

09/06/23 BCC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

DESERT INN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0367-HARSCH INVEST PPTYS-NV II, LLC:

USE PERMIT for a personal services business (beauty salon) within an existing industrial/commercial complex on a portion of 28.3 acres within an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Valley View Boulevard and the north side of Desert Inn Road within Winchester. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-07-802-013 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3111 Valley View Boulevard, Unit O-103
- Site Acreage: 28.3 (portion)
- Project Type: Beauty salon (eye lashes and waxing)
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,625 (lease area)
- Parking Required/Provided: 1,265/1,412 (overall site)

Site Plans & Request

The plans provided depict an existing 26 building, 522,431 square foot industrial/commercial complex located at the northwest corner of Valley View Boulevard and Desert Inn Road on 28.3 acres. The plans indicate that the subject suite where the proposed personal services (beauty salon) business will be located is Unit O-103, which is located within Building O located in southwest portion of the site. Building O is shown to be 85 feet from the property line along Valley View Boulevard and approximately 325 feet north of Desert Inn Road. The subject suite is shown to be 1 of 5 suites within Building O and is located in the center of the building. Parking for the complex is found throughout the site and is located around the surrounding buildings. Parking specifically for Building O is found in front of the building in 2 rows on each

side of a 24 foot drive aisles between the building and Valley View Boulevard. Overall, 7 parking spaces are required for the proposed beauty salon, which is incorporated into a total of 1,265 parking spaces required for the entire site with 1,412 parking spaces being provided across the entire site. There are several access points to the site provided by commercial driveways. One point of access is provided along Sirius Avenue, there are 6 commercial driveways along Wynn Road, 4 points of access along Desert Inn Road, and 5 commercial driveways along Valley View Boulevard. There are 2 driveways and two, 24 foot drive aisles immediately to the north and south of Building O.

The applicant is seeking a use permit to establish a beauty salon business where they specialize in waxing and eye lashes. Due to the proposed use being within 185 feet of the City of Las Vegas city limits, the proposed beauty salon is considered a project of regional significance.

Landscaping

The applicant is not proposing any changes to the existing on-site or street landscaping nor are there any changes required. The existing landscaping consists primarily of California/Mexican Palm (*Washingtonia filifera*) in landscaping islands at the corners of each building and in terminating parking lot landscaping islands. Street landscaping varies along the perimeter of the property with 5 foot attached sidewalks provided along each street. Street landscaping strips varying in size from 20 feet along the northern portion of Wynn Road and Valley View Boulevard to 5 feet along Desert Inn Road and the southern portions of Valley View Boulevard. The larger street landscaping strips contain palm trees and shrubs while the small strips only contain shrubs.

Elevations

The plans provided show that Building O is a 14 foot high standard commercial style building with a flat roof. The exterior materials primarily consist of painted split-face and non-decorative CMU block with some painted stucco accent areas in the upper portions of the front of the building. The colors of the exterior are primarily light and slate gray. Access to the building is provided via a typical commercial window and door system in the front and a painted aluminum door in the rear. A decorative metal overhang is positioned over the front of the suite entrance.

Floor Plans

The plans depict a standard 1,625 square foot commercial lease space located in the central portion of Building O. The front portion of the building contains an approximately 160 square foot reception and waiting area. This area connects to a central hallway that all other rooms branch off from. There are 3 rooms dedicated to eye lash services and another 3 rooms dedicated to waxing services. These rooms range in size from 115 square feet to 130 square feet with the eye lash room mostly located on the west side of the hallway and the waxing rooms on the east side of the hallway. Past the service rooms are primarily support rooms such as a breakroom, office, storage area, and a bathroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting this use permit in order to start operation of an eye lash and waxing business. They state that the business will operate from 9:00 a.m. to 9:00 p.m. daily with 5 employees on-site at any given time. They further state that there is sufficient parking in the area of the suite and in the overall complex, and that all regulations are being met.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0019	Supper club with on-premises consumption of alcohol	Approved by BCC	March 2020
UC-18-0848	Sporting goods with firearms sales and secondhand sales	Approved by PC	December 2018
UC-0167-16	Health club and yoga studio	Approved by PC	May 2016
UC-0379-13	Secondhand sales facility	Approved by PC	August 2013
UC-0459-11	Recycling center and setback reduction to a residential use (relocation of recycling center) previously approved by UC-0540-10	Approved by PC	November 2011
UC-0459-11	Recycling center and setback reduction to a residential use (relocation of previously approved recycling center)	Approved by PC	November 2011
UC-0540-10	Recycling center and setback reduction to a residential use	Approved by PC	January 2011
UC-0387-10	On-premises consumption of alcohol (tavern)	Approved by PC	October 2010
UC-1521-02	Retail sales, restaurants, offices, and shopping center within an existing industrial development	Approved by BCC	January 2003
UC-0631-98	Massage as a principal use	Approved by PC	May 1998
UC-2061-93	Martial arts/karate school within an existing commercial/industrial complex	Approved by PC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-PD11 & M	Multiple family residential (townhouses), Clark High School, & retail complex
South	Entertainment Mixed-Use	M-1 & C-2	Gas station, KTNV station, office/warehouse, open storage, & undeveloped
East	City of Las Vegas	C-1 & M	Retail, office/warehouse, & open storage

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Urban Neighborhood (greater than 18 du/ac); Corridor Mixed-Use; & Entertainment Mixed-Use	R-T, R-4, & M-1	Multiple family residential (apartments), manufactured home park, retail complex, office/warehouse, & open storage

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the existing industrial/commercial complex already contains several businesses that would normally be considered out of place within the M-1 Zone, such as a yoga studio, restaurants, massage parlor, and sporting goods store. A beauty salon would be similar in nature and intensity to many of these previously approved uses, particularly the yoga studio and the massage parlor. In addition, the immediate surrounding area consists of a wide variety of residential, commercial, and industrial uses already in operation, which mean this use should not have any significant impacts on the surrounding area. Staff also finds that the parking for the use should be sufficient given that the overall site is significantly overparked by 147 spaces and with 6 service rooms and 5 employees, no more than 11 parking spaces should be needed at most. Finally, the proposal is consistent and supported by Policies 5.1.5 and 5.5.3 of the Master Plan, which encourage development of small businesses within Clark County, particularly those in vacant commercial plaza developments. For these reasons, staff can support the use permit.

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 approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of

application; 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; and that this application must commence within 2 years of approval date or it will expire.

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: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: MIAMI BEAUTY, LLC

CONTACT: RAVIN NATHAN, 10117 OCICAT AVENUE, LAS VEGAS, NV 89166