

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0022-PLATINUM MANAGEMENT GROUP 14, LLC:**

**ZONE CHANGE** to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay.

Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor (description on file). WM/gc (For possible action)

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RELATED INFORMATION:

**APN:**

140-07-310-048

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3570 N. Pecos Road
- Site Acreage: 0.18
- Existing Land Use: Single-family residence

**Applicant's Justification**

The applicant states that rezoning the subject parcel to IP will be consistent with the existing IP zoning on the parcel to the north and will allow for 1 overall development on the 2 parcels. Furthermore, the proposed IP zoning is conforming to the existing Business Employment (BE) land use category on the site and will be more compatible with Nellis Air Force Base flight patterns unlike the existing RS5.2 zoning on the site. Industrial zoning is also found within the City of North Las Vegas, caddy corner from the site, at the northwest corner of Pecos Road and Gowan Road.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-75)	Partially developed retail building
South & East	Business Employment	RS5.2 (AE-75)	Single-family residential
West	City of North Las Vegas	C-1 & M-2 (AE-75)	Retail stores, convenience store, & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-25-0023	A use permit, waivers of development standards, and a design review for a retail gas station on the subject site and the adjacent parcel to the north is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The proposed IP zoning on the site in combination with the existing IP zoning on the parcel to the north will allow for a larger area that allows more flexibility for development. Other industrial zoned properties are located in the area at the northwest corner of Pecos Road and Gowan Road within the City of North Las Vegas. The site is also located within the Airport Environs (AE-75) Overlay due to noise impacts from Nellis Air Force Base, and therefore, residential development is not appropriate within this area. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for IP zoning is appropriate for this location.

**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:****Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0042-

2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RODY YOUSIF

**CONTACT:** NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101