

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0648-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**ZONE CHANGE** to reclassify 3.99 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone.

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

RELATED INFORMATION:**APN:**

126-01-601-015

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

The applicant is requesting a zone change to a CG (Commercial General) Zone. There are related land use applications for a mini-warehouse facility on the property. According to the applicant, the proposed zoning district and mini-warehouse use align well with the surrounding residential areas and anticipated development in Lower Kyle Canyon. The property's advantageous location near the US-95 and its adjacency to residential to the west and commercially zoned property to the east, creates a valuable opportunity for commercial development. This project will address growing needs for storage solutions in Lower Kyle Canyon, while also acting as a buffer between US-95 and residential homes to the west.

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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.
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 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. Staff finds H-2 is no longer a valid zoning district under the new Title 30, effective January 1, 2024, and RS80 is no longer appropriate for the property. The adjacent parcels to the south and east are already zoned for commercial uses in the City of Las Vegas and the proposed rezone will contribute to Goal NW-2 which promotes adapting infrastructure and service levels by location, feasibility and demand. For these reasons, staff finds the request for CG zoning district is appropriate for this location.

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
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, 2 letters

APPLICANT: TIBERIAS TWO, LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
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