



MT. CHARLESTON TOWN ADVISORY BOARD

Mt. Charleston Library

75 Ski Chalet Place

Mt Charleston NV, 89124

April 2, 2026

6:00pm

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 Tracy Chaney at tracymctabsec@gmail.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
 - https://www.clarkcountynv.gov/government/departments/administrative_services/town_liaison_services/mt_charleston_tab.php

Board/Council Members: Dan Chaney - Chair
 Randy Soltero – Vice Chair
 Brenda Talley
 Sean Reeh
 Ernie Freggiaro

Secretary: Tracy Chaney, tracymctabsec@gmail.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, Invocation, Pledge of Allegiance, and Roll Call
- 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 January 29, 2026. (For possible action)
- IV. Approval of the Agenda for April 2, 2026 and Hold, Combine, or Delete any Items. (For possible action)

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

V. Planning and Zoning

1. **WS-25-0827-JIANGCILONG:**

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following :1) to increase the height of a proposed single-family residence (no longer needed); and 2) reduce the front setback of a proposed single-family residence (previously not notified) on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt Charleston. AB/jam/cv (For possible action)

2. **WS-26-0123 BRADAROX TRUST & KAJIOKA DARIN K & ROXANNE C TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a second floor balcony in conjunction with an accessory living quarters on 0.26 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located north of Crestview Drive and west of Seven Dwarfs Road within Mt Charleston. AB/dd/cv (For possible action)

VI. Informational Items

1. Receive a report from Metro regarding recent activity and other area policing concerns (for discussion only)
2. Receive a report from Metro Volunteers regarding member activities and events (for discussion only)
3. Receive a report from the Mt. Charleston Fire Protection District & Volunteer Fire Department regarding calls for service and other fire prevention issues (for discussion only)
4. Receive a report from Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns (for discussion only)
5. Receive a report from the Las Vegas Valley Water District regarding the status of the water system (for discussion only)
6. Receive a report from NV Energy with updates and other service-related concerns (for discussion only)
7. Receive a report from the United States Forest Service regarding current issues and activities and other forest related concerns like fires and closures (for discussion only)
8. Receive a report from CCSD regarding activity and events (for discussion only)
9. Receive a report from Clark County Administrative Services regarding communications with any updates from Clark County (for discussion only)

VII. General Business

1. Joe Jurisic with the Revel Run Series Volunteer Fire Donation
2. License Plate Program Presentations – Las Vegas Metro, Clark County Fire & SNORR
3. Deputy Director Jodi Bechtel from Clark County’s Department of Environment and Sustainability will share information about All-In Clark County and introduce a related survey for rural communities. All-In Clark County is a county-wide effort to make our communities more sustainable and resilient in the face of climate change. (for discussion only)

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: May 28, 2026

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mt Charleston Library 75 Ski Chalet Place, Mt Charleston NV 89124 & <https://notice.nv.gov>

V. **General Information**

1. **Mount Charleston Lodge Update**

Tony Celeste – 1980 Festival Village Las Vegas NV – Representative for the owners, gave the community an update. The large \$30M, 10,000 sqft, multi-level project has begun and is slated to open by 2nd quarter of 2027. The building permit was issued yesterday so they will start going vertical. They have been able to start grading and NDot has also approved the approach.

2. **License Plate Program**

Application process is active. All emails have gone out to past applicants. This will close on February 26, 2026 and will not be extended.

VI. **Informational Items**

1. **Receive a report from Metro regarding activity and statistics during the past reporting period and other area crime concerns (for discussion only)**

Sgt. Kevin Zafiris gave stats on the entire year Jan 2025 – Dec 2025. There have been 1936 events 484 proactive and 512 arrest & citations. A new Metro Substation is being built in Skye Canyon. We have a new officer on the mountain, Officer Harrison Malburg. Creech AFB will be having the peace walk protest March 28-April 3. A public discussion regarding the burros getting hit in the roads (along with other critters). Metro and NHP have been writing more tickets for speeding, but graveyard shift is low coverage due to less officers available.

