

11/16/21 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

JONES BLVD/VIKING RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0537-CARMEL II, LLC:

USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:
163-13-301-005 ptn

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:
Project Description

General Summary

- Site Address: 3824 Jones Boulevard
- Site Acreage: 1 (portion)
- Project Type: Personal services
- Number of Stories: 1
- Square Feet: 349
- Parking Required/Provided: 63/63

Site Plan

The site plan depicts a 1 acre parcel with a 14,686 square foot building located in the middle of the parcel. Access to Jones Boulevard is available at the southwest corner of the lot. There are 63 parking spaces located on the east and west sides of the existing building. Jones Boulevard is to the west of the building and single family residential homes are located to the east of the building. Suite E is located in the northwest corner of the building.

Landscaping

The property has existing perimeter and parking lot landscaping. No additional landscaping is proposed with this request.

Elevations

The elevations depict a commercial building with flat roof and several store front entrances and façade treatments including columns, covered entries with tile roofs, and concrete and stucco walls.

Floor Plan

The floor plan depicts Suite E with 349 square feet of office and client space in a building with 14,686 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a medical aesthetician (skin care) at 3824 South Jones Boulevard, Suite E. The existing building is currently used by medical doctors for office space and services. The offices will operate during daylight hours. The proposed use is compatible with the existing medical uses in the surrounding office buildings and will not generate negative impacts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1694-00	Place of worship	Approved by PC	December 2000
ZC-0103-98	Reclassified from R-E to C-P zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Office & medical
South	Office Professional	C-P	Offices
East	Residential Suburban (up to 8 du/acre)	R-1	Single family residential
West	Office Professional	C-P	Offices

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. The

proposed skin care business will take place in an area less than 400 square feet in the central part of the building and will not impact the surrounding property in a negative way.

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.

Building Department - Fire Prevention

- 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: ADRIANA SARGU

CONTACT: ADRIANA SARGU, 3824 S. JONES BLVD, SUITE E, LAS VEGAS, NV 89103