

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0831-BFH VEGAS I, LLC:

HOLDOVER USE PERMIT for a gas station.

DESIGN REVIEW for a proposed gas station and convenience store on 2.39 acres in a CG (Commercial General) Zone.

Generally located north of Tropicana Avenue and east of Mojave Road within Paradise.
JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-24-802-001

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3210 Tropicana Avenue
- Site Acreage: 2.39
- Project Type: Gas station and convenience store
- Number of Stories: 1
- Building Height (feet): 18.5 (convenience store)/19 (canopy)
- Square Feet: 2,842 (convenience store)/4,769 (canopy)
- Parking Required/Provided: 8/12
- Sustainability Required/Provided: 7/7

Site Plans

The plans indicate the subject site is currently developed with an existing 13,065 square foot office building with vehicle maintenance bays that will be demolished and replaced with a proposed gas station and convenience store. The plans show the site will consist of a 2,842 square foot convenience store building and a 4,769 square foot gas canopy covering 5 rows of fuel pumps. The convenience store and gas canopy are shown to be centered on the southern portion of the site with the entrance to the convenience store oriented to the south. The convenience store will be set back 336 feet from the north property line, 39 feet from the east property line, 189 feet from Tropicana Avenue, and 76 feet from Mojave Road. The fuel canopy is located 63 feet south of the convenience store 79 feet north of Tropicana Avenue, and 50 feet from Mojave Road. Additionally, the canopy is set back 443 feet from the single-family residential properties to the north and 110 feet from the multi-family residential senior housing

development to the west. An existing paved area to the north of the convenience store will remain and is not intended for any uses related to the gas station. The site will be accessed by 2 existing commercial driveways along Mojave Road and a new driveway along Tropicana Avenue with all driveways being 35 feet wide. There are currently 3 existing driveways along Mojave Road, but only the central and northern driveway will be maintained with the southern driveway being closed. The new driveway along Tropicana Avenue will be in the southeast corner of the site. A total of 8 parking spaces are required with 12 total spaces being provided, of which 2 spaces will be dedicated for carpool/vanpool spaces. A row of 6 parking spaces will be provided adjacent to the south façade of the convenience store building with another row of 6 parking spaces being provided to the west of the convenience store building.

Landscaping

Street landscaping will be provided along both Mojave Road and Tropicana Avenue. Along Tropicana Avenue, a 10 foot wide landscaping strip behind the existing attached NDOT sidewalk will be provided consisting of large trees every 30 feet on center. An additional landscape area is shown behind the street landscaping. Along Mojave Road, a 15 foot wide landscaping area is provided consisting of two, 5 foot wide landscape strips on either side of a proposed detached sidewalk with large trees every 30 feet on center. A total of 15 trees along Mojave Road and 5 trees along Tropicana Avenue are required with the same number of trees being provided.

Within the parking area, landscape finger islands are provided at the end of each row of parking stalls with a total of 4 parking area trees being required and provided.

Along the north property line, a screening buffer is being provided along the entire length of the boundary adjacent to the residential areas to the north. This screening buffer consists of an 8 foot tall decorative wall with an 18 foot wide intense landscape strip. Within the landscape strip, a staggered, double row of evergreen trees are provided with each tree being spaced 10 feet apart on center.

Elevations

The convenience store building is shown to rise to a maximum height of 18.5 feet at the top of an ornamental tower feature along the southern façade of the building. All sides of the building consist of black brick along the bottom half of each façade and ACM panels colored a mix of white, red, blue, grey, and black along the top portions of the facades. The south façade contains the main entrance to the building and is delineated with a taller parapet and awning features. The entrance consists of an aluminum commercial door system with aluminum window systems on each side of entrance that are shaded with decorative awnings. The remainder of the facades have parapet returns and changes in texture and colors with smaller metal access doors.

The fuel canopy will consist of metal support columns that will be decorated with black brick to match the convenience store. The fascia of the canopy will consist of a mix of blue and grey ACM panels along the roofline. The canopy is a maximum of 18.75 feet tall.

Floor Plans

The plans show the convenience store building is 2,842 square feet with the primary sales and cashier areas taking a majority of the space at 1,595 square feet. The remainder of the interior

area of the convenience store is dedicated to cooler spaces, utility area, and restrooms. The canopy is shown to be 4,769 square feet and will cover a total of 10 fuel pumps.

Applicant's Justification

Except for the separations to the residential development to the west, the canopy's location complies with Title 30 development standards, as the canopy is more than 30 feet from the Tropicana Road right-of-way line, more than 20 feet from the Mojave Road right-of-way line, and more than 200 feet from the residential homes to the north of the site. The reduced separations of the fuel canopy to the residential development to the west are justified as the fuel canopy and fuel pumps are separated from the development by Mojave Road, which is 60 feet wide. Additionally, the fuel canopy is approximately 275 feet to the closest portions of the residential building to the west. Also, landscaping and the street have provided additional buffer between the fuel canopy and the residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-121-86	A zone change from R-1 to C-1 for an 11,700 square foot insurance building and property inspection area	Approved by BCC	June 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Restaurants
East	Neighborhood Commercial	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32 & RS5.2	Multi-family senior housing residential & single-family residential

Related Applications

Application Number	Request
UC-25-0017	A use permit, waiver of development standards, and design review for a 12,835 square foot vehicle paint/body shop is a related item on the February 17, 2026 , Planning Commission agenda.
VS-25-0830	A vacation and abandonment of a portion of the Mojave Road right-of-way is a companion item on this agenda.

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

Use Permit & Design Review

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed gas station with a convenience store and fuel canopy has been sited as far south as possible. This siting along with the presence of a larger screening landscape buffer should help to reduce any negative impacts caused by the proposed gas station on the residential areas to the north. While the gas station is only 110 feet from the multi-family residential property to the west, it has also been sited as far east as possible. Additionally, on-site drive aisles and street landscaping on both properties result in a separation of over 200 feet between the proposed canopy and the habitable portion of the residential site. The site is well landscaped with sufficient vegetation provided for street, parking lot, and buffering landscaping. Parking is provided in sufficient numbers and is located in convenient and safe locations relative to the convenience store. The on-site driveways and drive aisles are in appropriate locations which will promote the safe circulation of vehicles on-site. Also, the structures on-site have a consistent architectural theme, which is attractive and will enhance the site. The fuel canopy columns are enhanced with brick and the convenience store building has several architectural articulations on each façade. Ultimately, staff finds the proposed gas station is well designed and has taken sufficient steps to reduce the potential negative impacts such a use can cause. Staff also finds the proposed gas station will support Master Plan Policies 1.4.4, 1.4.5, and 5.1.5, as well as Winchester/Paradise Specific Policy WP-3.1, which all encourage the redevelopment of blighted and unused nonresidential property for new commercial uses with appropriate buffering from neighboring residential uses. For these reasons, staff can support these requests.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- No comment.

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 and reference POC Tracking #0311-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (no overnight parking or camping on the site - signage is to be provided on-site notifying of this condition; lighting to be added to the empty space to the north of the convenience store facing away from the residences to the north).

APPROVALS: 6 cards

PROTESTS: 14 cards, 2 letters

PLANNING COMMISSION ACTION: January 20, 2026 – HELD – To 02/03/26 – per the applicant.

APPLICANT: BFH VEGAS I, LLC

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