

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400133 (UC-23-0209)-BESEAU, CONCHITA:

USE PERMIT FIRST EXTENSION OF TIME for personal services (beauty salon).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking; **3)** alternative street landscaping; **4)** alternative landscaping adjacent to a residential use; **6)** allow modified street standards; and **7)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** beauty salon on 0.49 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Russell Road and west of Horseshoe Drive within Paradise.
JG/md/cv (For possible action)

RELATED INFORMATION:

APN:

162-25-411-014

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the setback for a trash enclosure to 5 feet where a minimum setback of 50 feet is required from a residential development per Section 30.56.120 (a 90% reduction).
 - b. Reduce the interior side setback to 5 feet where a minimum setback of 15 feet is required per Table 30.40-4 and Section 30.56.120 (a 66.7% reduction).
2. Reduce parking spaces to 10 spaces where 11 spaces are required per Table 30.60-1 (a 9.1% reduction).
3. Allow alternative street landscaping along Russell Road and Horseshoe Drive where landscaping is required per Table 30.64-2.
4. Allow alternative landscaping along the north and west property lines where an intense landscape buffer is required when adjacent to residential uses per Section 30.48.470 and Figure 30.64-12.
6. Reduce the approach distance to the intersection of Russell Road and Horseshoe Drive to 38 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 74.7% reduction).
7.
 - a. Reduce throat depth to 13 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).

b. Permit a non-standard driveway along Horseshoe Drive where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

BACKGROUND:

Project Description

General Summary

- Site Address: 2700 Horseshoe Drive
- Site Acreage: 0.49
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Building Height (feet): Up to 16.5
- Square Feet: 2,674
- Parking Required/Provided: 11/10

History & Request

The CP zoning for the subject property was approved via ZC-1576-98 by the Board of County Commissioners (BCC) in October 1998 to convert an existing single-family residence into an office building. UC-23-0209 was subsequently approved by the BCC in July 2023 to convert the single-family residence to a beauty salon consisting of 6 salon suites. A waiver of development standards requesting access to a local street being Horseshoe Drive was also part of this request; however, was withdrawn at the BCC meeting. The applicant is now requesting the first extension of time to commence the conversion of the residence to a commercial building.

Site Plan

The previously approved plans depict an existing 1 story single-family residence located on a project site consisting of 0.5 acres at the northwest corner of Russell Road and Horseshoe Drive. The residence will be converted into a beauty salon and features the following existing setbacks: 1) 9 feet from the north property line requiring a waiver to reduce the setback; 2) 68 feet from the east property line adjacent to Horseshoe Drive; 3) 30 feet from the south property line; and 4) 43 feet from the west property line. A trash enclosure is located immediately to the northeast of the existing building, and is set back 5 feet from the north property line adjacent to the single-family residence. The proposed development requires 11 parking spaces where 10 parking spaces are provided, necessitating a waiver to reduce parking. The parking spaces are located along the northeast, east, and southeast perimeter of the project site. Access to the site is granted via an existing driveway adjacent to Russell Road.

Landscaping

The previously approved plans depict an existing landscape area along Russell Road measuring between 2.5 feet to 7 feet in width, behind a 5 foot wide attached sidewalk, consisting of trees, shrubs, and groundcover. A street landscape area measuring 7 feet in width is located between the existing sidewalk along Russell Road and the existing 6 foot high CMU block wall at the southwest corner of the site. An existing landscape area measuring between 4 feet to 21 feet in width, behind a proposed 5 foot wide attached sidewalk, is located adjacent to Horseshoe Drive that also includes trees, shrubs, and groundcover. Several trees will be planted at the northeast corner of the site, including 1 tree adjacent to the trash enclosure. Existing trees and shrubs are

located along the northwest property line, adjacent to an existing single family residence. A landscape planter area for shrubs is located along the southeast portion of the building. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior and perimeter of the site. The development requires 13 trees within the interior and perimeter of the site where 15 trees are provided.

Elevations

The plans depict an existing single story building measuring between 15 feet to 16.5 feet in height with a pitched, concrete tile roof. An existing porte-cochere measuring 9 feet in height is attached to the east portion of the building. The exterior of the building consists of stucco and is painted with neutral, earth tone colors. All rooftop mounted equipment will be screened from public view and the right-of-way with metal panels painted to match the exterior of the building.

Floor Plans

The plans depict an existing building measuring 2,674 square feet consisting of 6 salon suites, restroom facilities, shampoo room, lobby, kitchen/breakroom, and a storage and office area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0209:

Comprehensive Planning

- Per revised plans presented at the meeting;
- Trash collection only between the hours of 9:00 a.m. and 6:00 p.m;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- "No Parking" signs to be installed in close proximity to the site on Russell Road, as determined by Public Works Development Review;
- Driveway on Horseshoe Drive for emergency access only.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 in the future, then additional capacity and connection fees will need to be addressed.

WAIVER OF DEVELOPMENT STANDARDS #5 WAS WITHDRAWN.

Applicant's Justification

The applicant has been working with their design team and the Clark County Building Department to obtain building permits for the project site which include BD24-48496 (block wall and trash enclosure) and BD24-48450 (interior tenant improvement plans). Furthermore, additional time is needed to obtain a loan to complete the improvements. The applicant is now able to complete the process for the conversion.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0209	Use permit for personal services (beauty salon) with waivers of development standards and a design review. Waiver of Development Standards #5 requesting access to a local street (Horseshoe Drive) was withdrawn at the BCC meeting	Approved by BCC	July 2023
WC-23-400052 (ZC-1576-98)	A waiver of conditions requiring no access to Horseshoe Drive was withdrawn at the July 2023 BCC meeting	Withdrawn	July 2023
ZC-1576-98	Reclassified the subject property to C-P zoning for a future office building	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & CP (AE-60)	Office complex & single-family residential
East	Neighborhood Commercial	CP (AE-60)	Place of worship
West	Neighborhood Commercial	RS20 (AE-60)	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Staff finds the applicant is making progress towards converting the existing single-family residence to a commercial building for a beauty salon. The applicant is currently in process of obtaining the required building permits for the site which include the trash enclosure, block wall,

and interior tenant improvements. Therefore, staff has no objection to this extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHOWCASE CONTRACTING

CONTACT: SHOWCASE CONTRACTING, 7375 COMMERCIAL WAY, SUITE 125, HENDERSON, NV 89011