USE PERMIT to allow personal services (tanning salon) in conjunction with an existing office/warehouse complex on 4.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the east side of Valley View Boulevard, 1,320 feet south of Flamingo Road within Paradise.  SS/mk/ml (For possible action)

RELATED INFORMATION:

APN:
162-20-201-015

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary
• Site Acreage: 4.3
• Project Type: Tanning salon
• Number of Stories: 1
• Square Feet: 2,393
• Parking Required/Provided: 216/234

Site Plan
The plans show a 2,393 square foot lease space in conjunction with an existing office/warehouse complex (Suite 210), located in the southern building. The applicant is adding a tanning salon use to an existing reflexology business which was recently relocated to this site. Access to the site is from Valley View Boulevard. The plans also show retail sales related to tanning and reflexology will be provided as an accessory use per Title 30. The site has adequate parking and meets Code requirements.

Landscaping
No changes are proposed to the existing landscaping.
Elevations
The photos show 2 buildings facing each other with parking areas around the building and along the perimeter of the property. The buildings have parapet walls and are constructed of stucco siding with storefront windows and doors.

Floor Plans
The plans show a 2,393 square foot lease area consisting of a reception area, reflexology rooms, tanning rooms, a storage area, an office, a retail area, and restrooms.

Applicant’s Justification
The applicant states that the lease area is currently licensed to operate a reflexology clinic which recently relocated to this site. The applicant would like to add services by offering sunless tanning and retail sales of beauty supplies and accessories to the tanning and reflexology business. There are no modifications to the exterior of the building.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>WS-0582-11</td>
<td>An overhead communication line</td>
<td>Approved by PC</td>
<td>January 2012</td>
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<tr>
<td>VS-1535-98</td>
<td>Vacate and abandon patent easements</td>
<td>Approved by BCC</td>
<td>December 1998</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North</td>
<td>Commercial Tourist</td>
<td>M-1 &amp; H-1</td>
<td>Motel &amp; Flamingo Palm Villas condominiums</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist</td>
<td>M-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>Union Pacific Railroad &amp; Commercial Tourist</td>
<td>M-1</td>
<td>Railroad and developed warehouse buildings</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Tourist</td>
<td>M-1</td>
<td>Office warehouse &amp; communication facility</td>
</tr>
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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 Plan. One of several criteria the applicant must establish is 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 this request is an addition to an already existing reflexology business which is permitted as an office use. Staff finds that the requested use is appropriate and complies with Goal 7 of the Winchester/Paradise Land Use Plan which encourages providing opportunities for appropriate retail commercial development.
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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Spa Services, LLC
CONTACT: Aaron Campillo, 4340 South Valley View Boulevard, Suite 210, Las Vegas, NV 89103