

## 01/19/21 PC AGENDA SHEET

PERMANENT MAKE-UP  
(TITLE 30)

HOWARD HUGHES PKWY/HUGHES CENTER DR

### PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0517-BRE/HC LAS VEGAS PPTY HOLDING:**

**USE PERMIT** to allow a permanent make-up studio within an existing office building on a portion of 4.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Howard Hughes Parkway and Hughes Center Drive within Paradise. TS/nr/jd (For possible action)

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### RELATED INFORMATION:

#### **APN:**

162-16-812-003 ptn

#### **LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

#### **BACKGROUND:**

##### **Project Description**

##### General Summary

- Site Address: 3993 Howard Hughes Parkway, Suite 240
- Site Acreage: 4.3 (portion)
- Project Type: Permanent make-up
- Square Feet: 3,767 (lease space)
- Parking Required/Provided: 555/595

##### Site Plan

The site plan shows an existing 8 story office building on the east side of the site and a 4 story parking garage on the west side of the site. Parking for the site is located within the parking garage and on the west side of the office building between the office building and the parking garage. Access to the site is from Howard Hughes Parkway on the north side of the site and from Hughes Center Drive on the south side of the site.

##### Landscaping

Existing landscaping is located along street frontages and within the parking lot. No changes are required or proposed with this application.

##### Elevations

The photos show an 8 story office building and a 4 story parking garage.

### Floor Plans

The plans depict a 3,767 square foot lease area with treatment rooms, storage, reception and waiting areas, restrooms, and an open work area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed permanent make-up studio will be open 7 days a week. The studio will have 3 permanent make-up artists and will see less than 10 customers per day. Similar uses have been approved in the building and the applicant feels that this is an appropriate use for the area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0848-16	Major training facility (National Institute of Aesthetics)	Approved by PC	January 2017
UC-0219-01	Two, 7 story office buildings in excess of 100 feet in height with reduced parking	Approved by BCC	April 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Commercial Tourist	H-1	Office buildings
South	Commercial Tourist	H-1	Park Tower Condos
West	Commercial Tourist	H-1	Summer Bay timeshare resort apartments/condos

### **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 Comprehensive 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 permanent make-up studio will be compatible with the existing and planned uses in the area. Therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHARLES VAN GEEL

**CONTACT:** RICHARD SERFAS, RICHARD T. SERFAS, AICP, 2129 STONE CROFT STREET, LAS VEGAS, NV 89134