PERSONAL SERVICES ARVILLE ST/ROCHELLE AVE
(TITLE 30)

PUBLIC HEARING
APPLICANT/OWNER/DESCRIPTION OF REQUEST

UC-0202-13 – INVESTE PLUS:

USE PERMIT for personal services (cosmetology) in conjunction with an existing office/warehouse complex on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Arville Street, 200 feet north of Rochelle Avenue (alignment) within Paradise. SS/gc/ml (For possible action)

RELATED INFORMATION:

APN:
162-19-104-004

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary
- Site Acreage: 1.1
- Project Type: Personal services (cosmetology)
- Number of Stories: 2
- Building Height: 28 feet 8 inches
- Square Feet: 900 (lease area)
- Parking Required/Provided: 66/90 (entire complex)

Site Plan
The plans show a cosmetology business located within a tenant space (Suite J) on the first floor of the northern building. The cosmetology business will specifically focus on providing eyelash extensions. Access to the site is from Arville Street. A total of 90 parking spaces are provided for the overall complex where 66 spaces are required. The site was originally constructed and parking was provided to accommodate retail uses.

Landscaping
No changes are proposed to the existing landscaping.

Elevations
The plans show a 2 story, 28 foot 8 inch high building constructed of stucco, concrete block, and tile roofing.
Floor Plans
The plans depict a 900 square foot lease area consisting of 2 work stations, customer area, storage room, and a bathroom.

Applicant’s Justification
The applicant states that this location will be beneficial to the business since there are already many small businesses at this site, and this site is in close proximity to “The Strip”. The anticipated business hours will be Monday through Friday 9:00 a.m. to 6:00 p.m., with the possibility of being open Saturday.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0375-09</td>
<td>Minor training facility (dance studio) &amp; banquet facility</td>
<td>Approved by PC</td>
<td>September 2009</td>
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<tr>
<td>UC-0872-07 (ET-0069-08)</td>
<td>First extension of time for a banquet facility – expired</td>
<td>Approved by BCC</td>
<td>May 2008</td>
</tr>
<tr>
<td>UC-0941-06 (ET-0039-08)</td>
<td>Second extension of time for a recreational facility, live entertainment, and offices as a principal use – expired</td>
<td>Approved by BCC</td>
<td>May 2008</td>
</tr>
<tr>
<td>UC-0941-06 (ET-0231-07)</td>
<td>First extension of time for a recreational facility, live entertainment, and offices as a principal use – expired</td>
<td>Approved by BCC</td>
<td>August 2007</td>
</tr>
<tr>
<td>UC-0872-07</td>
<td>Banquet facility – expired</td>
<td>Approved by BCC</td>
<td>August 2007</td>
</tr>
<tr>
<td>UC-0941-06</td>
<td>Recreational facility, live entertainment, and offices as a principal use – expired</td>
<td>Approved by BCC</td>
<td>February 2007</td>
</tr>
<tr>
<td>UC-0969-05</td>
<td>Barber shop</td>
<td>Approved by PC</td>
<td>July 2005</td>
</tr>
<tr>
<td>AC-071-86</td>
<td>Architectural Supervision for a shopping center</td>
<td>Approved by PC</td>
<td>July 1986</td>
</tr>
<tr>
<td>ZC-043-86</td>
<td>Reclassified the site from R-E to M-1 zoning for a shopping center</td>
<td>Approved by BCC</td>
<td>March 1986</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, South, &amp; West</td>
<td>Commercial Tourist</td>
<td>M-1</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Tourist</td>
<td>R-4</td>
</tr>
</tbody>
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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
Staff finds that the proposed use will not negatively impact the surrounding properties. The requested use will comply with Policy 1.21 of the Winchester/Paradise Land Use Plan which promotes ensuring that special uses that are adjacent to existing land uses are compatible. Although the property is zoned M-1, a number of similar uses including retail uses have operated on this site for a number of years. The site was originally constructed with additional parking to accommodate retail uses. Parking requirements per Code for retail uses has since been reduced from 5.5 parking spaces per 1,000 square feet of building area to 4 parking spaces per 1,000 square feet. Therefore, the site has 24 additional parking spaces that can accommodate the additional intensity of uses on the site.

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.

Fire Department
• 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 or added in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: May 14, 2013 Paradise Town Board – Approved - subject to staff conditions. /bv
APPROVALS:
PROTESTS:

APPLICANT: Elaine Sanchez
CONTACT: Michelle Gonzales, 113 Lightning Street, Las Vegas, NV 89145