Metro Volunteer Donna reported 30 meals were given at Thanksgiving, \$800.00 was raised for that food drive.

2. **Receive a report from Mt. Charleston Fire Protection District & Volunteer Fire Department regarding calls for service during the past month and other fire prevention issues (for discussion only)**

Chief Jason Douglas gave stats from last meeting to now. 98 calls for service – 83 EMS, 6 Fire, 4 Traffic and 5 Misc Assists. There will be free fire extinguisher training and CPR classes for mountain residents coming in the spring. Pine Needle Pick Up is scheduled for May – June if there is snow on the ground. They want to schedule a Coffee with a Cop and Firemen in the next month or 2. The new fire station is on track with the architect and should have the drawings in about 6 months. Chief Douglas is on a state committee regarding fire insurance for rural areas in Nevada and is fight for wildfire insurance. He talked about the Mt Charleston Fire Dept news letter and gave website information. Chief Douglas took questions regarding the community and fire protection & prevention.

3. **Receive a report from Nevada State Hwy Patrol regarding activity and statistics during the last month and other public safety concerns (for discussion only)**

Not Present

4. **Receive a report from LVVWD regarding the status of the water system (for discussion only)**

Annalise Porter and Aaron Gamble attended. The wells are at sustainable levels. We received 6.6” of precipitation in December and 4” in January. 200% of a 15-year average. We are reminded to winterize our irrigation systems and hose bibs. Make sure your phone numbers are updated with LVVWD so if there are any pipe bursts, they can get hold of you. Know where your main shut off is in case of a water emergency. They preformed water leak detection tests on the hydrants on the mountain and fixed where needed. Annalise suggested to put a home flow sensor on your water line. Aaron said they will be doing a follow up patch on Yellow Pine. And the Lodge water will be coming from the Echo wells.

5. **Receive a report from NV Energy with updates and other service-related concerns (for discussion only)**
6. Scott Hoffman reported 3 outages, all scheduled, since the last meeting. Customer notifications went out, but residents still are not receiving them. The rebuild work is still ongoing. The line from Angel Peak to Kyle Canyon substation is complete but still doing removals. Design and permit for the micro grid are underway for the Kyle Canyon circuit. Demand Charge coming up in April. There will be an Education Campaign to explain how it works.
7. **Receive a report from United State Forest Service regarding current issues and activities in the forest and other forest-related concerns (for discussion only)**
Not Present
8. **Receive a report from CCSD regarding activity member activities and events (for discussion only)**
Michelle Muehleisen gave an update – Lundy ES is doing good. The newsletter is out and goes over current events. Looks like enrollment is going up. Next Fall Festival will be October 23, 2026
9. **Receive a report from Clark County Administrative Services regarding communications with any updates from Clark County (for discussion only)**
Commissioner Liaison Michelle Baert attended and went over the current district newsletter. She introduced a new team member, Erv. Michelle reiterated the License Plate Program Application is due on February 26, 2026. We have \$200K to fund. Community comments on Echo Rd eroding due to the rains and the road not being completed. The excessive salt used on the roads during the last snow. There are still piles of it all over the roads in all the neighborhoods and on the main roadways.

VII. Public Comment

Kim with the Library announced the Winter Event on Saturday and there will be exterior improvements coming up. They will be bringing back their garden.

IX. Next Meeting Date

March 26, 2026

X. Adjournment

The meeting was adjourned at approximately 8:11 pm.

