



## Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

February 11, 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](mailto: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: Stephen Hagstette, Jr  
 Candi Skehan  
 James Thompson  
 Jean Sawyer

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto: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](mailto: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 January 31, 2023. (For possible action)
- IV. Approval of the Agenda for February 11, 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
  - 1. **WS-25-0003-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ: WAIVER OF DEVELOPMENT STANDARDS** to allow an accessory structure prior to the primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Kyle Canyon Road and approximately 360 feet west of Buena Vida Street within Kyle Canyon. AB/my/kh (For possible action)
- VII. General Business
  - 1. Elect a Chair and Vice-Chair (For possible action)
  - 2. Approve 2025 Meeting Calendar (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 29, 2025.
- 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>



## Lower Kyle Canyon Citizens Advisory Council

January 31, 2023

### MINUTES

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Board Members: Stephen Hagstette, Jr, Chair  
Susan Davis, Vice Chair (EXCUSED)  
Heidi Unger  
Candi Skehan  
Linda Partipilo

Secretary: Dawn vonMendenhall. clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, jennifer.damico@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 5:31 p.m.
- II. Public Comment  
None
- III. Approval of Minutes for October 25, 2022  
**Moved by: Stephen Hagstette Jr**  
**Action: Approved subject minutes as recommended**  
**Vote: 4-0/ Unanimous**
- IV. Approval of Agenda for January 31, 2023  
**Moved by: Stephen Hagstette Jr**  
**Action: Approved agenda as recommended**  
**Vote: 4-0/Unanimous**
- V. Informational Items
  - I. Shared announcements of upcoming county or community meetings
- VI. Planning & Zoning  
No Zoning Items Heard

VII. General Business

- A. Introduced new CAC member - Linda Partipilo
- B. Appointed Chair, Stephen Hagstette Jr, and Vice-Chair, Susan Davis for 2-year term
- C. Reviewed and approved yearly calendar with the cancellation of the October meeting.
- D. Approved updated by laws.

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be April 25, 2023.

X. Adjournment  
The meeting was adjourned at 5:50 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0003-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow an accessory structure prior to the primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located on the north side of Kyle Canyon Road and approximately 360 feet west of Buena Vida Street within Kyle Canyon. AB/my/kh (For possible action)

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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 (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 proposed site plan shows an undeveloped lot located north of Kyle Canyon Road, approximately 360 feet west of Buena Vida Street. The applicant is proposing an RV and storage building on the northwest corner of the site. The setbacks for the proposed 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 shed is from the south property line (adjacent to Kyle Canyon Road). The applicant intends to establish this accessory structure prior to construction of a primary building.

Elevations

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

Applicant's Justification

The applicant states that they want to construct a permanent enclosure to store their items and there is no impact to the public or the neighbors.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-24-0550	Vacated 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 land
East	Open Lands	RS80	Undeveloped land

**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**

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. The applicant's request is uncommon and uncharacteristic of the neighboring parcels. The presence of a proposed RV and storage building to be constructed prior to a principal structure is discouraged by Title 30. Staff is concerned that the

site might become an unsightly storage site which may create negative impacts on the adjacent properties. Due to these concerns, staff finds the proposed structure could result in a substantial adverse effect on the adjacent properties; therefore, staff does not support this request.

**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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval and 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 and application for review; 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.
- 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.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT: FAVIOLA MIRANDA  
CONTACT: FAVIOLA MIRANDA, FHM CONSTRUCTION, LLC, P.O. BOX 751326, LAS  
VEGAS, NV 89136**

**DRAFT**





# Department of Comprehensive Planning Application Form

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

PROPERTY ADDRESS/ CROSS STREETS: Racel Street / Kyle Canyon Road

### DETAILED SUMMARY PROJECT DESCRIPTION

Surrounding privacy fence (within property line), and within said fence, the storage of personal mobile equipment and permanent storage structure.

### PROPERTY OWNER INFORMATION

NAME: MIRANDA FAVIOLA and MARQUEZ HOMERO MERAZ

ADDRESS: 5466 E. MONROE AVENUE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: 806-228-5340

CELL \_\_\_\_\_

EMAIL: office@fhm-construction.com

### APPLICANT INFORMATION (must match online record)

NAME: R. BLAYNE SOULE

ADDRESS: 333 N. RANCHO DRIVE, SUITE 500

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-254-2200

CELL \_\_\_\_\_

EMAIL: bsoule@dwyerengineering.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: R. BLAYNE SOULE

ADDRESS: 333 N. RANCHO DRIVE, SUITE 500

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-254-2200

CELL \_\_\_\_\_

EMAIL: bsoule@dwyerengineering.com

\*Correspondent will receive all communication on submitted application(s).

(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.

