



**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: APRIL 16, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
SPECIAL USE PERMIT

SUP-26487 PUBLIC HEARING APPLICANT: LV D K - OWNER: SOLADA GROUP -  
Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING  
STUDIO at 1501 S. Las Vegas Boulevard (APN 162-03-210-081), C-2 (General Commercial)  
Zone, Ward 3 (Reese), the Planning Commission (6-0-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| Planning Commission Mtg. | 7 | Planning Commission Mtg. | 1 |
| City Council Meeting     | 5 | City Council Meeting     | 0 |

**RECOMMENDATION:**

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

**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 Postcards
8. Submitted at Meeting Parking Requirement for Downtown by Dick Bonar
9. Backup Referenced from the 03-13-08 Planning Commission Meeting Item 10

Motion made by GARY REESE to Hold in Abeyance to 5/7/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

BRIAN PERKINS, lessee, reiterated his request for a tattoo art studio without body piercing. He showed photos depicting interior upgrades. The exterior is now being painted and the lettering

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will be done on the windows.

COUNCILMAN REESE visited the site and noticed motorcycles parked on the sidewalk. If approved, this would be prohibited, to which MR. PERKINS agreed. Regarding the parking and the handicap parking, he is concerned with access. MR. PERKINS noted the four parking spaces on the side of the site were approved by Planning, and the sign by his shop has been taken down. MARGO WHEELER, Director of Planning and Development, confirmed that the existing ones are not up to Code; if Council decided to go forward, Condition 1 could be amended and an additional condition could be added relating to three on site parking spaces with one being handicap. With these amendments, it would require the applicant to correct what is currently on site. She also noted that the owners are Solarian Enterprise and Vericon.

COUNCILMAN REESE pointed out the uniqueness of the site, as it is an island within other businesses. He, too, was concerned for how the applicant will control the parking and did not want to create confusion between property owners. MR. PERKINS explained that normally there are two patrons at one time in his business; the owner of Boston Pizza was supportive of his efforts to be successful and did not foresee any problems.

TOM MCGOWAN confirmed that the nearest cross street was Cass Avenue. The City is undergoing change/evolution; Council is sometimes put in a position to try and predict what individuals will or will not do but really are not able to do so. He believed Council should approve the request with the caveat that it was COUNCILMAN REESE'S opinion that the biggest problem deals with parking, as he has been in the business for 45 years.

DICK BONAR appeared on behalf of the Eliades family and the owner of the property. He submitted documentation and made comments relative to parking issues and available parking on site. MR. BONAR was supportive of mitigating any possible parking issues but was unsure if the signatures on the application are appropriate parties, as no such group exists. It appeared to be the sellers of the property, which, in essence, would make the application not legal.

COUNCILMAN REESE confirmed with MR. BONAR that PETER ELIADES is supportive of a parking agreement. The Councilman pointed out that an individual cannot be landlocked, as the access is an alleyway that belongs to the Eliades Trust.

Even though the parking spaces are not sufficient, MS. WHEELER explained that they are not required within the Downtown Centennial Plan area; elsewhere, it would be six parking spaces with one being a handicap parking space. With that, the Councilman felt obliged to waive the requirement, and MR. PERKINS committed to resizing the parking spaces if approved.

ASSISTANT CITY ATTORNEY BRYAN SCOTT commented that building permits would be needed if there are major upgrades rather than cosmetics. In addition, MS. WHEELER added if permits are not approved, operations could not begin but tenant improvements can be done without benefits of special use permit but at the applicant's own risk. MR. PERKINS added that the interior was renovated prior to his leasing agreement.

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COUNCILMAN REESE expressed the desire to have businesses exist and not a vacant building. He preferred abeying the item to give time for MR. PERKINS and the Eliades Trust to work together on a cross parking agreement and resolve potential problems as the business can be a benefit to the area. He offered his office as the meeting place and encouraged working together.

MAYOR GOODMAN declared the Public Hearing closed.

