

01/18/22 PC AGENDA SHEET

PERSONAL SERVICES  
(TITLE 30)

PECOS RD/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0673-PECOS ROAD NV, LLC:**

**USE PERMIT** for personal services (tanning salon) within an existing commercial and industrial complex on 0.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Pecos Road, 570 feet south of Post Road within Paradise. JG/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
161-31-410-013

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 6356 S. Pecos Road, Suite 3A
- Site Acreage: 0.8
- Project Type: Personal services (tanning salon)
- Number of Stories: 1
- Square Feet: 1,315
- Parking Required/Provided: 35/40

Site Plans

The plans show a proposed tanning salon within an existing commercial building facing Pecos Road. The parcel is a portion of a larger commercial and industrial complex located between Post Road and Sunset Road. The existing 8,595 square foot building has parking on the west, south, and east sides of the building with a shared drive aisle and access from Pecos Road.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos included on the site plans show a 1 story, commercial building with a stucco exterior with decorative accents, aluminum window treatments and parapets along the metal roofline.

### Floor Plans

The plans show a 1,315 square foot lease area consisting of tanning rooms, retail area, an office, restrooms, and storage area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed tanning salon will be in an existing neighborhood shopping center and that the use is compatible with the area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0588-10	Health club	Approved by PC	February 2011
UC-0898-01	Office and retail use as a primary use (this was for the 20 acre master parcel that included the subject parcel)	Approved by PC	August 2001
VC-2235-97	Reduced parking for an office warehouse complex	Approved by PC	January 1988

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Business and Design/Research Park	M-D	Commercial & industrial uses
West	Business and Design/Research Park	C-2	Office complex

### **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. The tanning salon will not result in undue adverse effects on the adjacent property, character of neighborhood, or traffic conditions. The tanning salon will be in harmony with the purpose, goals, and standards of Title 30; therefore, staff can support the request.

#### **Department of Aviation**

The property lies within the AE-70 (70 - 75 DNL) noise contour for LAS 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 LAS 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 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:** VINCE IMES

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