



Lower Kyle Canyon Citizens Advisory Council

October 28, 2025

MINUTES

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
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
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
The meeting was called to order at approximately 5:30 p.m.

II. Public Comment
None

III. **Approval of July 29, 2025, Minutes**
Moved by: STEPHEN HAGSTETTE, JR
Action: Approved subject minutes as submitted
Vote: 4/0 - Unanimous

IV. Approval of the Agenda for October 28, 2025, and Hold, Combine, or Delete any Items (For possible action)
Moved by: STEPHEN HAGSTETTE, JR
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items
Ms. Baert announced the following upcoming event:
October 24, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p. Next Market date November 14th.

VI. Planning & 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)

Action: APPROVED as submitted, subject to staff conditions
Moved by: STEPHEN HAGSTETTE, JR
Vote: 4/0 Unanimous
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)

Action: Motion to approve as submitted, subject to staff conditions
Moved by: STEPHEN HAGSTETTE, JR
Vote: 1/3 (Motion failed)
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, and Lower Kyle Canyon Road and Rocky Avenue within Lower Kyle Canyon. AB/md/kh (For possible action)

Action: Motion to approve as submitted, subject to staff conditions
Moved by: STEPHEN HAGSTETTE, JR
Vote: 1/3 (Motion failed)
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)

Action: Motion to approve as submitted, with condition that applicant continue to work with neighbors to discuss specific landscape plan and possible engineering to reduce building height
Moved by: STEPHEN HAGSTETTE, JR
Vote: 1/3 (Motion failed)
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)

Action: APPROVED as submitted, subject to staff conditions
Moved by: JEAN SAWYER
Vote: 4/0 Unanimous

VII. General Business

None

VIII. Comments by the General Public –

1. Received report from Clark County Animal Control Supervisor Lieutenant Alex Acevedo regarding their services and service-related concerns.
2. Received report from LVMPD Sergeant Zafiris on law enforcement activity, statistics, and service in the Lower Kyle Canyon area

IX. Next Meeting Date

The next regular meeting will be January 27, 2026

X. Adjournment

The meeting was adjourned at approximately 6:55 pm.