

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-20-402-014

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for CG zoning is appropriate since the site is located at the corner of 2 major arterial streets and is also adjacent to the Interstate 15/Silverado Ranch Boulevard interchange. Additionally, the properties to the north and south are planned for Business Employment (BE) uses and will not be adversely impacted.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700010	Redesignate the existing land use category from Business and Design/Research Park (BDRP) to Commercial General (CG)	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	RS20	Undeveloped
East	Corridor Mixed-Use	RS20	Interstate 15 & flood channel
West	Corridor Mixed-Use	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
DR-25-0653	A design review for a convenience store with gas station is a companion item on this agenda.
VS-25-0654	A vacation and abandonment of patent easements 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 CG zoning is conforming to the Corridor Mixed-Use (CM) land use category on the site and is compatible with the surrounding area. The properties to the east and west are also planned for Corridor Mixed-Use (CM), and the properties to north and south are planned for Business Employment (BE). Therefore, the adjacent and abutting properties in the area will not be adversely impacted by the CG zoning request. Furthermore, with the site located at the intersection of 2 arterial streets (Silverado Ranch Boulevard and Dean Martin Drive) and the site also being adjacent to the Interstate 15/Silverado Ranch Boulevard interchange, the site is suited to accommodate a high intensity commercial zoning district such as CG. For these reasons, staff finds the request for CG 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 Statute.

PRELIMINARY STAFF CONDITIONS:**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 #0167-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MAVERIK, INC.

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135