

09/21/21 PC AGENDA SHEET

TRAINING FACILITY - MAJOR  
(TITLE 30)

QUAIL AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0406-KINGLAND PROPERTIES, LLC-PECOS OBSS SERIES:**

**USE PERMIT** for a major training facility (barber school) on 0.4 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Quail Avenue and the east side of Pecos Road within Paradise. JG/jvm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

161-31-101-008

**LAND USE PLAN:**

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5812 Pecos Road
- Site Acreage: 0.4
- Project Type: Major training facility (barber school)
- Number of Stories: 1
- Square Feet: 5,760
- Parking Required/Provided: 16/16

Site Plan

The submitted plan depicts a 0.4 acre site with the existing building located in the southeast corner of the parcel. Parking is provided to the north and west of the building. Ingress/egress is provided by driveways on Pecos Road and Quail Avenue. An existing trash enclosure is depicted at the northeast corner of the building.

Landscaping

Landscaping is shown along the street frontages behind attached sidewalks. In addition, mature dense landscaping exists between the building and the properties to the east and south.

### Elevations

The elevation photograph depicts a 1 story painted stucco structure with a flat roof and popout façade entry treatments that include aluminum frame glass entry doors on both the west and north facing sides of the building. No mechanical equipment is viewable from the street. A trash enclosure with a wall and gate is painted to match the building on the north facing side of the property.

### Floor Plan

The floor plan depicts a 5,760 square foot area which includes a 4,327 square foot teaching area and 1,433 square feet for storage. The teaching area includes an entry lobby, restrooms, classroom, laboratory, 3 offices, breakroom, and 34 work stations.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the mission of the school is to deliver a high quality education in the art of barbering and provide students with the necessary skills and information to take and pass the Nevada State Barber Exam in order to obtain gainful employment in this profession.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0280-93	Office building	Approved by BCC	April 1993

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Urban Center (18 to 32 du/ac)	R-3	Multiple family residential
South	Office Professional	C-P	Office
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-D	Single family residential

### **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 Comprehensive 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.

Staff's primary concerns with this type of use are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to serve the use. Staff finds that the request to allow a training facility at this location is appropriate as the existing building and on-site parking adequately address the on-site needs of the proposed use. Additionally, the proposed use is compatible with the surrounding area that includes a mix of office, residential, and general commercial; therefore, staff can support the requested use permit.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that dead landscaping needs to be replaced within 90 days of this approval; 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 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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TONY GILLERSON

**CONTACT:** TONY GILLERSON, 7 STAR ENTERPRISE, LLC, 2550 E. CHANDLER AVENUE #38, LAS VEGAS, NV 89120