

07/02/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-24-0183-DARAK PROPERTIES, LLC:**

**USE PERMIT** for a proposed retail use within an existing office building on 0.17 acres in a CP (Commercial Professional) Zone.

Generally located on the west side of Decatur Boulevard, 100 feet south of Via De Palma Drive within Spring Valley. RM/rp/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-12-710-224

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3007 S. Decatur Boulevard
- Site Acreage: 0.17
- Project Type: Retail (second-hand jewelry)
- Square Feet: 2,263
- Parking Required/Provided: 7/7

Site Plan

The plans show a proposed retail use (second-hand jewelry) as the primary business within an existing 2,263 square foot office building. Access to the site is from 1 driveway off Decatur Boulevard. A total of 7 parking spaces are provided where a minimum of 7 parking spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans show an existing 1 story office building constructed of stucco finish with a pitched roofline with asphalt shingle roofing.

Floor Plans

The plans show a 2,263 square foot, retail (second-hand jewelry) consisting of a lobby, breakroom, sales floor, 2 workspaces, 2 offices, and 2 restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that obtaining a special use permit will allow them to contribute positively to the jewelry industry while ensuring compliance with all regulatory standards.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0785	Proposed day care facility	Approved by PC	November 2019
UC-0500-98	Insurance pre-licensing school	Approved by PC	May 1998

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	RS5.2	Single-family residential
South	Neighborhood Commercial	CP	Office
East	City of Las Vegas	R-3	Multi-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed retail use (second-hand jewelry) should not adversely impact the residential subdivisions to the west and north since all activities will be conducted indoors. The facility is located on an arterial street (Decatur Boulevard) where any additional traffic would not have an impact on the residential uses. Adequate parking is provided on-site. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RAFFI TARAKDJIAN**

**CONTACT: RAFFI TARAKDJIAN, 3007 S. DECATUR BLVD., LAS VEGAS, NV 89102**