

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700039-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**

**PLAN AMENDMENT** to redesignate the land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 3.99 acres.

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

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## RELATED INFORMATION:

**APN:**

126-01-601-015

**EXISTING LAND USE PLAN:**

NORTHWEST COUNTY (LOWER KYLE CANYON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**PROPOSED LAND USE PLAN:**

NORTHWEST COUNTY (LOWER KYLE CANYON) - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:****Project Description**

## General Summary

- Site Address: 10077 Ruston Road
- Site Acreage: 3.99
- Existing Land Use: Undeveloped

**Applicant's Justification**

Currently, the site has a Master Plan category of Outlying Neighborhood (up to 0.5 du/ac). The applicant is proposing a mini-warehouse facility on the property. With that, the applicant proposes a Master Plan Amendment from Outlying Neighborhood (ON) to Neighborhood Commercial (NC). The applicant states the current Outlying Neighborhood land use category is no longer compatible with the current higher density development trends adjacent to this site. The location of the property, along with the surrounding residential areas, makes it an ideal location for a mini-warehouse facility. This type of facility is a low-intensity commercial use, which is unlikely to generate significant traffic, light, or noise pollution that could adversely affect nearby residents. The proposed Neighborhood Commercial designation will serve as an effective transition of land uses between the residential properties to the west and the commercial property and US-95 highway to the east.

### **Surrounding Land Use**

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0648	Zone change from H-2 and RS80 to CG zoning is a companion item on this agenda.
UC-25-0651	Use permit, waiver of development standards, and design review for a mini-warehouse facility is a companion item on this agenda.
VS-25-0649	Vacation and abandonment of easements is a companion item on this agenda.

### **STANDARDS FOR ADOPTION:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Outlying Neighborhood (ON) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Neighborhood Commercial (NC) can be compatible with the immediate area. Staff agrees with the applicant's assertion that Neighborhood Commercial (NC) is appropriate as the proposed facility on this site is a low-intensity commercial use, which is unlikely to generate significant traffic or noise that could adversely affect nearby residents. Furthermore, the surge in residential growth in eastern area of Lower Kyle Canyon in the last 5 years creates a corresponding demand for commercial services. The request complies with Policy 1.6.3 of the Master Plan which promotes supporting opportunities for local economic development in

outlying communities. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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 – ADOPTED – Vote: Unanimous  
**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Lower Kyle Canyon - approval.

**APPROVALS:** 3 cards

**PROTEST:** 23 cards, 1 letter

**APPLICANT:** TIBERIAS TWO, LLC

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

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE LOWER KYLE CANYON LAND USE PLAN  
MAP OF THE  
CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on November 4, 2025, the Clark County Planning Commission adopted an amendment to the Lower Kyle Canyon Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on December 3, 2025, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Lower Kyle Canyon Land Use Plan Map by:

PA-25-700039 - Amending the Lower Kyle Canyon Land Use Plan Map of the Clark County Master Plan on APN 126-01-601-015 from Outlying Neighborhood (ON) to Neighborhood Commercial (CN). Generally located west of Oso Blanca Road and north of Kyle Canyon Road.

**PASSED, APPROVED, AND ADOPTED** this 3<sup>rd</sup> day of December, 2025.

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK