



Upper and Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

May 26, 2026

5:30pm

****Meeting @ YMCA Durango Hills 3521 N Durango Drive, Las Vegas, NV 89129 – Classroom B****

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:

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 February 24, 2026. (For possible action)
- IV. Approval of the Agenda for May 26, 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

06/17/26 BCC

- 1. **WS-26-0192-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ: WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a proposed single-family residence 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/rp/cv (For possible action)
- VII. General Business
None
- 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: July 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



Upper & Lower Kyle Canyon Citizens Advisory Council

February 24, 2026

MINUTES

Board/Council Members: James Thomson, Chair (resigned), Jean Sawyer, Vice Chair
Stephen Hagstette, Jr (excused), 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 January 27, 2026, Minutes**
Moved by: CANDI SKEHAN
Action: Approved subject minutes as submitted
Vote: 4/0 - Unanimous

IV. Approval of the Agenda for February 24, 2026, and Hold, Combine, or Delete any Items (For possible action)
Moved by: CANDI SKEHAN
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Ms. Baert announced the following upcoming events:

1. The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p.
2. Picnic & Play in the Park, March 6, 2026, at 6pm at Lone Mountain Park. Shakespear Theater will be performing.
3. Bunny Break, March 14, 2026, from 11a -1 pm at Mt Crest Neighborhood Community Services Center. There will be an Easter egg hunt, vendors, food trucks, DJ, etc.
4. Northwest Country Fest, April 11, 2026, at Lone Mountain Park.

VI. Planning & Zoning

1. **VS-26-0007-HEARTS ALIVE HOOVES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Kyle Canyon Road and Horse Drive, and Cardenas Way and Moss Way within Upper and Lower Kyle Canyon (description on file). AB/rr/kh (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: CANDI SKEHAN

Vote: 3/0 - Unanimous

2. **UC-26-0008-HEARTS ALIVE HOOVES, LLC: USE PERMITS** for the following: 1) housing for agricultural employees; and 2) stable. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase lot coverage; 2) reduce front setback; 3) increase fence height; 4) increase retaining wall height; 5) increase fill; 6) reduce parking; and 7) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) housing for agricultural employees; and 2) stable on 5.09 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and east of Cardenas Way within Upper and Lower Kyle Canyon. AB/rr/kh (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: CANDI Skehan

Vote: 3/0 - Unanimous

VII. General Business

None

VIII. Comments by the General Public

None

IX. Next Meeting Date

The next regular meeting will be April 28, 2026

X. Adjournment

The meeting was adjourned at approximately 5:56 pm.

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0192-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed single-family residence 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/rp/cv (For possible action)

RELATED INFORMATION:

APN:

126-08-801-002

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Racel Street where required per Section 30.04.08C.

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: Single-family residential

History, Site Plan, & Request

The plan depicts a proposed single-family residence located on the southeast portion of the property and an accessory structure (shop) on the northwest portion, with all structures positioned outside of required setbacks. Access to the site is provided by two gravel driveways from Racel Street, 1 driveway for the shop building and 1 for the residence.

The accessory structure was previously approved under application WS-25-0003, which allowed the construction of an accessory structure prior to a primary building. However, the applicant has not constructed the accessory structure nor obtained building permits for it to date.

The applicant is now proposing to move forward with the single-family residence and is requesting a waiver of development standards to eliminate waive off-site improvements, which include curb, gutter, detached sidewalks, streetlights, and partial paving.

Landscaping

The plan depicts street landscaping along Racel Street and Kyle Canyon Road in accordance with Title 30 standards.

Elevation

The elevation plans show a proposed single-family residence with an overall height of 23 feet 6 inches. This single-family residence consists of stucco and stone veneer with concrete roof tile. The approved accessory structure consists of steel wall panels covered by a steel panel roof and is 22 feet tall. The approved accessory structure is not architecturally compatible with the proposed residence.

Floor Plan

The proposed single-family residence floor plans show a livable area of 3,076 square feet and a total footprint of 4,266 square feet and consist of multiple bedrooms, game room, kitchen, foyer area, laundry room, and bathrooms with a 2 car garage. The approved accessory structure contains 3,200 square feet of storage space for RVs and belongings.

Applicant's Justification

The property is located within a rural zone where surrounding properties do not contain any off-site improvements. Racel Street remains mostly unimproved, with minimal traffic and very few pedestrians.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400105 (WS-25-0003)	First extension of time for a waiver of development standards to allow an accessory structure prior to primary building	Approved by PC	December 2025
WS-25-0003	Waiver of development standards to allow an accessory structure prior to primary building	Approved by PC	March 2025
VS-24-0550	Vacation and abandonment of patent easement	Approved by PC	December 2024

Surrounding Land Use

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

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

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.

