

10/05/21 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

SUNSET RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0435-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT for personal services (beauty salon) within an existing commercial/industrial complex on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-31-410-006 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3460 E. Sunset Road, Suite G
- Site Acreage: 2.6 (portion)
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Square Feet: 1,329 (lease area)
- Parking Required/Provided: 256/478

Site Plan

The request is for a beauty salon within an existing commercial/industrial complex. The existing in-line commercial building runs along the north property line. Access to the site is from both Sunset Road and Pecos Road. No additional parking spaces are required for the proposed use.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story in-line commercial building constructed of stucco and stone veneer. The front of the building faces Sunset Road.

Floor Plans

The proposed beauty salon is located in a 1,329 square foot lease space (Suite G) in the center portion of the building. The salon consists of a reception area, retail/services with salon space, wash room, storage area, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed use would be compatible with the existing retail and sales tenants within the in-line commercial building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0802	Personal services (tanning salon/beauty salon)	Approved by PC	December 2018
AR-18-400189 (UC-0489-17)	First application for review of a day spa within an existing commercial/industrial complex	Approved by PC	October 2018
UC-0489-17	Proposed day spa within an existing commercial/industrial complex	Approved by PC	August 2017
UC-0682-13	Secondhand sales for vintage musical instruments and used books in 2 separate suites	Approved by PC	December 2013
UC-0126-12	Secondhand sales for high end designer merchandise	Approved by PC	May 2012
UC-0588-10	Health club	Approved by PC	February 2011
UC-0898-01	Allowed office and retail uses as a principal use within an existing office/warehouse complex	Approved by PC	August 2001
UC-045-97	Allowed a tanning salon in the subject suite - expired	Approved by PC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Retail, office, & office/warehouse uses
South	Office Professional & Commercial Neighborhood	C-P & C-1	Offices, convenience store, & gasoline station

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 similar uses have been approved on the property in the past and the proposed use is compatible with the surrounding area. The beauty salon will be located in a building that is already operating with retail and office uses previously approved by a use permit (UC-0898-01) and alongside a tanning salon with a beauty salon (UC-18-0802); therefore, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran 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 McCarran 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 Comprehensive 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: JASMINE JASPER

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