

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

---

To: Planning Commission  
From: Patrick Noble, Fire Protection Specialist  
Subject: ZN-4-2023 | 1615 Pecos Remodel  
Date: June 13, 2023

1. An approved fire suppression system shall be installed in all S-1 occupancies. Auto Vehicle service garages fall under this occupancy use and all building with this use and will be required to be fully sprinklered.
2. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Patrick Noble

Digitally signed by Patrick Noble  
DN: C=US, E=patrick@cityofnorthlasvegas.com, O=City of  
North Las Vegas, OU=Fire Prevention, CN=Patrick Noble  
Date: 2023.06.13 06:55:04-07'00'

---

Patrick Noble – Fire Prevention

## **1615 PECOS REMODEL**

### **LETTER OF INTENT**

**SUBJECT PROPERTY:** 1615 Pecos Rd, North Las Vegas, NV 89030

#### **Background**

The subject site is approximately .39 acres in size and it is located at the northwest corner of Pecos Road and Owens Avenue. The development site consists of one PUD that regulates the adjacent properties including this lot. The actual zoning for the property is Automotive. The structure is a former carwash that has been vacant for approximately 7 years. The homeless population has used it to loiter and the sheer lack of activity has sparked potential criminal activity. The neighborhood has asked that the Former Carwash be developed into anything that can bring economic activity to the area.

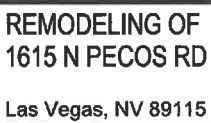
#### **Remodel:**

The building has 6 bays of which only three will be converted to garages for automobiles to enter. The existing garage overhead doors will open from the front and five of the rear bays have newly installed sliding doors. The structure is intact and can be used to house the lifts and equipment to perform automotive work. The area that was used for vacuum stations will be removed and that will be an area for client vehicles to be parked, which creates more parking. Additional concrete for leveling surfaces as well as filling drains requested during task force meeting.

The commercial portion of the site will be required to provide a new landscaping buffer abutting the residential portion of the side and a decorative block wall to help shield the residential homes from the commercial development. Additionally, the building is an existing structure therefore the current setbacks will not be met. The Current structure is intact and can continue to be used for intended commercial use.

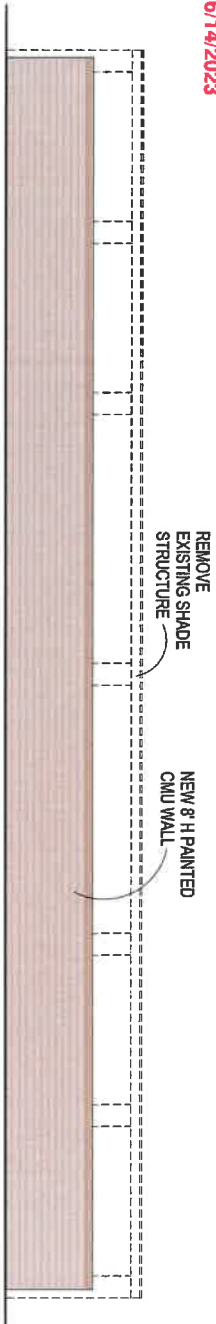
#### **Intended Use:**

The applicant is requesting consideration to amend the approved and developing PUD, Planned Unit Development that allowed only a Vehicle Washing Establishment, to an Automotive Service Facility. The Comprehensive Plan Land Use designation for the subject site is did allow automotive uses before the PUD locked in a Carwash specifically. There will be no overnight parking, vehicles will have same day services. The Business license being obtained is a General Mechanic License.



