

PERSONAL SERVICES
(TITLE 30)

PECOS RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0685-NEVADA SUNSET MANagements, LLC:

USE PERMIT for personal services (beauty salon) within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone.

Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise.
JG/md/jo (For possible action)

RELATED INFORMATION:

APN:

178-06-101-067

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3481 E. Sunset Road
- Site Acreage: 1.4
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 1,432 (tenant space)/15,700 (overall complex)
- Parking Required/Provided: 63/63

Site Plans

The plans depict an existing office complex consisting of 2 buildings totaling 15,700 square feet. Access to the project site is granted via 2 existing commercial driveways located along Sunset Road. The office complex requires 63 parking spaces where 63 parking spaces are provided. No modifications are proposed to the site or existing buildings.

Landscaping

All street and site landscaping exists, and no additional landscaping is required or provided.

Elevations

The plans depict an existing single story office building measuring 15 feet in height to the top of the parapet roof. The exterior of the building consists of textured CMU block painted in neutral, earth tone colors.

Floor Plans

The plans depict a total area of 1,432 square feet consisting of hair, skin, and nail salon suites. Restroom facilities and a breakroom are also provided.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the beauty salon will consist of open stations available to lease for licensed cosmetologists, hair braiders, nail technicians, and estheticians. The hours of operation for the business are 8:00 a.m. to 9:00 p.m., Tuesday through Sunday. Due to the rapid growth within the beauty industry, the proposed use will give a window of opportunity to graduating licensees and will help benefit the surrounding businesses and community by offering personal services for neighbors and residents in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0504-15	Permanent make-up	Approved by PC	September 2015
UC-0676-09	Personal services (hair salon) - expired	Approved by BCC	January 2010
ZC-140-90	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	June 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Shopping center
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential development
East	Commercial Neighborhood	C-P	Undeveloped
West	Commercial Neighborhood	C-P	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.

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Personal services offering cosmetic services, in other parts of Clark County, have been shown to be appropriate and compatible with office developments. Staff does not anticipate that the proposed use will have any adverse or negative impacts on the adjacent residential or commercial properties. Staff finds that the use is compatible with the existing development in the surrounding area and is compatible with the existing uses within the office complex. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff recommends approval.

Department of Aviation

The property lies within the AE-65 (65 - 70 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: TRINA BUTLER

CONTACT: TRINA BUTLER, CHOSEN PROFESSIONALS, 180 JUDY CT APT B,
HENDERSON, NV 89015