

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**

**DESIGN REVIEW** for a proposed gas station and retail store on a portion of 5.00 acres in a CG (Commercial General) Zone.

Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-20-402-014 ptn

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.0 (portion)
- Project Type: Gas station and retail store
- Number of Stories: 1
- Building Height (feet): 19 (fuel canopy)/29 (retail store)
- Square Feet: 4,212 (fuel canopy)/5,637 (retail store)
- Parking Required/Provided: 16/34 (per submitted parking demand study)
- Sustainability Required/Provided: 7/8

**Site Plan**

The plans depict a commercial development on the northeast corner of Silverado Ranch Boulevard and Dean Martin Drive, featuring a gas station and a retail store. The overall site is 5 acres, though the applicant is only proposing to develop the southern portion of the site. A 40 foot wide commercial driveway will provide access to the site via Dean Martin Drive. The fuel canopy is 4,212 square feet and will be set back 85 feet and 92 feet from the south and west property lines, respectively. The fuel canopy features 12 gas pumps, which can service up to 24 vehicles. The retail store will be located along the east side of the site, set back 10 feet from the east property line. A trash enclosure will be located in the southeast corner of the site.

Parking will be provided along the north and west sides of the retail store, with additional parking south of the fuel canopy. The applicant is proposing 34 parking spaces where 16 are

required, exceeding the maximum permitted per Title 30. However, the applicant has provided a parking demand study prepared by a traffic engineer, justifying the increased number of parking spaces, eliminating the need for a waiver of development standards.

#### Landscaping

The plans depict street landscaping along Dean Martin Drive, consisting of medium trees, shrubs, and groundcover. The landscape is distributed on both sides of a 5 foot side detached sidewalk, with a 5 foot wide landscape area along the street and a 51 foot wide landscape area behind the sidewalk. The parking lot features landscape islands with medium trees and shrubs. Additional landscaping consisting of medium trees, shrubs, and groundcover is provided along the north and south sides of the site. Landscaping is not required along the south property line due to the significant grade difference between the site and the sidewalk along Silverado Ranch Boulevard, which makes the provision of street landscaping infeasible.

#### Elevations

The plans depict a retail store that is 29 feet high at its peak, though most of the building is between 19 feet and 20 feet in height. The building features a variable roofline, consisting of a flat roof for the portions that are 19 feet and 20 feet in height, and a pitched roof feature at the tallest point. The roof consists of pre-finished metal and painted steel, with a roof overhang on a portion of the front elevation. The building façade features stone veneer, fiber cement board and batten siding, and aluminum storefront with glass doors and windows. The building features grey, brown, and black coloration. The fuel canopy is 19 feet high with a flat roofline consisting of aluminum composite metal that is painted red. The pillars of the fuel canopy feature decorative metal cladding with black, red, and grey coloration.

#### Floor Plans

The plans depict a 5,637 square foot retail store, featuring a sales counter, retail area, office, electrical room, restrooms, storage rooms, vendor receiving area, preparation area, freezer, and several coolers.

#### Applicant's Justification

The applicant states that the southern portion of the site is proposed to be developed as a gas station and retail store, while the northern portion will be developed in the future. The site will be well landscaped along Dean Martin Drive and Silverado Ranch Boulevard. While the proposed parking exceeds the maximum allowed per Title 30, a parking demand study prepared by a licensed traffic engineer has been provided to support the increased parking. The site and building design will also meet Title 30 sustainability requirements for nonresidential development.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0720-12	Zone change from R-E to M-D, use permits for reduced separation for a truck stop to a residential use, a convenience store, restaurants, retail sales, and alcohol sales, and a design review for a truck stop with associated uses (travel center)	Withdrawn	January 2013
VS-0271-12	Vacate and abandon a portion of right-of-way being Gary Avenue	Withdrawn	January 2013

**Surrounding Land Use**

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

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0652	A zone change from RS20 to CG 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 that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**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 commercial development featuring a gas station and retail store is appropriate for the site and compatible with the surrounding area which is largely undeveloped and master planned for commercial and industrial development. The site is well designed with adequate landscaping and drive aisles that will facilitate safe movement of vehicles into and

around the site. The retail store has architectural features that will enhance the site and not adversely affect properties in the vicinity. However, staff is concerned with the lack of cross access to the undeveloped portion of the site to the north. The intent of providing cross access is to promote public safety, efficient on-site vehicular circulation, shared parking with adjacent properties or uses, and to minimize curb cuts along streets. Although cross access is typically provided to connect adjacent lots and the subject site is a single lot, the provision of cross access to the northern portion of the site will achieve the same objectives as standard cross access. The northern portion of the site shares the planned land use of Corridor Mixed-Use and is also being rezoned to Commercial General. While it is difficult to anticipate the type of future development, or when development will occur, on the undeveloped portion of the site, the commercial zoning shows there is a likelihood for future land uses that will be similar or complementary to the gas station and retail store. Considering there is ample room along the north portion of the site to provide a designated area for cross access, staff recommends a condition of approval be added to require the applicant to coordinate cross access with the northern portion of the site if it is approved for and developed with a similar commercial use with consistent level of intensity. With this, staff recommends approval of this request.

### **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**

- Coordinate cross access with the northern portion of the site if the northern portion is approved for and constructed with a similar commercial use with consistent level of intensity;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- Grant any necessary easements;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 35 feet to the back of curb for Dean Martin Drive and associated spandrels;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**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](mailto: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 (provide a single access point off of Dean Martin Drive for the 5 acre parcel).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAVERIK, INC.

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