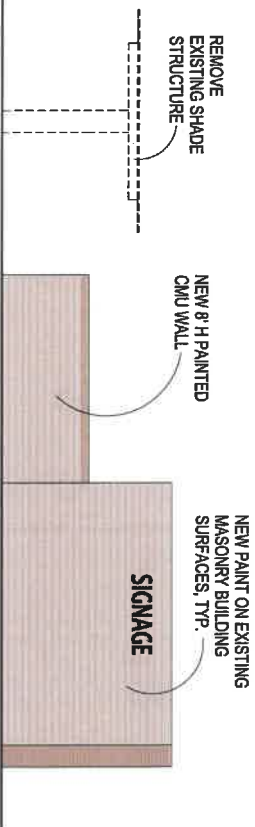
REVISED

ZN-04-2023 REVISED ON 6/14/2023



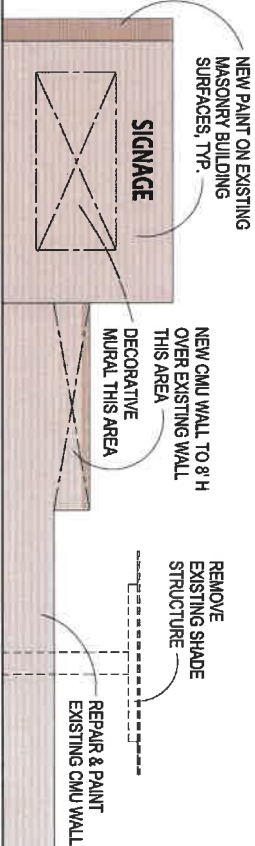
WEST ELEVATION

SCALE: 3/16" = 1'-0"



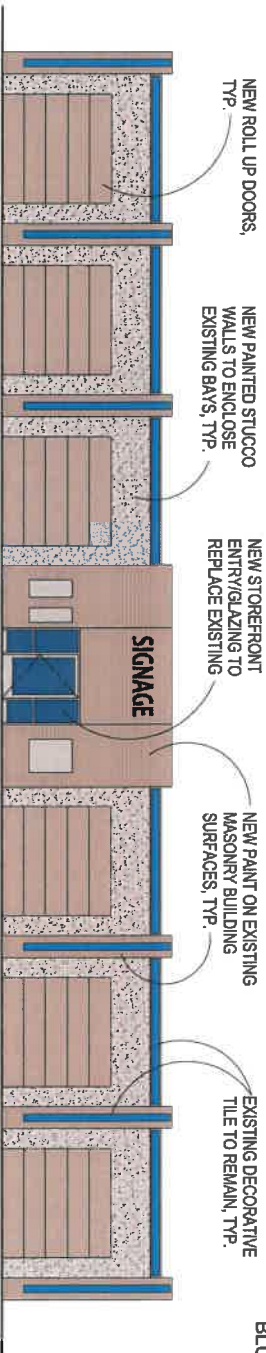
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR COLORS:  
DESERT TAN & BROWN  
WITH EXISTING DECORATIVE  
BLUE TILE ACCENT COLOR

Architectural  
Solution  
7009 Alameda Way  
Las Vegas, Nevada 89128  
702.339.3719



REMODELING OF  
1615 N PECOS RD

Las Vegas, NV 89115

ELEVATIONS

6.12.23

A2

ZN-08-02

**ORDINANCE NO. 1603**

**AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS BY RECLASSIFYING A CERTAIN PROPERTY THEREIN FROM C-2 TO PUD (ZN-08-02, OWENS AVENUE RETAIL BUILDING), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF OWENS AVENUE AND PECOS ROAD; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.**

**WHEREAS,** the Council determines that the amendment will not adversely affect the health and general welfare; and,

**WHEREAS,** according to Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

**NOW THEREFORE,** the City Council of the City of North Las Vegas does ordain:

**SECTION 1:** In accordance with the provisions of Ordinance No. 1603 the following described parcel of land shall be reclassified as follows:

From a C-2 GENERAL COMMERCIAL DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT (ZN-08-02), the following property described to wit:

Lots Eighteen (18) through Twenty-five (25) inclusive on Block Three (3) of COLLEGE PARK #16, as shown by map thereof on file in Book 5 of Plats, Page 92, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said land as conveyed to the City of North Las Vegas for road and incidental purposes by Deed recorded November 1, 1972 as Document No. 234303 of Official Records, Clark County, Nevada.

