

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0651-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

USE PERMIT for a proposed mini-warehouse facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a proposed mini-warehouse facility on a 2.0 acre portion of a 3.99 acre site in a CG (Commercial General) Zone.

Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/md/kh (For possible action)

RELATED INFORMATION:

APN:

126-01-601-015 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

Allow an existing 6 foot high screen wall where buffering and screening shall consist of an 8 foot high decorative screen wall per Section 30.04.02C.

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 10077 Ruston Road
- Site Acreage: 2.00 (project site)/3.99 (overall)
- Project Type: Mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 45
- Square Feet: 105,211/(680 units)
- Parking Required/Provided: 37/13 (per parking demand study)
- Sustainability Required/Provided: 7/7

Site Plan

This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of Las Vegas). The plans depict a proposed mini-warehouse facility centrally located within the north half of the 2.0 acre project site. The south half of the project site, consisting of 1.99 acres, is not a part of this request and will be developed at a future date. The mini-warehouse is encircled by a vehicle drive aisle

measuring a minimum of 24 feet in width and will be designed with the following setbacks: 1) 57.5 feet from the front (east) property line along Oso Blanca Road; 2) 52.5 feet from the future side interior (south) property line; and 3) a minimum of 45 feet from the rear (west) and side interior (north) property lines, respectively, adjacent to existing single-family residential development. Access to the site is granted via a single proposed driveway located at the southeast corner of the site from Oso Blanca Road. The mini-warehouse facility requires 37 parking spaces where 13 parking spaces are provided along the south boundary of the site. The parking demand study demonstrates that a lower quantity of parking spaces is sufficient to serve the proposed mini-warehouse development. A 12 foot wide detached sidewalk is proposed along Oso Blanca Road, a Nevada Department of Transportation (NDOT) right-of-way. Existing screen walls measuring 6 feet in height are located along the north and west property lines, adjacent to existing single-family residential development, necessitating a waiver of development standards.

Landscaping

The plans depict a proposed street landscape area, including 2 landscape strips provided on each side of the detached sidewalk along Oso Blanca Road. A 24 foot wide landscape strip is located behind the detached sidewalk while a 4 foot wide landscape strip is located in front of the detached sidewalk. The 4 foot wide landscape strip is located within the NDOT right-of-way and includes shrubs and groundcover. Large trees are planted 30 feet on center along Oso Blanca Road, in addition to the required shrubs and groundcover within the street landscape area. Landscape buffering has been provided along the north and west property lines, adjacent to the existing single-family residential development; behind the detached sidewalk. Landscape areas measuring 20 feet in width, with a double row of evergreen trees planted 20 feet on center, are provided along these property lines adjacent to the residential development. Alternative landscaping is provided within the parking lot as the required trees are not planted within the landscape finger islands, but rather adjacent to the parking spaces within a 6 foot wide landscape strip.

Elevations

The mini-warehouse building consists of 3 stories with an overall height of 45 feet to the top of the parapet wall. The building features varying rooflines that break-up the mass of the building. The exterior of the mini-warehouse building consists of stucco, nichiha wall panels, split-faced CMU block, stone veneer accents and aluminum storefront windows. The exterior of the building will consist of neutral, earth tone colors.

Floor Plans

The plans depict a 3 story building with a total of 680 storage units. The first floor of the facility includes a storage office, breakroom, fire riser room, and electrical room.

Applicant's Justification

The proposed mini-warehouse facility is compatible with the adjacent residential uses. These facilities are frequently located near residential neighborhoods due to the convenience they offer to local residents and their inherently low-impact nature. Typically, mini-warehouses generate minimal traffic, noise, and light disturbances, making them an appropriate neighbor for residential properties. This compatibility ensures that residents can maintain the peaceful

enjoyment of their homes. The existing screen walls along the northern and western property lines are six (6) feet high. This development will utilize the existing walls as perimeter walls. Despite the requested reduction in wall height, the proposed project will be sufficiently screened from the nearby residential homes to the north and west, primarily due to the property's grading. The proposed mini-warehouse facility will be situated approximately 3.5 feet lower than the residential homes to the north and about 8 feet lower than the residential homes to the west, effectively mitigating the 2 foot decrease in wall height. The development includes 13 parking spaces, where 37 are required. As outlined in the stamped parking demand study, the projected parking demand of the facility is a maximum of 10 spaces. The parking demand study was prepared by a professional engineer with a Professional Traffic Operations Engineer (PTOE) certification. The design review includes a request for an alternative landscape plan, as the parking lot landscaping does not meet the Title 30 requirements for trees within the landscape islands. Despite this, the applicant proposes 83 trees across the project site, exceeding the required minimum of 61 trees.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	City of Las Vegas	Planned Development	Single-family residential development
South	City of Las Vegas	Service Commercial (SC)	Undeveloped
East	City of Las Vegas	Limited Commercial (C-1)	Undeveloped

Related Applications

Application Number	Request
PA-25-700039	A plan amendment from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0648	Zone change from H-2 and RS80 to CG zoning is a companion item on this agenda.
VS-25-0649	Vacation and abandonment of 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

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 mini-warehouse facility should not have an adverse or negative impact on the surrounding land uses and properties. Furthermore, staff finds the mini-warehouse use is a less intense use when compared with other commercial uses that are permitted by right in the CG zoning district, such as restaurants and shopping centers. The mini-warehouse use is compatible with the surrounding single-family residential uses; therefore, staff recommends approval.

Waiver 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.

Staff does not object to the request to utilizing the existing 6 foot high screen wall along the west and north property lines in lieu of the required 8 foot high decorative screen wall. Due to the topography of the site, the proposed mini-warehouse building will be situated 3.5 feet and 8 feet lower than the single-family residential development to the north and west, respectively. The difference in topography between the project site and the adjacent single-family residential development should provide effective mitigation for the decrease to the required wall height. Therefore, staff recommends approval of 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.

Architectural treatments are provided on all 4 sides of the proposed mini-warehouse building, which is visible to the general public. The architectural treatments include varying rooflines, variations in color and building material. Furthermore, the mini-warehouse building will be painted with neutral, earth tone colors. Staff also does not object to the alternative landscape plan as 83 trees are provided throughout the site, where a minimum of 61 trees are required. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 4, 2025 – APPROVED – Vote: Unanimous

Comprehensive Planning

- The west elevation of the mini-warehouse per plans submitted on November 4, 2025;
- Wall-mounted lighting fixtures shall be installed at a maximum height of 10 feet on the building's exterior;
- Northern and western landscape areas incorporate 6 to 8 inches cobble groundcover;
- Any additional signage not mounted to the building to be reviewed as Public Hearing by the Planning Commission.
- Installation of security gates;
- No entry between the hours of 12:00 a.m. and 6:00 a.m.
- 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.
- 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lower Kyle Canyon - no recommendation.

APPROVALS: 3 cards

PROTESTS: 28 cards, 5 letters

APPLICANT: TIBERIAS TWO, LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135