



Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

January 27, 2026

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/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 October 28, 2025. (For possible action)
- IV. Approval of the Agenda for January 27, 2026, 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
 - None
- VII. General Business
 - 1. Approval of the draft calendar for 2026 TAB/CAC meeting dates (for possible action)
 - 2. Review of the Lower Kyle Canyon CAC By-Laws (for possible action)
- 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: April 28, 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



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 HAGSTESTTE, 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

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

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.