**SECTION 2:** The Planned Unit Development (PUD) District herein created is subject to the following development standards and requirements in addition to all requirements of the North Las Vegas Municipal Code:

1. That development shall generally conform to the site plan as submitted or as amended herein.
2. That the final development plan for the site shall be subject to Planning Commission review and approval.
3. That subsequent expansion or additions to the use shall be subject to Planning Commission review and approval.
4. That the development shall comply with all applicable codes and ordinances.
5. A final development plan, subject to Planning Commission review and approval is required for the new retail building and for refurbishing of the existing tavern and car wash at the same time.
6. New improvements (i.e., landscaping, trash enclosures, buildings, refurbishing of existing buildings and upgrading existing planter areas) shall be subject to the Commercial Development Standards and Design Guidelines.
7. Windows shall be provided as part of the refurbishing of the tavern and shall be subject to Planning Commission review and approval. Facades which appear to include windows may be proposed as an option to real windows, subject to Planning Commission review and approval.
8. Pedestrian access shall be provided to Owens Avenue and Pecos Road, subject to Planning Commission review and approval.

9. A certificate of occupancy for the new retail building shall not be issued until the existing tavern and car wash are refurbished in accordance with an approved final development plan and landscaping is installed in new and existing planter areas.
10. A minimum of 68 parking spaces shall be required for the entire development.
11. A minimum 10-foot setback shall be required next to Pecos Road and Owens Avenue for both the parking lots and the new retail building. The 10-foot setback area shall be landscaped.
12. Fire access lanes shall be provided and be designed in accordance with the Fire Code. Alternately, the Fire Department would be willing to allow substandard fire access lanes on this associated site if all buildings on this associated site are provided with fire sprinklers with alarms transmitted off site to a central station.
13. A reversionary or merger and resubdivision map is required.

**SECTION 3: NON-INFRINGEMENT OF RIGHTS.** The City Council of the City of North Las Vegas has been informed by its City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

**SECTION 4: SEVERABILITY.** If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

**SECTION 5: EFFECTIVE DATE.** This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

**SECTION 6: PUBLICATION.** The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 6<sup>th</sup> day of March, 2002.

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSENT: None

APPROVED:

/s/ Michael L. Montandon  
MICHAEL L. MONTANDON, MAYOR

ATTEST:

/s/ Eileen M. Sevigny  
EILEEN M. SEVIGNY, CITY CLERK

**#11 - ZN-08-02  
C-2 to PUD  
RECLASSIFICATION  
PUBLIC HEARING**

**STAFF REPORT**

**To: Planning Commission  
Item: ZN-08-02**

**Meeting date: January 9, 2002**

**GENERAL INFORMATION:**

<b>Applicant:</b>	<b>Arik Raiter c/o Double R LLC</b>
<b>Owner:</b>	<b>Double R LLC</b>
<b>Requested Action:</b>	<b>A reclassification of property from C-2 (General Commercial District) to PUD (Planned Unit Development District)</b>
<b>Purpose:</b>	<b>Commercial Uses</b>
<b>Location:</b>	<b>Northwest corner of Owens Avenue and Pecos Road</b>
<b>Lot area:</b>	<b>Approximately 1.12 acres</b>
<b>Comprehensive Plan:</b>	<b>Low Density Residential</b>
<b>Existing land use and zoning:</b>	<b>Pecos Saloon, Bob's Car Wash and Undeveloped; C-2 General Commercial</b>
<b>Surrounding land use and zoning:</b>	<b>North: Single Family Residences; R-1 Single Family Residential East: 7-11 Convenience Store and Apartments; City of Las Vegas South: Sav-On Drug Store; City of Las Vegas West: Single Family Residences; R-1 Single Family Residential</b>

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission approval to reclassify the subject site from the C-2 General Commercial District to the PUD Planned Unit Development District. The subject site is currently comprised of the two existing uses, a tavern and car wash in addition to a utility easement with equipment. A small retail building, approximately 4,000 square feet in size is proposed for the undeveloped portion of the site. As part of the Planned Unit Development the applicant is also proposing to refurbish the existing tavern and car wash sites. The existing tavern and car wash are constructed of primarily CMU block. The tavern has also incorporated some stucco into the front facade of the building.