[Signature]  
Property Owner (Signature)\*

Faviola Miranda Meraz  
Property Owner (Print)

Homero Marquez  
Date 9-30-24

#### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) UL-25-0003

PC MEETING DATE 3/4/25

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION Lower Kyle Canyon

DATE 2/11/25

ACCEPTED BY MY

DATE 1/2/25

FEES \$1,300  
\$1,300

PLANNING  
COPY

UL-25-0003

# JUSTIFICATION LETTER

To: Clark County Planning  
Date: January 2<sup>nd</sup>, 2025  
Subject: Faviola Miranda Residence (APN 126-08-801-002) - APR-24-100884  
From: Blayne Soule<sup>s</sup>, P.E.

To whom it may concern,

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

- To store equipment outdoors, on-site for construction phase to be contained within new covered fence that surrounds the property. The equipment will be stored in a permanent covered closed enclosure after construction. Please note that there is no impact to the Public or Neighbors.
- RV to be used as construction office during construction phase.

Currently, the property under the APR-24-100884 is in Drainage Study review to develop a single home design.

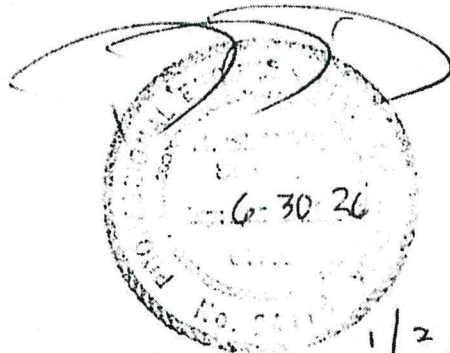
Attached with this justification letter are the proposed Civil Improvement Plans as well as proposed floor plans. Because it is a rural area, there are no proposed landscape plans for this development.

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



1/2/25

PLANNER  
COPY

UC-25-0003



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 139-20-301-004

PROPERTY ADDRESS/ CROSS STREETS: 3001 Coran Ln

**DETAILED SUMMARY PROJECT DESCRIPTION**

Extension of time for NZC- 21-0624.

**PROPERTY OWNER INFORMATION**

NAME: Diamond Coran LLC  
 ADDRESS: 5052 S. Jones Blvd # 165  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118  
 TELEPHONE: 7027349393 CELL 7027681861 EMAIL: rgallegos@visiconlv.com

**APPLICANT INFORMATION (must match online record)**

NAME: Petersen Management LLC - Darren C. Petersen ,Manager  
 ADDRESS: 5052 S. Jones Blvd # 165  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 7027349393 CELL 7025240054 EMAIL: kpruett@visiconlv.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Richard C. Gallegos c/o D.C. Petersen Professional Consultants  
 ADDRESS: 5052 S. Jones Blvd # 165  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799  
 TELEPHONE: 7027349393 CELL 7025240054 EMAIL: rgallegos@visiconlv.com

\*Correspondent will receive all communication on submitted application(s).

(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 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.

  
 Property Owner (Signature)\*

Darren C. Petersen, Manager  
 Property Owner (Print)

12/18/2024  
 Date

**DEPARTMENT USE ONLY:**

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) ET-25-400001  
 PC MEETING DATE \_\_\_\_\_  
 BCC MEETING DATE 3/5/25  
 TAB/CAC LOCATION Lone Mtn

ACCEPTED BY MY  
 DATE 1/6/25  
 FEES \$800

DATE 2/11/25

ET 25-400001  
 MY  
 1/6/25

PLANNER  
COPY

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



December 23, 2024

Hunter White  
Clark County Current Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, Nevada 89155

RE: Diamond Coran Multifamily  
APN: 139-20-301-004  
1<sup>st</sup> Extension of Time for NZC-21-0624  
Justification Letter

PROJECT NO.: 21-01

Dear Hunter:

We respectfully requested favorable consideration for the first extension of time for NZC-21-0624 for two (2) additional years to complete. We have made significant progress with the civil plans PW23-13870 especially considering the multiple governing jurisdictions involved in the review process, such as the City of North Las Vegas Water Department and City of Las Vegas Sanitation. The construction documents for the Building Department are 75% complete. We intend to submit by February 22, 2025 and expect a four (4) month review time for permit issuance on June 15, 2025 to commence construction.

Summary:

1. The proposed development is compatible with existing development in the area;
2. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
3. Building and landscape materials are appropriate for the area and for the County;
4. Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
5. Appropriate measures are taken to secure and protect public health, safety and general welfare; and
6. FAA and other additional requirements and standards if required will be complied with.

If you should have any questions or require additional information, please contact me at 702-524-0054.

Sincerely,

Richard C. Gallegos  
Project Director

ET-25-40001

PLANNER  
COPY