



Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

October 28, 2025

5:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will be also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LowerKyleCanyonCAC>.

Board/Council Members: James Thomson, Chair
Jean Sawyer, Vice-Chair
Stephen Hagstette, Jr
Candi Skehan
Eric, Wells

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, Michelle.Baert@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 29, 2025. (For possible action)
- IV. Approval of the Agenda for October 28, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - a. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

11/04/25 PC

- 1. **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 Kyle Canyon Road within Lower Kyle Canyon. AB/rk (For possible action)
- 2. **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 Kyle Canyon Road within Lower Kyle Canyon (description on file). AB/rk/ (For possible action)
- 3. **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 Lower Kyle Canyon Road and Rocky Avenue (alignment) within Lower Kyle Canyon (description on file). AB/md/kh (For possible action)
- 4. **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 Kyle Canyon Road within Lower Kyle Canyon. AB/md/kh (For possible action)

11/18/25 PC

- 5. **ET-25-400105 (WS-25-0003)-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow an accessory structure prior to a primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and west of Buena Vida Street within Lower Kyle Canyon. AB/my (For possible action)

VII. General Business

1. Receive a report from Animal Control regarding their services and service-related concerns.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: January 27, 2026.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129

<https://notice.nv.gov>

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 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 current ON land use designation 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 NC 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 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
ZC-25-0648	Zone change to reclassify the site 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 assumption 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 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:

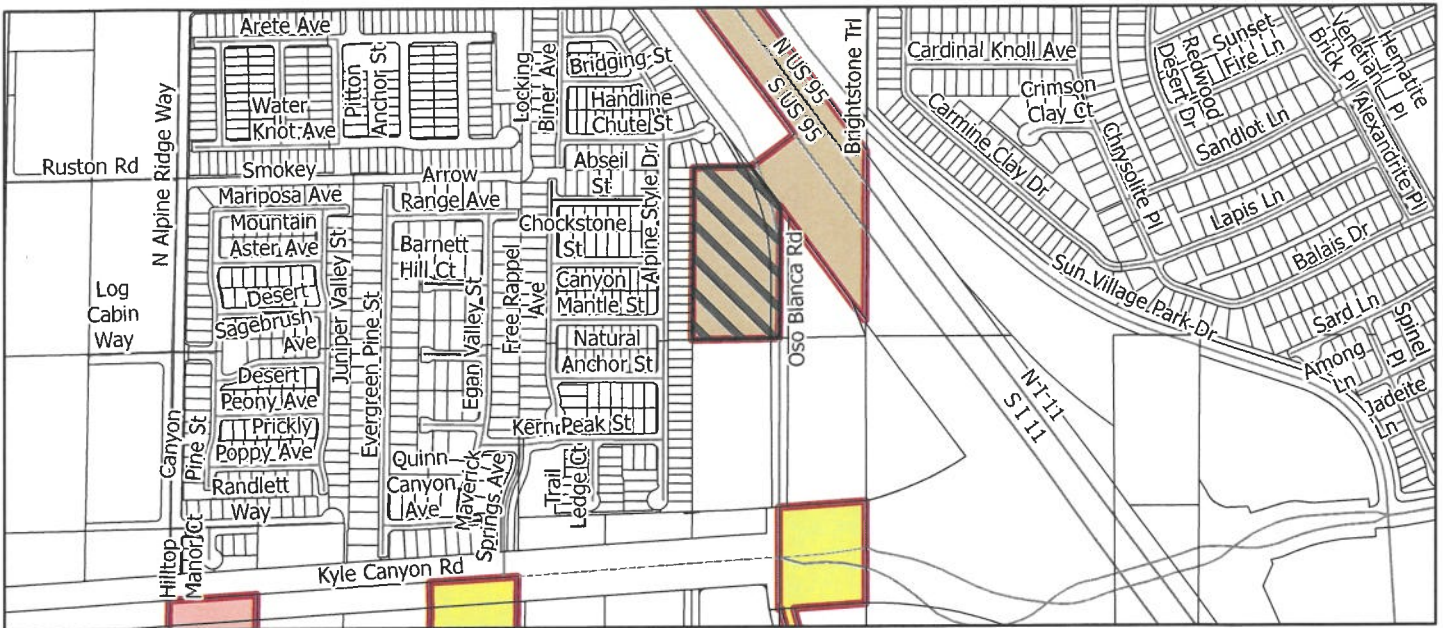
PROTEST:

APPLICANT: TIBERIAS TWO, LLC

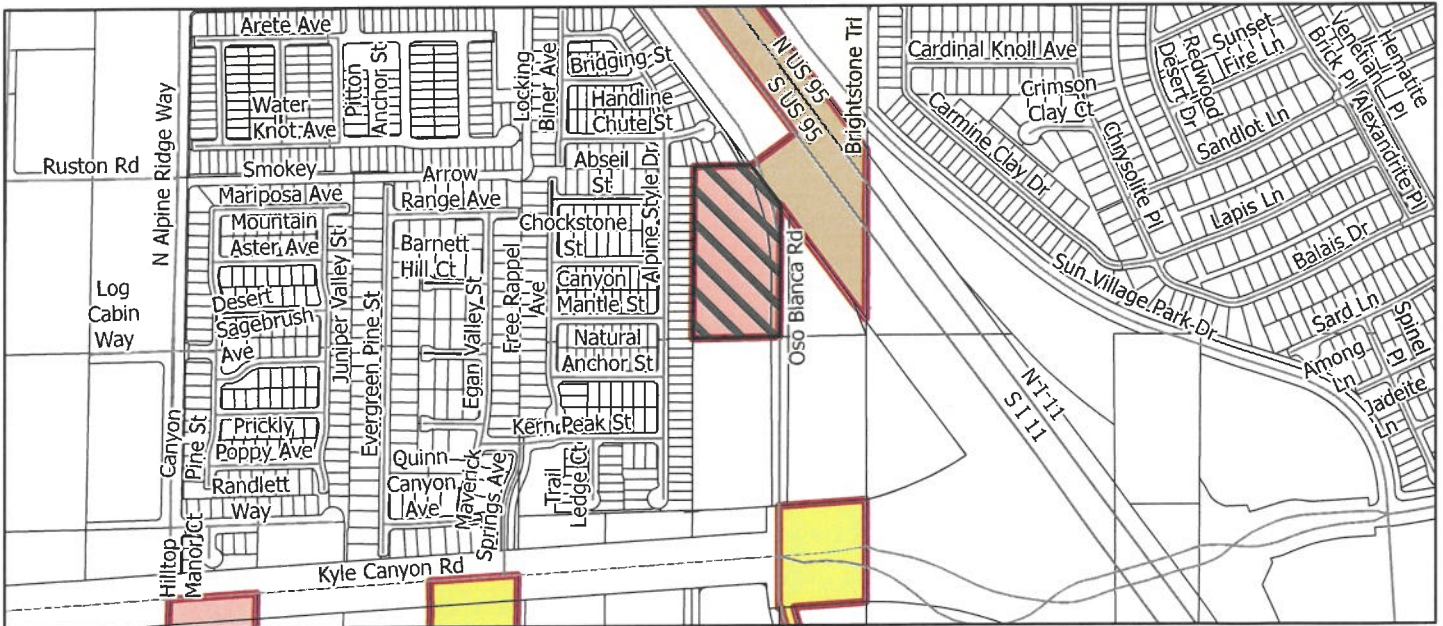
CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment

PA-25-700039



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Northwest County Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

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 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 development
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	Plan Amendment to change the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 3.99 acre site 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 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 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.

PRELIMINARY STAFF CONDITIONS:**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:

APPROVALS:

PROTESTS:

APPLICANT: TIBERIAS TWO, LLC

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

11/04/25 PC AGENDA SHEET

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 Lower 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 to change the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on a 3.99 acre site 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 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 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.

PRELIMINARY STAFF CONDITIONS:**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:

APPROVALS:

PROTESTS:

APPLICANT: TIBERIAS TWO, LLC

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

DRAFT

11/04/25 PC AGENDA SHEET

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 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 a 15 foot landscape buffer with an 8 foot 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 adjacent to Oso Blanca Road. The mini-warehouse facility requires 37 parking spaces where 13 parking spaces are provided along the south boundary of the site. A parking demand study has been prepared by a traffic engineer with a PTOE designation. 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 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 back of 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 within the 12 foot wide landscape strip 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, to mitigate any impact the proposed development may have on the residential use. 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 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 consists of stucco, nichia 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 Engineering (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 fingers. 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	Plan Amendment to change the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 3.99 acre site 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 should not have an adverse or negative impact on the surrounding land uses and properties. Furthermore, staff finds the mini-warehouse 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 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 of 8 feet. 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 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 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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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:
APPROVALS:
PROTESTS:**

APPLICANT: TIBERIAS TWO, LLC

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

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400105 (WS-25-0003)-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow an accessory structure prior to a primary building on 3.27 acres in an R880 (Residential Single-Family 80) Zone.

Generally located north of Kyle Canyon Road and west of Buena Vida Street within Lower Kyle Canyon. AB/my (For possible action)

RELATED INFORMATION:

APN:

126-08-801-002

WAIVER OF DEVELOPMENT STANDARDS:

Allow an accessory structure (proposed RV and storage building) to be established prior to the primary building per Section 30.03.01D.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.27
- Project Type: Allow an accessory structure prior to a primary building
- Building Stories: 1 (proposed RV and storage building)
- Building Height (feet): 22 (proposed RV and storage building)
- Square Feet: 3,200 (proposed RV and storage building)

Site Plan

The approved site plan shows an undeveloped lot located north of Kyle Canyon Road, approximately 360 feet west of Buena Vida Street. The applicant is requesting an RV and storage building on the northwest corner of the site. The setbacks for the approved accessory structure are the following: 40 feet from the north property line, 301 feet from the south property line, 35 feet from the west property line, and 260 feet from the east property line. Access to the proposed RV and storage building is from the south property line (adjacent to Kyle Canyon Road). With the original application, the applicant requested to establish this accessory structure prior to construction of a primary building.

Elevations

The approved elevation plans show an RV and storage building with an overall height of 22 feet. This structure consists of steel wall panels covered by a steel panel roof. The northern elevation shows a door for vehicles to enter, while the eastern elevation has a standard door.

Floor Plans

The approved floor plans show a proposed RV and storage building with an overall area of 3,200 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-25-0003:

Comprehensive Planning

- 6 months to obtain a building permit for the primary dwelling;
- 1 year to complete the building permit and inspection process for the accessory structure or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Racel Street.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years

Applicant's Justification

The applicant was given six months to obtain a building permit for the primary structure which is not enough time for an engineer to complete a drainage study, and the subsequent plan design, plan review and signatures from Clark County. They also note that this process typically takes over a year to complete, which is why they are seeking an extension of time

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0003	Waiver to allow an accessory structure prior to a primary building	Approved by PC	March 2025
VS-24-0550	Vacation and abandonment of easements	Approved by PC	December 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Single-family residence
South & West	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Undeveloped
East	Open Lands	RS80	Undeveloped

Clark County Public Response Office (CCPRO)

CE-24-17383 is an active Code Enforcement case regarding outdoor storage and display.

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the previous condition of approval dictates 6 months to obtain a building permit for the primary dwelling, which the applicant previously agree upon. Although no significant progress has been made toward obtaining a building permit for the primary residence, since this is the first extension of time request, staff supports the request with a condition to obtain the building permit for the primary residence until March 4, 2026 to match the deadline to complete the building permit and inspection process for the accessory structure.

Staff Recommendation

Approval.

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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 4, 2026 to obtain a building permit for the primary dwelling.
- Applicant is advised that per the previous condition of approval, the building permit and inspection process for the accessory structure must also be completed by March 4, 2026 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.

ADDITIONAL CONDITIONS ARE PENDING

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FAVIOLA MIRANDA

CONTACT: FAVIOLA MIRANDA, 5466 E. MONROE AVENUE, LAS VEGAS, NV 89110