According to the letter of intent, the applicant is proposing to construct new landscaping along Owens Avenue and Pecos Road and within the parking lot as depicted on the site plan. In addition, the applicant is requesting a reduction in parking from 76 spaces to 68 parking spaces and to allow ten feet of landscaping where 20 feet is required adjacent to streets.

The applicant is also requesting that the minimum acreage requirement of five acres for a Planned Unit Development be waived.

**DEPARTMENT COMMENTS:**

**Public Works Department:** Please see attached memorandum.

**Fire Department:** Please see attached memorandum.

**ANALYSIS:**

According to the Zoning Ordinance, the minimum total PUD shall be no less than five acres unless the applicant can show that the minimum PUD requirements should be waived because the waiver would be in the public interest and that one or more of the following conditions exist:

- a. Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of this title would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.
- b. The use of the PUD concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded by developed property.



- c. The property is adjacent to or across the street from property which has been developed under the provisions of this section and will contribute to the amenities of the area.

Based upon the above referenced items, staff has no objections to reducing the acreage requirement for the proposed Planned Unit Development.

The applicant has requested approval for 68 parking spaces where 76 parking spaces are required. According to the preliminary development plan, the applicant has an existing tavern of 2,400 square feet which requires 48 parking spaces, an existing car wash which requires 12 parking spaces and is proposing a 4,000 square foot retail building which requires 16 parking spaces for a total of 76 parking spaces. However, the Zoning Ordinance allows the applicant to subtract 10 percent from the floor area for both the tavern and the retail building when calculating the parking requirements. With this in mind, the applicant is required to have a total of 69 parking spaces, one more than proposed on the site plan. Therefore, staff has no objections to reducing the required number of parking spaces by one.

Typically, setbacks are established with each Planned Unit Development. The applicant is requesting a 10 foot landscaped area next to Owens Avenue and Pecos Road, which is essentially the same as requesting a ten-foot setback for the parking lot and the new proposed retail building where 20 feet is required. One of the purposes of the PUD district is to encourage innovations in commercial development so that greater opportunities for shopping and employment may extend to all citizens and residents. Likewise, the PUD district is also meant to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property. Because the undeveloped portion of the subject site is small and the area could be considered as in-fill development, staff would have no objections to the reduction in setbacks for the building and landscaping in order to encourage refurbishing of the existing development and allowing for new development of the subject site.

Presently, the subject site has landscaping adjacent to the west property line, approximately four feet in depth. Landscaping within this area is sparse and could be upgraded to be more compatible with the Commercial Development Standards and Design Guidelines.

Though the subject site is presently zoned C-2 General Commercial, it currently has a Comprehensive Plan, land use designation of Low Density Residential. Approvals of new Planned Unit Developments are required to be in compliance with the Comprehensive Plan. The applicant has filed an application (AMP-06-02) for a Comprehensive Plan land use amendment. However, that application is not scheduled until the January 23, 2002, Planning Commission meeting. Therefore, this application should also be continued to the January 23, 2002, Planning Commission meeting.

**page 4**  
**ZN-08-02**

**RECOMMENDATION:**

The Development Services Department recommends that ZN-08-02 be continued until January 23, 2002, to allow the Planning Commission time to first consider the amendment to the Comprehensive Plan land use element.

