

06/21/22 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

EASTERN AVE/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0279-4530 4560 4570 EASTERN, LLC:

USE PERMITS for the following: **1)** personal services; **2)** minor training facility; and **3)** permanent make-up in conjunction with an existing office park on 3.3 acres in a C-P (Office & Professional) Zone.

Generally located 180 feet east of Eastern Avenue and 300 feet south of Harmon Avenue within Paradise. JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:
162-24-301-002

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 4560 S. Eastern Avenue
- Site Acreage: 3.3
- Project Type: Personal services/minor training facility
- Number of Stories: 1
- Square Feet: 1,250
- Parking Required/Provided: 258/258 (entire center)

Site Plan

The site plan shows an existing office complex on 3.3 acres with the subject building situated on the east side of the irregular shaped parcel with parking located on the west side of the site. Access to the site is from Eastern Avenue, Harmon Avenue to the north, and Billman Avenue to the south.

Landscaping

Landscaping is not a part of this request.

Elevations

The photos show a 1 story office complex with stucco exterior and decorative accents.

Floor Plan

The plan shows several separate rooms that will be used for offices, a mixture of personal services, and the largest room will be used for the minor training facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that personal services including cavitation, non-invasive lipo laser, radio frequency, cryolipolysis, laser hair removal, micro needling, capillary micropigmentation, non-invasive facial laser, and permanent make-up will be conducted in conjunction with a minor training facility in an existing lease space. The applicant states that the services offered will also be taught to others at the site which is why a minor training facility is part of the request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0454-08	Personal Services	Approved by PC	June 2008
UC-0029-92 (ET-0052-02)	Second extension of time for C-1 use permit	Approved by PC	April 2002
UC-0029-92 (ET-0015-97)	First extension of time for C-1 use permit	Approved by PC	April 1997
UC-0029-92	C-1 General business blanket use permit for C-P complex	Approved by PC	March 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD, R-1, & C-P	Single family residential & office complex
South	Neighborhood Commercial	C-P	Apartment complex
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Multiple family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	R-E & C-P	Single family residences

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 similar uses have been approved on the property in the past and the proposed uses are compatible with the surrounding area. The personal services, permanent make-up, and minor training facility will be located in a complex with plenty of parking. Staff does not anticipate any negative impacts to the surrounding area; therefore, staff can support this request.

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 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:

APPROVALS:

PROTESTS:

APPLICANT: ERIKA GARCIA

CONTACT: ERIKA GARCIA, MAGIC BODY SCULPT LLC, 4560 S. EASTERN AVE, #18, LAS VEGAS, NV 89119