



MT. CHARLESTON TOWN ADVISORY BOARD

Mt. Charleston Library

75 Ski Chalet Place
Mt Charleston NV, 89124

January 29, 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 October 30, 2025. (For possible action)
- IV. Approval of the Agenda for January 29, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. 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 CCDS 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)
- VI. Planning and Zoning
 - 1. **WS-25-0827-JIANGCI LONG: HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a proposed single-family residence on 0.29 acres in an RS80 (Residential Single-Family 80) Zone within the Springs Mountain Overlay. Generally located south of Kris Kringle Road and west of Seven Dwarfs Road within Mt. Charleston. AB/jam/cv (For possible action)
- VII. General Business
 - 1. License Plate Program Applications due February 26, 2026
 - 2. Address current bylaws for 2026
 - 3. Mount Charleston Lodge Update
 - 4. Lee Canyon Presentation by Johnny DeGeorge
- 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: March 26, 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>



Mt. Charleston Town Advisory Board

Oct. 31, 2025

MINUTES

Board/Council Members:	Dan Chaney, Chair Ernie Freggiaro	Randy Soltero, Vice Chair Sean Reeh	Brenda Talley
Secretary:	Tracy Chaney, tracymetabsec@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, Pledge of Allegiance, Roll Call

The meeting was called to order at approximately 6:02 p.m.

Roll call taken

Dan Chaney- Present
Randy Soltero - Present
Brenda Talley - Present
Sean Reeh - Present
Ernie Freggiaro - Present

II. Public Comment

None

III. Approval of July 31, 2025 meeting minutes

Motion to approve by: Brenda Talley

Action: Approved

Vote: 5/0 – Unanimous

Approval of October 31, 2025 Agenda

Motion to approve with adjustments by: Brenda Talley

Action: Approved

Vote: 5/0 - Unanimous

IV. Planning & Zoning

None

V. Informational Items

1. Receive a report from Clark County Administrative Services regarding communications with any updates from Clark County (for discussion only)

Commissioner April Becker attended and gave an update on the SNHD Septic issue. The matter is on

hold for now, but her plans are to make the Mount Charleston area exempt. No decisions are made at this time. She explained how she works with other commissioners for support to get support in return. Commissioner Becker will look into all the building going on in the Skye Canyon area and how it will or will not affect our Dark Sky initiative. Resident Misty H asked about the road in Echo and when it is scheduled for repairs. That is something she will get back to Misty on.

Michelle Baert Lieason spoke about events in the district and where to report any issues concerning Clark County.

2. 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 this far. Since Jan 1, 2025 there have been 430 events. 388 proactive and 394 citations. Metro, Hwy Patrol, NDot and Clark County will be having their winter coalition meeting soon to discuss the snow season. Sgt Zafiris took questions regarding community and patrolling.

3. 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. 58 calls for service. The department was approved for new EMTs. The goal is to have most of the firemen to have their EMT certificates. Chief Douglas talked about the Mnt Charleston Fire Dept news letter and gave website information. The prescribed burns in Lovel Canyon were a success. As of Sept 19, 2025, the fire restrictions on the mountain have been lifted. Chief Douglas took questions regarding the community and fire protection & prevention. There will be free training and CPR classes to mountain residents coming in the spring.

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

Jason Bailey and Aaron Gamble attended. The wells are at the concerned levels. We received 3.6" of precipitation in September. 85% of a 15-year average. We are reminded to winterize our irrigation systems and hose bibs. They will be doing maintenance work on the lower Rainbow Canyon well and we may see some water running during this task. No new updates on the bypass water system at this time. Jason introduced Analise Porter as she will be taking over for him.

5. Receive a report from NV Energy with updates and other service-related concerns (for discussion only)

Scott Hoffman reported 2 outages since July. One on Sept 25, 2025 due to weather. NV Energy did a helicopter fly over to assess the reason and found nothing to keep the outage, so power was returned. Oct 21, 2025 was a planned outage, but notification was not sent out. This was a mishap in the computer system and was resolved. Reseeding is planned after all the construction. Scott too some questions from the residents. A lot was built around the battery back up and fire safety. Residents are also concerned about the new billing.

6. Receive a report from Metro Volunteers regarding activity member activities and events (for discussion only)

Brenda Talley reported for the Volunteer Metro team. New volunteers are welcome. The yearly food drive for the families in Indian Springs is coming up in November. She asked the community for grocery gift cards. These can be dropped off at 4488 Yellow Pine Rd for collection.

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

Not Present

8. 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

9. **Receive a report from CCDS regarding activity member activities and events (for discussion only)**
Next Fall Festival will be October 23, 2026

VIII. General Information

1. SNORR will be available this year with same day turnaround. Ryan introduced himself as the mountain liaison for SNORR. They will be helping with snow chains at the Metro station and ready to assist.
2. Discussed meeting dates for 2026. These will need to be approved at the next meeting on January 29, 2026.

March 26, 2026

May 28, 2026

July 30, 2026

October 29, 2026

January 28, 2027

If needed, dates can be added for any planning and zoning action items.

VI. No Public Comment

IX. Next Meeting Date

January 29, 2026

X. Adjournment

The meeting was adjourned at approximately 7:48 pm.

ATTACHMENT A
MT. CHARLESTON TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., JANUARY 29, 2026

02/03/26 PC

1. **WS-25-0827-JIANGCI LONG:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed single-family residence 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)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0827-JIANGCI LONG:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed single-family residence 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

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 48 feet where a maximum of 35 feet is allowed per Section 30.02.06 (a 37% increase).

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: 4
- Building Height (feet): 48
- Square Feet: 4,325

Site Plan

The site plan depicts a proposed 3,784 square foot single-family residence located predominately on the western half of the subject site with the house setback approximately 20 feet from the front (north) property line, 9 feet from the west property line, and 34 feet from the rear property line. 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 37.5 foot wide driveway is centrally located at 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 2 story single-family residence with a maximum height of 29 feet. The rear elevation shows two additional basement levels for a total of 4 levels and a maximum height of approximately 59 feet. The side elevations depict a maximum height of approximately 50 feet. The overall average height of all the elevations of the proposed single-family residence is 48 feet. The floor plans depict 4 levels (basement 2, basement 1, level 1 at the street level, and level 2) with the total habitable area of 3,784 square feet and an attached garage at 541 square feet. Proposed patio covers are also shown on the plans.

Applicant's Justification

The 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 1,812 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 indicates the increase in building height is a result of the steep terrain 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 prevented by an alternative design, including reducing the number of floors proposed. Lastly, staff finds that increasing the allowable building height in the area 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, 6 letters

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

APPLICANT: JIANGCI LONG

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