suite #3 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

<b><i>Most Recent Change of Ownership</i></b>	
06/15/23	A deed was recorded for a change in ownership.

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<b>Related Building Permits/Business Licenses</b>	
01/12/04	A building permit (#04000582) was issued for a retail shell building at 5950 West Charleston Boulevard.
07/21/14	Business License (#G62-06631) was issued for a Mailing Services use at 5900 West Charleston Boulevard, Suite #3. The license was listed as inactive as of 07/31/15.
12/14/16	Business License (#G64-08758) was issued for a barbershop use at 5900 West Charleston Boulevard, Suite #3. The license was listed as inactive as of 08/30/22.

<b>Pre-Application Meeting</b>	
04/15/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

<b>Field Check</b>	
05/09/24	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	2.12

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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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>
East	Auto Parts	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Auto Smog Check	MXU (Mixed Use)	C-1 (Limited Commercial)
	Liquor Establishment (Tavern)		

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Charleston	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (200 Feet)	Y

<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 2	Y
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>
Charleston Boulevard	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:***

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	25,200 SF	1:250 SF	101				
TOTAL SPACES REQUIRED			101		116		Y
Regular and Handicap Spaces Required			96	5	111	5	Y
Loading Spaces	25,200 SF	10,000-29,999 SF	2		2		Y