**ATTACHMENTS:**

Public Works Memorandum  
Fire Department Memorandum  
Letter of Intent  
Site Plan  
Location & Zoning Map

**MJ**

**Facilitated by Prime Commercial**

[illegible]



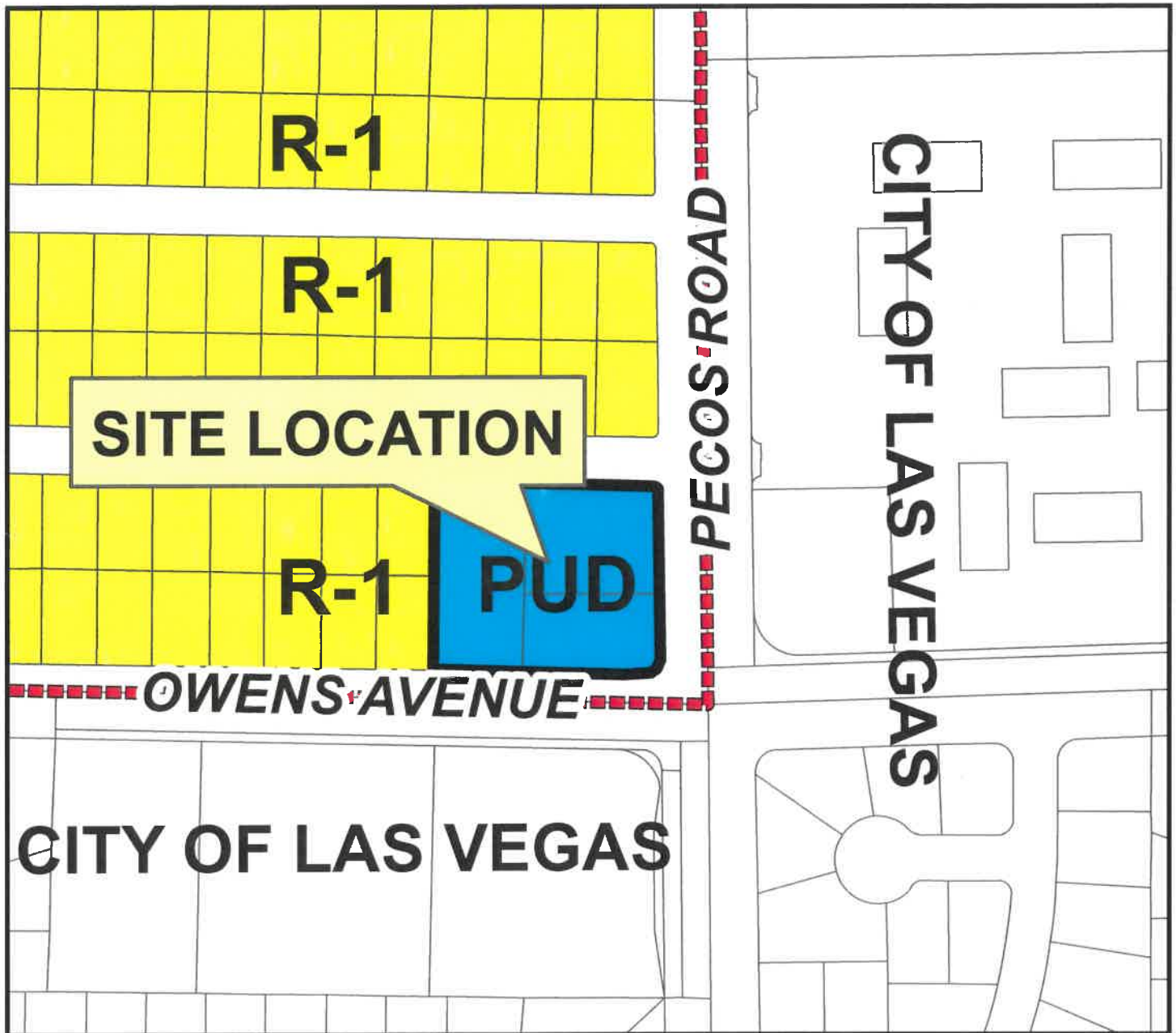


139-24-8



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



0 150 300 600 900 Feet

Applicant: Manuel Navar  
Application Type: Property Reclassification  
Request: An Amendment to an Existing PUD (Planned Unit Development District) to Allow a Vehicle, Boat and RV Service Facility  
Project Info: Northwest Corner of Pecos Road and Owens Avenue  
Case Number: ZN-04-2023

06/05/2023

