

01/18/22 PC AGENDA SHEET

PERSONAL SERVICES  
(TITLE 30)

DEAN MARTIN DR/ALI BABA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0682-M D PROPERTIES, LLC & D P DRIFTWOOD, LLC:**

**USE PERMIT** for personal services (barber shop) within an industrial complex on a portion of 9.4 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-29-202-009 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 9.4 (portion)
- Project Type: Cosmetology (barber shop)
- Number of Stories: 1
- Square Feet: 1,100 (lease area)
- Parking Required/Provided: 390/410

Site Plans

The plans show a cosmetology business (barber shop) located in Suite 101 of Building #1 in an existing industrial complex. The building is located near the front entrance, along the west side of Dean Martin Drive. A total of 410 parking spaces are provided for the overall industrial complex where a minimum of 390 parking spaces are required.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

The photos, as well as the aerial view (google maps) of the site, show a 1 story building constructed of CMU block, metal siding, and aluminum storefront windows.

### Floor Plans

The plans show a 1,100 square foot lease area consisting of an open storage space, bathroom, main floor area, and an office.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that Kutz Barbershop specializes in personal and grooming services that plans to offer services to both Las Vegas locals and tourists. The hours of operation are Tuesday through Saturday from 9:00 a.m. to 7:00 p.m., closed on Sunday and Monday, unless an appointment is made. Clients will be serviced by appointment with minimal walk-in appointments available.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0097-13	Minor training facility within an industrial complex	Approved by PC	May 2013
ZC-1202-05 (ET-0264-08)	First extension of time until October 5, 2013 to complete	Approved by BCC	November 2008
ZC-1202-05	Reclassified the western 7.2 acre portion of the site from M-1 to U-V zoning for a mixed-use development with 3 residential condominium towers	Approved by BCC	October 2005
VS-1044-05	Vacated a portion of right-of-way being Reno Avenue	Approved by PC	August 2005
WS-0804-01	Increased height and reduced setbacks for an off-premises sign	Approved by BCC	September 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	P-F & H-1	Water reservoir, pumping station, & Motel 6
South	Commercial Tourist	M-1	Industrial buildings
East	Commercial Tourist	H-1	Interstate 15, Luxor Resort Hotel, & Excalibur Resort Hotel
West	Commercial Tourist	P-F & M-1	Water reservoir, pumping station, & industrial buildings

### **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 will not be more intense than the current industrial uses on the property. The requested use will comply with Policy 1.21 of the Winchester/Paradise Land Use Plan which promotes ensuring that special uses that are adjacent to existing land uses are compatible. The facility is small and most clients visiting the shop will need to make an appointment first which limits any potential impact to the surrounding area.

### **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.

### **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:** ROBERT CARLSON ZEEK

**CONTACT:** ROBERT ZEEK, KUTZ BARBERSHOP, 10869 ARUSHA AVENUE, LAS VEGAS, NV 89166