

03/21/23 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

JONES BLVD/UNIVERSITY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0696-MATRAVERS FAMILY TRUST ETAL & MATRAVERS, PETER TRS:

USE PERMIT for personal services (beauty salon) within an existing commercial office complex on a portion of 2.5 acres in a C-P Zone.

Generally located on the west side of Jones Boulevard and the south side of University Avenue within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-23-604-001; 163-23-604-006 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4445 S. Jones Boulevard
- Site Acreage: 2.5 (portion)
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Square Feet: 3,182
- Parking Required/Provided: 129/182

Site Plan

The plan depicts an existing office complex on 2.5 acres at the southwest corner of Jones Boulevard and University Avenue. There are 5 office buildings and 182 parking spaces with existing landscaping and access to University Avenue and Jones Boulevard. The proposed 3,182 square foot space is located in Building B, which is the second building south of University Avenue, on the west side of the site, adjacent to the north/south drive aisle.

Landscaping

The property has existing landscaping and fully developed pedestrian access.

Elevations

The elevations depict a 1 story stucco sided office building with canopy covered entry doors and aluminum frame windows on all sides. Building B has a ground floor level below the property to the west.

Floor Plans

The plans depict 1 large open space area of 3,182 square feet on the west side of Building B, with access adjacent to the main access driveway.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a beauty salon between 9:00 a.m. and 6:00 p.m. The salon will have licensed estheticians to perform all personal beauty services as regulated by the Nevada State Board of Cosmetology. The services include facials, waxing, and lash extensions among standard salon services.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0234-01	Vacated and abandoned a patent easement on the west side of property	Approved by PC	April 2001
TM-0528-00	Commercial office center	Approved by PC	August 2000
ZC-0416-97	Reclassified from C-1 to C-P zoning	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Mini-storage
South	Neighborhood Commercial	C-1 & C-2	Office & restaurant
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Condominium residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive 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. This property currently has 5 office buildings and exceeds the required parking for associated uses. The existing commercial office building is located approximately 72 feet east of the existing residential property. The residential homes located west of this site are a few feet higher than the floor elevation of the offices, with a 6 foot block wall on the property line. All of the homes on the west side of the property are single story and elevated above the offices. The personal services will operate during regular office hours on weekdays and on weekends. The weekend operating hours will have even more access to parking when considering standard office uses are not open on weekends. Staff can support the proposed special use.

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:

Comprehensive 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KATHERINE W. MATRAVERS

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