Architectural compatibility and building design standards are implemented to ensure that development is visually appealing and is consistent and compatible with the other structures and buildings in the neighborhood. The proposed and previously approved structures contain vastly different materials that are not compatible with each other. Additionally, there are no similar combinations of such building materials in the area. Staff finds the proposed design of the structures on the site would create inconsistencies in the surrounding area that could negatively impact neighboring properties. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

If approved:

- 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;
- Right-of-way dedication to include 30 feet for Racel Street;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, or within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

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 that 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: FAVIOLA MIRANDA

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



Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0192_

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Upper/Lower Kyle Canyon CAC Time: 5:30 p.m.

Date 5/26/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date: _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 6/17/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 126-08-801-002

ASSESSOR PARCEL #(s): 126-08-801-002

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed custom home and separate shop building located at a 3.27 site near Kyle Canyon Road in an RS80 rural residential. Requesting waiver of full off-sites such as curb, gutter, detached sidewalks, streetlights, partial paving and street-side landscape requirements.

PROPERTY OWNER INFORMATION

NAME: Miranda Faviola and Marquez Homero Meraz

ADDRESS: 7019 Alabaster Peak St.

CITY: Las Vegas STATE: NV ZIP CODE: 89106

TELEPHONE: 806-228-5340 CELL office@fhm-construction.com

APPLICANT INFORMATION (information must match online application)

NAME: R Blayne Soule (of Dwyer Engineering)

ADDRESS: 333 N Rancho Dr. Suite 500

CITY: Las Vegas STATE: NV ZIP CODE: 89106

TELEPHONE: 702-254-2200 CELL n/a ACCELA REFERENCE CONTACT ID # APR 25-101304

CORRESPONDENT INFORMATION (information must match online application)*

NAME: R. Blayne Soule'

ADDRESS: (Same as above)

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Faviola Miranda
Property Owner (Signature)*

Favuika Miranda
Property Owner (Print)

12/17/25
Date

JUSTIFICATION LETTER

To: Clark County Planning
Date: December 17, 2025
Subject: Faviola Miranda Residence (APN 126-08-801-002) – Waiver of Development Standards
From: Blayne Soule', P.E.

To whom it may concern,

The owner of the property described above is requesting a Waiver of Development Standards for the following:

- Waiver of Off-Site Improvements for proposed residence, and street-side landscaping due to rural zoning and related surroundings.

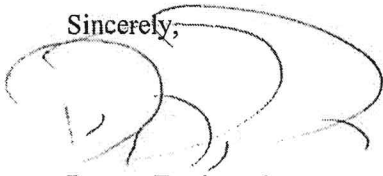
As Clark County Title 30 requires all future developments to have full off-site improvements (curb, gutter, detached sidewalks, streetlights, partial paving and street-side landscape requirements) on the frontage of the property, this was requested by Clark County Public Works during the approval of the Drainage Study. Furthermore, Title 30 has landscaping requirements along public roadways.

It is these above-mentioned items that waivers are being requested. The reason is that this particular property is located at a Rural Zone, where there are no improvements as mentioned above, to any of the existing surrounding properties.

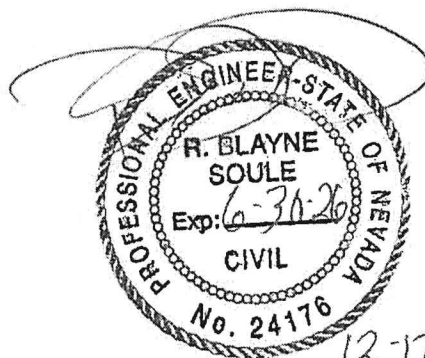
The Drainage Study proposes to develop 32-ft wide road on Racel Street, from the west property where the existing pavement ends, all the way to the proposed driveway of the future home. This is to match Clark County Air Quality requirements. Racel Street then continues unimproved to the east of the subject property. Because of the rural nature of the area, there are several unimproved roads with minimum traffic and very few pedestrians. This letter therefore requests the waiver for the curb, gutter, detached sidewalks, streetlights, partial paving and street-side landscape requirements for the subject property.

If there are any questions or additional information necessary, please do not hesitate to contact Dwyer Engineering at (702) 254-2200.

Sincerely,



Dwyer Engineering
R. Blayne Soule, P.E.
Vice President of Engineering



12-17-25