10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0467-PLATINUM MANAGEMENT GROUP 14, LLC:

HOLDOVER USE PERMIT for retail use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping; **3)** reduce and eliminate buffering and screening; **4)** allow modified parking requirements; **5)** allow attached sidewalks; and **6)** allow modified driveway geometrics.
DESIGN REVIEW for a retail building on 0.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay.

Generally located east of Pecos Road and south of Gowan Road within Sunrise Manor. WM/rr/cv (For possible action)

RELATED INFORMATION:

APN:
140-07-315-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce a portion of the landscape strip along Pecos Road to zero feet where a 10 foot minimum landscape strip shall be provided when an attached sidewalk is allowed to remain per Section 30.04.01D (a 100% reduction).
   b. Reduce a portion of a landscape strip along Gowan Road to zero feet where a 10 foot minimum landscape strip shall be provided when an attached sidewalk is allowed to remain per Section 30.04.01D (a 100% reduction).
2. Reduce the number of required landscape islands where one landscape island with large or medium trees shall be provided for every 6 parking spaces per Section 30.04.01D.
3. a. Allow a 6 foot high block wall where buffering and screening shall consist of an 8 feet high decorative screen wall is required along the east property line per Section 30.04.02C.
   b. Reduce the width of a landscape buffer along the east property line to a minimum of 6 feet where 15 feet is required per Section 30.04.02C (a 60% reduction).
4. Reduce the parking drive aisle width to 22 feet where 24 feet is the minimum width per Section 30.04.04H (an 8% reduction).
5. a. Allow an attached sidewalk to remain along Pecos Road where a detached sidewalk is required per Section 30.04.08C.
   b. Allow an attached sidewalk to remain along Gowan Road where a detached sidewalk is required per Section 30.04.08C.
6. a. Reduce throat depth along Pecos Road to 0 feet where 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 100% reduction).

b. Reduce the approach distance to the intersection of Pecos Road and Gowan Road to 31 feet where a minimum of 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 79% reduction).

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 3590 N. Pecos Road
- Site Acreage: 0.37
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,300
- Parking Required/Provided: 9/11
- Sustainability Required/Provided: 7/7.5

History & Site Plan
The subject site was previously approved for retail sales as a principal use via ZC-0215-15 along with several waivers. The zone change was made permanent; however, the retail sales were subject to several conditions, including one year to commence and review. Four extensions of time were granted between 2016 and 2023. In March 2025 the BCC approved UC-25-0223 for the subject site along with the parcel to the south to be developed as a convenience store with fuel pumps. The parcel to the south was also zoned IP via ZC-25-0022. With that approval, the use permit, waivers of development standards, and design review portions of ZC-0215-15 were expunged. However, now the convenience store and gas station are no longer moving forward. The site has an active building permit with a partly constructed building on the site. The applicant is planning on completing the construction as a retail building only.

The site plan indicates a building located on the eastern half of the site. A 39 foot wide driveway is provided along Pecos Road which accesses the parking area. The location and configuration of the driveway result in a reduced approach distance to the intersection and zero throat depth, which are the subject of a waiver. There are 11 parking spaces provided on the site. A portion of the drive aisle width is 22 feet between the accessible space and is the subject of a waiver request. A trash enclosure is located near the southwest corner of the site, and a loading space is located along the south side of the building. The site is bordered by an existing 6 foot CMU wall along the south and east property lines. An 8 foot decorative buffer wall is required along the east property line and is the subject of a waiver. A 7 foot wide concrete sidewalk is provided between the parking spaces and the front of the building.

Landscaping
The plan depicts 10 feet of landscaping adjacent to the Pecos Road attached sidewalk and Gowan Road attached sidewalk. A small portion of the northwest corner of the site has no landscaping due to a large spandrel for right-of-way and is the subject of a waiver request. The required

number of trees are provided along the Pecos Road and Gowan Road frontages. The landscape buffer width along the east side of the property is reduced, which is the subject of a waiver request. However, 2 rows of required evergreen trees are being provided in the buffer. Parking lot landscaping with the proper number of trees is provided, however, one landscape island is not provided where there are 7 parking spaces in a row along the front of the building. This is also the subject of a waiver request.

Elevations

The plans depict a single story retail building with a height of 20 feet. The main entrance of the retail building faces west and has storefront aluminum windows and decorative metal wall panels adjacent to the entrance. The building has an overhang over the north, west, and south sides of the building with smooth finish stucco along the facades. The roof is flat with parapets. The trash enclosure has split-face CMU walls with a smooth stucco finish to match the building.

Floor Plans

The plan depicts a 3,300 square foot building with a 2,557 square foot public mercantile area and 2 employee and storage areas and restrooms. There is one double door entrance and one single door entrance on the west side of the building. Access to a storage area at the rear of the building is provided by an entrance along the north side of the building.

