

06/08/22 BCC AGENDA SHEET

SCHOOL  
(TITLE 30)

WARM SPRINGS RD/PECOS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0195-PECOS BILL, LLC:**

**USE PERMIT** for a school on 0.2 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Warm Springs Road and the west side of Pecos Road within Paradise. JG/nr/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
177-12-521-005

**LAND USE PLAN:**  
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 7375 S. Pecos Road, Suite 104
- Site Acreage: 0.2
- Project Type: School
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 2,380
- Parking Required/Provided: 5/342 (entire complex)

Site Plans

The plans show an existing office complex with 9 buildings and parking throughout the complex. Access to the site is from a commercial driveway from Warm Springs Road and another from Pecos Road. The proposed school is located along the eastern property line, southeast of the driveway onto Warm Springs Road.

Landscaping

Existing landscaping will not be changed. Landscaping is not a part of this request.

Elevations

The photo shows a stucco building with a tiled roof. No changes are proposed to the exterior.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed school will serve 30 middle school students and the school will be open from 8:00 a.m. to 2:00 p.m. Monday through Friday. Child drop-off will start about 7:45 a.m. and pick-up will run until 2:15 p.m. The school will have extended hours after school for tutoring until about 3:30 p.m. The applicant states that the parking on the site is ample and the parent drop-off area will not interfere with the overall circulation of the site.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0921-14	Modification to an existing office complex	Approved by BCC	January 2015
UC-0245-11	School, daycare, and playground	Denied by BCC	August 2011
WS-0092-09	Design review for carport (signage portion of application denied)	Approved by BCC	March 2009
DR-0464-04 (WC-0182-04)	Waiver of conditions requiring buildings to have a maximum height of 20 feet with a maximum height of 23 feet for architectural features - expired	Approved by BCC	August 2004
DR-0464-04	Office complex - expired	Approved by BCC	April 2004
ZC-0494-00 (WC-0049-02)	Waiver of conditions requiring the office complex to have residential characteristics	Denied by BCC	January 2003
ZC-1609-00	Reclassified the site to C-P zoning for an office complex	Approved by BCC	October 2000

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Union Pacific Railroad
East	City of Las Vegas	RS-4	Single family residential
West	Neighborhood Commercial	C-P	Office complex

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The requested use permit for a school on an existing developed site is consistent with the Winchester/Paradise goals and policies of the Master Plan. Policy WP-1.7 states the adaptive reuse where practical and consistent will promote reinvestment and support of countywide sustainability initiatives. Through thoughtful site design and conformance with the Master Plan, staff can support the request.

### **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:**

#### **Current Planning**

- 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**

- Queuing analysis must be approved by Public Works - Development Review Division.

#### **Fire Prevention Bureau**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NEVADA SCHOOL OF INQUIRY

**CONTACT:** NEVADA SCHOOL OF INQUIRY, 1705 S. 14TH ST, LAS VEGAS, NV 89104