

PERSONAL SERVICES
(TITLE 30)

MCLEOD DR/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0123-PARK 2000:

USE PERMIT to allow a personal services business within a portion of an existing office/warehouse complex on 1.0 acre in an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located on the east side of McLeod Drive, approximately 500 feet north of Sunset Road within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-36-410-049 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 6396 McLeod Drive
- Site Acreage: 1.0 (portion)
- Project Type: Personal services
- Square Feet: 840 (lease area)
- Parking Required/Provided: 150/240

Site Plans

The plans depict an existing office building within a portion of Park 2000, a larger office/warehouse complex, and more specifically, 1 site with 5 buildings. Access to the complex is from McLeod Drive and Sunset Road with cross-access throughout the complex and adjacent properties. This application is for personal services and involves other services under an esthetician license.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict an office complex with 5 single story office/warehouse buildings with pitched roof lines, stucco exterior finish, concrete tile roof, and other architectural enhancements.

Floor Plans

The plans depict several rooms offering services to clients and include a reception area, lash room, permanent makeup room, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that their business will provide the community with services, including permanent makeup, facials, hair removal, and lashes.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0841-98	Office/warehouse facility	Approved by PC	July 1998
DR-1195-96	Office/warehouse facility	Approved by PC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Business Employment	M-1	Warehouse/office complex
South	Business Employment	C-2 & M-1	Commercial

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 proposed use is appropriate for the existing office complex. The use should not generate a significant increase in traffic or pose any negative impacts to the office complex and the surrounding areas. There is adequate parking to support the use; therefore, staff supports this request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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:**Current Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of any other county issued permit, license, or approval; 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LILIA JIMENEZ

CONTACT: LILIA JIMENEZ, SHADES OF BEAUTY BY LILY, 6396 MCLEOD DR. #4, LAS VEGAS, NV 89120