

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0649-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Oso Blanca Road and Alpine Style Drive (alignment), and Kyle Canyon Road and Rocky Avenue (alignment) within Lower Kyle Canyon (description on file). AB/md/kh (For possible action)

RELATED INFORMATION:

APN:

126-01-601-015

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of government patent easements located within the subject property. The patent easements are no longer needed for right-of-way and utility purposes and must be vacated to facilitate development of the site.

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	A zone change from H-2 and RS80 to CG is a companion item on this agenda.
UC-25-0651	A use permit, waiver of development standards, and design review for a mini-warehouse facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Lower Kyle Canyon - no recommendation.

APPROVALS: 4 cards

PROTESTS: 22 cards, 4 letters

APPLICANT: TIBERIAS TWO, LLC

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