ATTACHMENT A
MT. CHARLESTON TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., APRIL 2, 2026

04/21/26 PC

1. **WS-25-0827-JIANGCI LONG:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to increase the height of a proposed single-family residence (no longer needed); and 2) reduce the front setback of a proposed single-family residence (previously not notified) on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt. Charleston. AB/jam/cv (For possible action)

2. **WS-26-0123-BRADAROX TRUST & KAJIOKA DARIN K. & ROXANNE C. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a second floor balcony in conjunction with an accessory living quarters on 0.26 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (SMO) Overlay. Generally located north of Crestview Drive and west of Seven Dwarfs Road within Mt. Charleston. AB/dd/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0827-JIANGCI LONG:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** to increase the height of a proposed single-family residence (no longer needed); and **2)** reduce the front setback of a proposed single-family residence (previously not notified) on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay.

Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt. Charleston. AB/jam/cv (For possible action)

RELATED INFORMATION:

APN:

129-26-810-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 48 feet where a maximum of 35 feet is allowed per Section 30.02.06 (a 37% increase) **(no longer needed).**
2. **Reduce the front setback to 3 feet where 15 feet is required per Section 30.02.04 (an 80% reduction) (previously not notified).**

LAND USE PLAN:

NORTHWEST COUNTY (MT. CHARLESTON) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

Site Address: 381 Kris Kringle Road

Site Acreage: 0.29

Project Type: Single-family residence

Number of Stories: **3**

Building Height (feet): **34**

Square Feet: **3,307**

Site Plan

The site plan depicts a proposed 3,307 square foot single-family residence located predominately on the western half of the subject site with the house setback 10.5 feet from the west property line, 49 feet from the east property line, and 36.5 feet from the rear property line. The front setback is approximately 3 feet from the front (north) property line to the garage necessitating a waiver as 15 feet is required. A 5 foot tall decorative fence

on top of a 3 foot tall retaining wall is proposed along the front property line, and a 4 foot tall wood picket fence is proposed along the side and rear property lines. A 21 foot wide driveway is located on the east half of the house footprint along the front property line with access to Kris Kringle Road.

Landscaping

Landscaping is not a part of this request.

Elevations & Floor Plans

The north elevation shows a 1 story single-family residence with a maximum height of 15 feet. The rear elevation shows 2 additional basement levels for a total of 3 levels and a maximum height of approximately 45 feet. The side elevations depict a maximum height of approximately 38 feet. The overall average height of all the elevations of the proposed single-family residence is 34 feet. The floor plans depict 3 levels (basement 2, basement 1, and level 1 at the street level) with the total habitable area of 3,307 square feet and an attached garage at 541 square feet. Proposed patio covers are also shown on the plans.

Applicant's Justification

That applicant states that due to the steep slope of the property caused by the road construction of Kris Kringle Road, they are providing a solution that leads to much less disturbance to the existing terrain of the mountain. While the site is 0.29 acres, only 1,518 square feet total (basement and walkway to single-family residence) are being disturbed, and the rest of the topography will be unchanged. The leach field is designed as a terraced drainage field that follows the natural slope with modified slopes allowing the natural drainage pattern of the mountain to remain.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400457-99 (VC-1980-98)	First extension of time of a variance to increase building height and reduce setbacks - expired	Approved by PC	January 2000
VC-1980-98	Variance to increase building height, reduce setbacks - expired	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (SMO)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 (SMO)	Single-family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 (SMO)	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

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.

Although the applicant **reduced the front setback to minimize the height of the structure** and they are minimizing disturbances to the remaining mountain with a unique split level design, staff finds that this request is a self-imposed hardship that could be mitigated by an alternative design, including **utilizing a side loading garage where the driveway would be a more typical length**. Lastly, staff finds that **reducing the front setback and the available driveway length for on-site parking** could have a negative impact on the character of the area and surrounding residences. Therefore, staff recommends denial.

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:

- 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

- No comment.

TAB/CAC:

APPROVALS: 3 cards

PROTESTS: 7 cards, 8 letters

PLANNING COMMISSION ACTION: January 20, 2026 – HELD – To 02/03/26 – per the applicant.

PLANNING COMMISSION ACTION: February 3, 2026 – HELD – No Date – per the applicant to rewrite and renotify.

