11/04/25 PC AGENDA SHEET

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)

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

	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
East	City of Las Vegas	Limited Commercial (C-1)	Undeveloped

Related Applications

Application Number	Request
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 will be forwarded to the Board of County Commissioners' meeting for final action on December 3, 2025 at 9:00 a.m., unless otherwise announced.

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.

STAFF ADVISORIES:

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

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

RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on November 4, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission 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 (NC). Generally located west of Oso Blanca Road and north of Kyle Canyon Road.

PASSED, APPROVED, AND ADOPTED this 4th day of November, 2025.

CLARK COUNTY PLANNING COMMISSION

By:_____
VIVIAN KILARSKI, CHAIR

ATTEST:

_____
SAMI REAL
EXECUTIVE SECRETARY