Applicant's Justification

The layout of the site and existing improvements were approved in 2015 and are currently well into the construction phase. A subsequent approval for a convenience store and fuel pumps did not move forward and the site remains with the building and partial site improvements that were approved in 2015. Applicant requests to complete construction of the building, improve aesthetics of the area, and install additional landscaping for the site completion. The original approval under the previous Title 30 required more parking. With the reduction in parking, additional landscaping will be provided on site to provide an appropriate buffer to the existing residences to the east. This area has a unique blend of the uses with much of the residential being inconsistent with the Airport Environs as AE-75 does not permit any residential use. The zoning in the City of North Las Vegas includes C-1 west of the site and M-2 industrial to the northwest.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0023	Use permits, waivers of development standards, and a design review for retail and a gas station	Approved by BCC	March 2025
ET-23-400057 (ZC-0215-15)	Fourth extension of time for a retail building	Approved by BCC	July 2023
ET-20-400049 (ZC-0215-15)	Third extension of time for a retail building	Approved by BCC	July 2020
ET-18-400187 (ZC-0215-15)	Second extension of time for a retail building	Approved by BCC	October 2018
ZC-0215-15 (ET-0070-16)	First extension of time for a retail building	Approved by BCC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0215-15	Zone change from R-T to M-D zoning with a use permit, waivers of development standards, and a design review for a retail building	Approved by BCC	May 2015
ZC-0789-14	Zone change from R-T to M-D zoning for a convenience store	Withdrawn without prejudice	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-70) & (AE-75)	Single-family residential
South	Business Employment	IP (AE-75)	Single-family residential
East	Business Employment	RS5.2 (AE-75)	Single-family residential
West	City of North Las Vegas	C-1 (AE-75)	Retail stores & convenience store

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
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.

The proposed retail use has been found to be appropriate at the proposed location as evidenced by previous approvals for retail on the site first in 2015 which was extended 4 times, and more recently in 2025. The use is compatible with the existing retail uses across Pecos Road within the City of North Las Vegas. Furthermore, retail would have less of an impact than certain industrial uses that would be allowed in the IP zone. Policy SM-2.4 of the Master Plan supports essential amenities and encourages development and growth of businesses in Sunrise Manor. Therefore, staff can support this request.

Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1
The site plan shows the required number of trees along Pecos Road and Gowan Road, with a 10 foot wide landscape strip along most of the frontage on these roads. The area without landscaping is adjacent to a large spandrel dedication area for right-of-way and will not impact the appearance of this site from the street. There are 9 street trees provided where 7 trees are required along Gowan Road and Pecos Road. The waiver was also previously granted with UC-25-0223. Therefore, staff can support this request.

Waiver of Development Standards #2
The site plan shows 7 parking spaces in a row between the landscape islands where a maximum of 6 spaces is allowed. However, the number of trees is provided within the parking area, exceeds the requirement, and landscape islands are provided on each side of 4 parking spaces in a row along the south side of the property. Therefore, staff can support this request.

Waiver of Development Standards #3a
The applicant is proposing to keep the existing 6 foot high block wall along the east property lines without installing the required 8 foot high decorative buffer wall. The east property line will be adjacent to the back wall of the retail building for most of the property width. A landscape buffer with 2 rows of evergreen trees planted every 20 feet in each row is being provided, however, the width of the landscape buffer is reduced to accommodate the location of the existing building. The east property line wall is important to screen existing homes and should be an 8 foot high decorative wall per Code requirements, especially with the reduced buffer width.

Waiver of Development Standards #3b
Staff does not object to the buffer reduction, which is the result of an already permitted building, however, it cannot support leaving a 6 foot high wall along the east property line.

Waiver of Development Standards #4
The site plan shows that the minimum width of the drive aisle is narrowed by 2 feet behind the van accessible space on the north side of the parking lot. This is a result of the location of the existing building and the need to provide a 20 foot long accessible parking space on a small site. Since an alternative accessible space location is not available, staff can support this request.

Design Review
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 that the proposed site design and scale is compatible with the development in the area. The site is proposed to be landscaped with sufficient vegetation provided for street and parking area landscaping. The site includes one driveway on Pecos Road, which does not directly impact Gowan Road, which is primarily a residential street. The building design and compliance with sustainability meet the design standards for materials, roof treatments and overhangs, and entry design. Policy SM-1.3 of the Master Plan supports corridor revitalization with a mixture of compatible in-fill. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Pecos Road and Gowan Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #6

Staff cannot support the reduction in throat depths or approach distances for the commercial driveways on Pecos Road. The proposed reductions create conflict points for vehicles entering and exiting the site and navigating the internal drive aisles. Additionally, increased traffic from nearby commercial centers and residential areas may further exacerbate movement conflicts at both driveways.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #2, #3b, and #4, and the design review; denial of waivers of development standards #3a, #5, and #6.

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

If approved:

- Expunge UC-25-0023;
- 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

- **Applicant to coordinate with Public Works - Development Review to relocate the trash enclosure away from the driveway;**
- **Applicant to coordinate with Public Works - Development Review to remove parking stalls opposite the driveway or provide a smaller driveway;**
- Traffic study and compliance.

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and instructions for submitting a POC request are available on the District's website.

TAB/CAC: Sunrise Manor - approval of the use permit, waivers of development standards #1, #2, #3b, and #4 through #6, and the design review.
APPROVALS: 3
PROTESTS: 6

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: PLATINUM MANAGEMENT GROUP 14, LLC
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