



City of Las Vegas

Agenda Item No.: 10.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2648 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV INK -
OWNER: OLADA GROUP - Request for a Special Use Permit FOR A PROPOSED TATTOO
PARLOR/BODY PIERCING STUDIO at 1401 South Las Vegas Boulevard (APN 162-03-210-
081), C-2 (General Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C. 2008/16/2008
IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after final agenda Protest/Support Postcards
8. Submitted at meeting Parking diagrams and photo by Dick Bonier

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, STEVEN EVANS, VICKI
QUINN, GLENN TROWBRIDGE; (Against-None); (Abstain-RICHARD TRUESDELL); (Did
Not Vote-None); (Excused-None)

NOTE: COMMISSIONER TRUESDELL disclosed that he would be abstaining as he owns
property in the notice area.

Minutes:
CHAIR GOYNES declared the Public Hearing open.

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This item was under the One Motion/One Vote portion of the agenda and was pulled at staff's request.

Hearing staff's request to pull Item 10 from One Motion/One Vote, COMMISSIONER STEINMAN asked whether that was due to protests. MR. REED explained that there was someone present who wished to speak on that item. He added that the applicant had not contacted staff to indicate they were in acceptance of the conditions of approval.

MR. REED explained that this location is situated within the Las Vegas Downtown Centennial Plan and is not subject to the automatic parking requirements. The applicant would provide four parking spaces which is adequate for the site. He recommended approval of the application.

BRYAN PERKINS, 501 South Las Vegas Boulevard, explained that he plans to operate a tattoo studio.

DICK BONIER, 2300 West Sahara Avenue, appeared on behalf of the people who surround the subject property. With regard to the 80 parking spaces that are reflected on the site plan, he stated that there is no shared agreement or intention to enter into one and that the spaces are not available for the applicant's use. MR. BONIER stated that if the applicant were to proceed, they would either tow or erect a fence to bar the applicant from using any of the parking spaces.

MR. REED stated that the staff report was in error and there are actually four parking spaces available, which staff believes is adequate.

COMMISSIONER QUINN asked the applicant to estimate how many clients would be serviced on any given day. MR. PERKINS replied that he only has two working studios and did not expect to have all four parking spaces occupied. He added that the landlord had stated that he had no intention of leasing out the adjacent vacant suite.

COMMISSIONER STEINMAN asked where the parking is situated for the adjacent suite. MR. PERKINS replied that any advertisement to lease would be removed. COMMISSIONER STEINMAN remained skeptical that the landlord would not lease the adjacent suite.

MARGO WHEELER, Director of the Planning and Development Department, explained that the property owner has the right to make private agreements with his lessees. COMMISSIONER STEINMAN stated that at some future date that piece of property will eventually be leased out and then the issue of parking will resurface.

COMMISSIONER DUNNAM stated that this is a relatively low intense use and he had no problem supporting it.

COMMISSIONER EVANS did not believe there would be a parking problem and agreed with staff's recommendation.

CHAIR GOYNES declared the Public Hearing closed.