

06/21/22 PC AGENDA SHEET

TATTOO SHOP
(TITLE 30)

SAHARA AVE/MILLER LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0276-SAHARA PALM PLAZA, LLC:

USE PERMIT for a tattoo shop in conjunction with an existing commercial complex on a 1.3 acre portion of a 3.8 acre complex in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-518-002; 163-09-518-003; 163-09-518-005; 163-09-518-006 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7885 W. Sahara Avenue, Suite 107
- Site Acreage: 3.8 (portion)
- Project Type: Tattoo shop
- Parking Required/Provided: 8/239 (entire complex)

Site Plan

The plan shows an existing commercial complex on approximately 3.8 acres which consists of 4 buildings and parking throughout the site. The tattoo shop will be located within Building A. Access to the site is from Sahara Avenue and Miller Lane.

Landscaping

Landscaping is existing on-site and additional landscaping is neither required nor a part of this request.

Elevations

The in-line retail building is 1 story with a flat roof behind parapet walls. The exterior of the building has pitched tile roof accents over the main entry with stucco finished walls and glass store front windows.

Floor Plan

The plan shows a 1,465 square foot area that consists of an open floor plan with artist stations, a reception area, office, drawing room, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use will be compatible with other uses within the commercial complex and parking is sufficient.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0335	Animated signage	Approved by BCC	August 2021
UC-18-0630	Secondhand sales	Approved by PC	October 2018
AR-18-400127 (UC-0370-17)	First application to review a use permit for a cannabis establishment	Approved by BCC	July 2018
UC-0370-17	Cannabis establishment	Approved by BCC	June 2017
UC-0250-17	Banquet facility and live entertainment	Approved by PC	May 2017
UC-0425-16	On-premises consumption of alcohol	Approved by PC	August 2016
UC-0387-14 (ET-0130-15)	Extension of time of a use permit for a medical cannabis establishment - expired	Approved by BCC	December 2015
UC-0387-14	Medical cannabis establishment - expired	Approved by BCC	June 2014
UC-1034-08	Place of worship in an existing retail building within a shopping center	Approved by PC	December 2008
UC-1183-05	Service bar added to an existing restaurant	Approved by PC	September 2005
UC-0966-05	Secondhand sales within an existing commercial center	Denied by PC	September 2005
WS-0697-05	Waiver to reduce the setback from a public right-of-way for a freestanding sign	Approved by PC	June 2005
UC-0606-05	Dry cleaner operation within an existing commercial center	Approved by PC	May 2005
VS-1410-01	Vacated and abandoned government patent easements	Approved by PC	December 2001
TM-0350-01	1 commercial lot in a C-1 zone	Approved by PC	December 2001
ZC-0761-01	Reclassified 3.9 acres from R-E to C-1 zoning with a waiver to reduce parking	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Commercial & office spaces
South	Neighborhood Commercial	C-P	Office spaces
East	Neighborhood Commercial	C-1	Commercial, office spaces, & undeveloped
West	Neighborhood Commercial	C-P, C-1, & C-2	Commercial & office spaces

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 does not anticipate any negative impacts to the existing development in terms of inadequate parking or a change in the character of the complex by locating a tattoo shop within the shopping center. The existing shopping center has adequate parking available on-site, and the proposed business will not intensify the existing uses on the property.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any patent vacation requests, applicant is advised to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH RILEY

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