



# AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MARCH 15, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CHRISTOPHER LATORRE - OWNER:  
RAINBOW CHARLESTON PLAZA LLC

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0707-SUP1</b>	Staff recommends APPROVAL.	

## **\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 16

**NOTICES MAILED** 280 (by City Clerk)

**PROTESTS** 2

**APPROVALS** 13

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

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**22-0707-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 Department of Building and Safety.
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.

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

**PROJECT DESCRIPTION**

This is a request for a Special Use Permit for a proposed Tattoo Parlor/Body Piercing Studio use at 1105 South Rainbow, Suite #101.

**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 proposed 1,040-square-foot Tattoo Parlor/Body Piercing Studio use will be located within a strip mall that is zoned C-1 (Limited Commercial). The proposed 1,040-square-foot tenant space contains four tattoo chair stations. Per title 19.12.070, 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 Tattoo Parlor/Body Piercing Studio use is within the Charleston planning area as defined by the City of Las Vegas 2050 Master Plan. The proposed Tattoo Parlor/Body Piercing Studio use, if approved, would fulfill Master Plan key implementation strategies for the Charleston planning area by increasing services, more arts and culture, and employment opportunities.

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There are no minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing Studio use. The proposed use meets the definition of a Tattoo Parlor/Body Piercing Studio, as the use is consistent with uses generally associated in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area. Therefore, staff recommends approval of this request. If denied, the Tattoo Parlor/Body Piercing Studio use will not be allowed at the proposed location.

**FINDINGS (22-0707-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 will be placed within an existing commercial development surrounded by other commercial uses. The proposed use can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan and current zoning designations.

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

The subject site is suitable for a variety of commercial uses. The proposed Tattoo Parlor/Body Piercing Studio is an appropriate use for the site.

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 Rainbow Boulevard, 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 land use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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**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.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i></b>	
08/02/89	The City Council approved a request for a Rezoning (Z-0065-89) from N-U (Non-Urban) to C-1 (Limited Commercial) of the property located on the west side of Rainbow Boulevard, approximately 180 feet south of Charleston Boulevard. The Planning Commission and staff recommended approval.
06/15/11	The City Council approved a request for a special use permit (SUP-41298) for an auto title loan use within an existing nonconforming 964 square-foot financial institution at 1105 South Rainbow Boulevard, Suite #101, specified with waivers to allow a 150-foot distance separation from another financial institution, specified use where 1,000 feet is required and 964 square feet of floor area where 1,500 square feet is the minimum required. The Planning Commission and staff recommended denial.
02/14/23	The Planning Commission voted (7-0) to recommend APPROVAL of a request FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1105 South Rainbow Boulevard, Suite #101 (APN 163-03-501-012), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen)

<b><i>Most Recent Change of Ownership</i></b>	
05/01/08	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
c.1991	The building located at 1105 South Rainbow Boulevard was constructed.
09/20/00	A building permit (#00017478) was issued for a Non-Work tenant improvement at 1105 South Rainbow Boulevard, Suite #101. The building permit was finalized on 10/25/00.
10/24/00	A business license (N02-00113) was issued for Non-Depository Lender at 1105 South Rainbow Boulevard, Suite #101.
06/02/2022	A business license (G70-03632) was issued for Manicures / Pedicures and Waxing (No product sales) at 1105 South Rainbow Boulevard, Suite #103. The business license will be expired on 06/01/23.

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<b><i>Pre-Application Meeting</i></b>	
12/07/22	A pre-application meeting was held with the applicants where the submittal requirements for a Special Use Permit for a Tattoo Parlor/Body Piercing Studio use were discussed.

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

<b><i>Field Check</i></b>	
01/05/23	Staff conducted a field check and noted nothing of concern.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.38

<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	Restaurant	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		
	Office		
	General Personal Service		
North	Convenience Store	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
South	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
East	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
West	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)

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<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Master Plan 2050 Area: Charleston	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
There are no related Special Area and Overlay Districts associated with the subject site.	
<b>Other Plans or Special Requirements</b>	<b>Compliance</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>Parking Analysis</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Base Parking Requirement</b>		<b>Provided</b>		<b>Compliance</b>	
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Tattoo Parlor/Body Piercing Studio	1,040 SF	One space for each 250 square feet of gross floor area	4				
General Personal Service	3,120 SF	One space for each 250 square feet of gross floor area.	12				
Office, Other than Listed	1,040 SF	One space for each 300 square feet of gross floor area.	3				

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Parking Analysis							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regul ar	Handi- capped	Regular	Handi- capped	
Restaurant	1,040 SF	One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area.	5				
TOTAL SPACES REQUIRED			28		28		Y*
Regular and Handicap Spaces Required			24	2	24	2	Y*

\*The subject site is a parking-impaired development pursuant to Title 19.18.030.D. No additional parking spaces would be required as a result of the proposed use. As the proposed Tattoo Parlor has the same parking ratio as the previous tenant.

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways	150*	Y

\*Per the Master Plan of Streets and Highways, the street width is 100 feet.