

05/17/22 PC AGENDA SHEET

PERSONAL SERVICES  
(TITLE 30)

SUNSET RD/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0164-WILLY BUG & BUBBY LLC:**

**USE PERMIT** for a proposed personal services use (non-invasive beauty) in conjunction with an existing commercial building located in a commercial/industrial complex (Park 2000) on 1.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located approximately 200 feet north of Sunset Road, and approximately 800 feet east of Eastern Avenue within Paradise. JG/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-36-410-038

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2560 E. Sunset Road
- Site Acreage: 1.1
- Project Type: Personal Services
- Number of Stories: 1
- Square Feet: 450
- Parking Required/Provided: 55/64

Site Plan

The plan depicts a 450 square foot lease space for a proposed non-invasive beauty services use in an existing 16,558 square foot building with 64 parking spaces on site. The proposed lease space is Suite 102 at the west side of the building with a south facing entrance. The building has access from Sunset Road and Eastern Avenue. The surrounding commercial center, including several buildings, share parking and access.

Landscaping

No changes are proposed to the existing landscaping.

### Elevations

The elevation photographs depict a 1 story building with Suite 102 being located on the southwest corner, facing south. The building has stucco siding, concrete tile mansard parapet over a flat roof, and aluminum storefront doors and windows.

### Floor Plan

The floor plan shows a common area and a restroom within the 450 square foot space.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is proposing a non-invasive beauty service that includes teeth whitening, tooth gems, body contouring, home kits, and accessory beauty items.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                | <b>Action</b>  | <b>Date</b>    |
|---------------------------|-------------------------------|----------------|----------------|
| UC-0535-16                | Photography Studio            | Approved by PC | September 2016 |
| UC-1341-01                | Place of worship              | Approved by PC | November 2001  |
| UC-0534-01                | Private hypnotherapy business | Approved by PC | June 2001      |
| UC-1455-99                | Driving school                | Approved by PC | November 1999  |

### **Surrounding Land Use**

|                     | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b>           |
|---------------------|----------------------------------|------------------------|------------------------------------|
| North, East, & West | Business Employment              | M-1                    | Commercial, office, & industrial   |
| South               | Business Employment              | C-2                    | Restaurants, offices, & 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. The proposed personal service use will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, and parking. This building has been used for

many years for this type of commercial use in a variety of units. There is ample parking to accommodate this relatively small area of space being used as a personal services business, even during peak hours; therefore, staff can support the 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 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.

#### **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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BOUJEE RITUALS LLC

**CONTACT:** BOUJEE RITUALS LLC, 2560 EAST SUNSET RD, STE 102, LAS VEGAS, NV 89120