APPLICANT: JIANGCI LONG

CONTACT: YIHONG LIU + ASSOCIATES, LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0123-BRADAROX TRUST & KAJIOKA DARIN K. & ROXANNE C. TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a second floor balcony in conjunction with an accessory living quarters on 0.26 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (SMO) Overlay.

Generally located north of Crestview Drive and west of Seven Dwarfs Road within Mt. Charleston. AB/dd/cv (For possible action)

RELATED INFORMATION:

APN:

129-25-410-071

WAIVERS OF DEVELOPMENT STANDARDS:

Reduce the front setback for a balcony to 12 feet where 15 feet is required per Section 30.02.02 (a 20% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (MT. CHARLESTON) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 280 Crestview Drive
- Site Acreage: 0.26
- Project Type: Balcony setback
- Number of Stories: 2
- Building Height (feet): Up to 22 per WS-24-0337 (detached garage & accessory living quarters)
- Square Feet: 446 (detached garage)/461 (accessory living quarters)

History & Site Plan

In August of 2024, WS-24-0337 was approved to allow increased height for a 2 story detached building, with a garage on the first floor and an accessory living quarters with a balcony on the second floor. In May 2025, AV-25-900320 was approved to reduce the front setback for the detached building from the originally approved 21 feet to 15 feet. Now, the applicant is requesting that the front setback for the balcony located on the second floor of the proposed accessory building be reduced to 12 feet.

The current site plan depicts the proposed detached garage within the front yard of the property near the southeast corner of the site off Crestview Drive. There is a second floor balcony overhanging from the front of the building that would be set back 12 feet from the front property line. The front face of the accessory building will still be set back the required 15 feet from the front property line, 5.5 feet from its closest interior side property line to the east, and is 26 feet from the existing single-family residence to the north.

Elevations

The elevations depict the proposed accessory building as being 2 stories with a maximum height of 26 feet at the highest point from grade on the south elevation. The average elevation of the accessory building was approved at 22 feet via WS-24-0337, and the applicant anticipates that the average height of the structure will be less than that. The accessory building is to be constructed of wood and will feature glazed windows and a pitched metal roof to match the existing single-family residence. The south side of the building facing Crestview Drive will feature a rolling garage door and a second story balcony, and the west side of the garage will have a door as another point of interior access. Due to the drastic change in elevation from the front (south) of the structure to the rear (north), the second story accessory living quarters will only be accessible from a small staircase on the west side of the building.

Floor Plans

The plans show the first floor as being open for vehicle parking, with the rolling garage door facing south. The second floor plan depicts a consisting of a restroom, media room, and an interior access point on the west side (second story) of the proposed building. There is a balcony located on the south of the accessory building that is only accessible from the second story accessory living quarters. This balcony overhangs the rolling garage door and intrudes into the front setback.

Applicant’s Justification

The applicant states that this waiver is necessary to preserve significant mature trees on-site. If the garage was built to the 15 foot front setback as opposed to the 12 foot setback being requested, it may impact the root system of the mature tree directly to the north of the proposed detached garage.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0337	Waiver to increase accessory structure height	Approved by PC	August 2024
SC-08-0975	Established an addressing grid and official street names within the boundaries of Mount Charleston	Approved by BCC	March 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 (SMO)	Single-family residential

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.

While staff does not normally support the reduction of front setbacks, staff finds that the only intrusion into the front setback will be a balcony overhang for a detached garage, and that the rest of the structure will meet the setback requirements. Additionally, staff notes that this waiver is being requested due to the limited size of the lot which limits the applicant to use only certain areas on the site due to the topography of the lot and in order to preserve mature native trees behind the proposed detached building. For these reasons, staff can support this request.

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

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROXANNE KAJIOKA

CONTACT: ROXANNE KAJIOKA, 280 CRESTVIEW DRIVE, MT. CHARLESTON, NV
89124

DRAFT