



**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: AUGUST 14, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SUP-28685 - APPLICANT: BRIAN ORR - OWNER: JOAN L. WIEDBUSCH**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

***Planning and Development***

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for the Tattoo Parlor Body/Body Piercing Studio use, including parking requirements.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All signage and exterior elevation enhancements must be approved by the DEOD-DRC prior to any building permits being issued.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The proposed Tattoo Parlor/Body Piercing Studio will be located within an existing commercial building at 624 Carson Avenue. This use will comprise 1,000 square feet of the commercial building, including four working stations measuring at least 100 square feet each with sinks, a separate sterilization room and a restroom. The proposed use is located in the Fremont East Entertainment District and is appropriate for the area. Therefore, staff recommends approval of this request.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
07/17/08	There is no land use or zoning history on file for this parcel. Records show that the current zoning is C-2 (General Commercial).
<i>Related Building Permits/Business Licenses</i>	
09/09/05	A business license was issued for Bloom Saloon (F04-00438) at 612 Carson Avenue and the business license is currently active.
12/28/01	A business license was issued for A Cut Above The Rest (B04-01115) at 616 Carson Avenue and the business license is currently active
05/27/05	A business license was issued for BAM Entertainment (P26-00180) at 616 Carson Avenue and the business license is currently active.
07/10/08	A business license was issued for Tony Shelton Dealer Referral (M18-04442) at 618 Carson Avenue and the business license is currently active.
02/26/08	A business license was issued for Tony Shelton Dealing School (S02-01124) at 618 Carson Avenue and the business license is currently active.
09/05/1991	A business license was issued for John Eakin Sales (A02-01356) at 620 Carson Avenue and the business license is currently active.
10/13/93	A business license was issued for John Eakin Sales (P14-00040) at 620 Carson Avenue and the business license is currently active.
08/11/08	A business license was issued for Richard Johnson Company (P19-00068) at 620 Carson Avenue and the business license is currently active.

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04/10/08	A business license was issued for Your Place Or Mine (H02-00399) at 622 Carson Avenue and the business license is currently active.
04/10/08	A business license was issued for Your Place Or Mine (R05-00562) at 622 Carson Avenue and the business license is currently active.
11/20/07	A business license was issued for YPOM Gift Store & More (Tobacco Sales) (C05-02581) at 624 Carson Avenue and the business is no longer active.
<b><i>Pre-Application Meeting</i></b>	
06/11/08	A pre-application meeting was held to discuss the requirements of submitting a Special Use Permit for a Tattoo Parlor/Body Piercing Studio.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required nor was one held.	

<b><i>Field Check</i></b>	
07/10/08	A site visit was conducted and several businesses were found to be operating on site. Onsite parking as well as metered parking in the front of the stores on Carson Avenue was noted. Approximately 7 regular stalls, 2 handicapped stalls, and 5 metered.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	0.25

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Retail, Convenience Store	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
South	Retail, Apartments	C (Commercial)	C-2 (General Commercial)
East	Motel	C (Commercial)	C-2 (General Commercial)
West	Parking Lot	C (Commercial)	C-2 (General Commercial)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
Downtown Centennial Plan	X		Y*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
Downtown Entertainment Overlay District	X		Y*
Live/Work Overlay District	X		Y*
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

**\*Downtown Centennial Plan** - The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the six square block Downtown Entertainment Overlay District Area. This area is a urban mix of residential, commercial and entertainment uses that will continue to grow as the hub of the entertainment scene in Las Vegas. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

**\*Downtown Entertainment Overlay District**-The six block Downtown Entertainment Overlay District is an area that encourages businesses and entertainment activity and the proposed Tattoo Parlor/Body Piercing Studio is an establishment that fits the criteria for the area.

**\*Live/Work Overlay District** - This site is within the Live/Work Overlay district. The proposed development will not offer any housing options and therefore the project is not impacted by the Live/Work standards as outlined in Title 19.06.130.

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>	<i>Base Parking Requirement</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			<i>Parking Ratio</i>	Regular	Handi-capped	Regular	
Retail	835 SF	1/175	5	0	6 compact	0	
General Personal Service	835 SF	2/1	4	0	1 standard	0	
Private School	835 SF	1/250	3	0	2 diag	0	
Retail	835 SF	1/175	5	0		0	
Retail	835 SF	1/175	5	0		0	

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Restaurant	1000 SF	1/100	10	0		0	
Tattoo Parlor/Body Piercing Studio	1000 SF	1/250	4	0		0	
On Street			5	0	5	0	
<b>TOTAL</b>			41	2	14	2	Y*

\* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements. This commercial center was built in 1955 with the applicable parking standards and is considered parking impaired. The Fremont Street Public Parking Garage with 1472 spaces is located within two blocks of the project.

**ANALYSIS**

- **Zoning**

The Tattoo Parlor/Body Piercing Establishment will be located within an existing commercial building. This use is located within the C-2 (General Commercial) zone, permitted with the approval of a Special Use Permit within the Redevelopment Plan Area.

- **Use**

The Tattoo Parlor/Body Piercing Studio is defined by Title 19.04.010 as a business whose principle function is to place designs, letters, figures, symbols or other marks upon or under the skin, using ink or other substances which result in permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. It also pertains to the creation of an opening in the body of a person for the purpose on inserting jewelry or other decoration. The 1000 square foot floor plan indicates there are four tattoo stations, a sterilization room, and a restroom.

**FINDINGS**

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

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The proposed use will be located within an existing commercial center, which is intended to have a variety of commercial uses. This includes the proposed Tattoo Parlor/Body Piercing studio, which can be conducted harmoniously with the surrounding land uses.

**2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site contains an existing commercial building and is physically suitable for the type of proposed use. There are public parking garages nearby for additional parking for this existing building.

**3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The site gains access from Carson Avenue, an 80-foot Secondary Collector as designated by the Master Streets and Highways Plan.

**4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

This use will be subject to licensing requirements and will therefore not compromise the public health, welfare or safety.

**5. The use meets all of the applicable conditions per Title 19.04.**

There are no Minimum Special Use Requirements associated for a Tattoo Parlor/Body Piercing Studio. This use is consistent with Title 19.04 and the Downtown Centennial Plan; therefore Staff recommends approval of this request.

**ASSEMBLY DISTRICT**      9

**SENATE DISTRICT**      3

**NOTICES MAILED**      92

**APPROVALS**      3

**PROTESTS**      2