



MT. CHARLESTON TOWN ADVISORY BOARD

Mt. Charleston Library

75 Ski Chalet Place

Mt Charleston NV, 89124

February 27, 2025

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 30, 2025. (For possible action)
- IV. Approval of the Agenda for February 27, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Planning and Zoning
 - 1. WS-25-0018 Mount Charleston Trust and Jim D Mesalic Trustee – improvement proposal
- 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 the Mt. Charleston Fire Protection District & Volunteer Fire Department regarding calls for service and other fire prevention issues (for discussion only)
 - 3. Receive a report from the Las Vegas Valley Water District regarding the status of the water system (for discussion only)
 - 4. Receive a report from Metro Volunteers regarding member activities and events (for discussion only)
 - 5. Receive a report from Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns (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)
- VII. General Business
 - 1. The Mt. Charleston License Plate Grant Program the application process will be open February 1- February 28, 2025
 - 2. Clarify TAB meeting dates for 2025. Odd months, plus October 2025
 - 3. Review Bylaws
- 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 27, 2025
- 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

January 30, 2025

MINUTES

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

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, Pledge of Allegiance, Roll Call

The meeting was called to order at approximately 6:05 p.m.

Roll call taken

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

II. Public Comment

Suspended until end of meeting due to a large number of presenters.

III. Approval of August 8, 2024 and September 26, 2024

Moved 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)**

April Becker County Commissioner greeted the community. She has an open-door policy and wants to be part of the community. Michelle Baert is the new liaison for April Becker's team and is happy to be serving with us.

2. **Receive a report from CCDS regarding activity member activities and events (for discussion only)**
Clark County School District attended. Brenda Larson Mitchell Interim Superintendent, Trustee Linda

Cavazos, Trustee Lydia Dominguez, Trustee Lisa Satory and Trustee Isaac Barron are in support of opening Lundy ES. Brandon McLaughlin, Asst Superintendent of Construction Development for CCSD is committing to keep up the communication on the construction and plans to open Lundy ES in the Fall of 2026. He will come to all the meetings to update the progress. The plan now is to repair the existing building with other improvements such as electrical (modernized system), fire system upgrades. The septic tank will get done and has pre governor approval to the expedited permitting process. Public Works is dealing with the flood channel. Some cosmetic fixes are needed. Other questions were asked about the diesel generator being contained and a replacement bridge. This will all be addressed in the repair construction. At this point they are still confirming a contractor. Brenda would like to see it open for the 2025 Fall session. Ernie asked to keep an open mind on using the facility as a Community Center too when not in use by CCSD. There will be 2 teachers and 1 custodial staff serving grades K-5. Residents asked about a Pre-K, CCSD will look into that option.

3. **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 reported the following statistics from this reporting period: 31 calls for service, 34 proactive stops and 15 citations this far for 2025. They are dealing with manpower issues and have been approved for a 10th officer. This will be July before we see that new officer due to placing procedures. Speed is still the #1 factor on the mountain. Snow Trax have been installed. Sgt Zafiris met Donna Thompson, the Volunteers Metro Rep, to talk about training and what is needed. There will be a list of contacts for community events. Other questions answered from the community: Will there be more communication from Metro? Sgt let us know they are looking into an Instagram page for the Mountain area or something along that line. A list of full-time residents was requested. Due to the extra power outages, patrolling is more often. Sgt gave a directive for his officers to be more visible. There is another Coffee with Fire & Cops coming up in the spring. Metro does have the gate code for the Lee Canyon side. Sgt Zafiris prefers email communication. K13339Z@lmpd.com He also communicates with Sgt Branshi from NHP.

4. **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 shared stats for the previous reporting period: 64 calls for service, 11 were fire or assists, 6 were misc. & 1 structure fire. The new ambulance is in service on the Kyle Canyon side and the last one is in service on the Lee Canyon side. Lee Canyon fire station received a new roof and solar power. We now have 2 full-time EMTs. Chief did send one truck to the CA fires to assist. UNR will come to teach a defensible space class free to mountain residences (April 11th and 12th). Chief Douglas asked if homeowners can take pictures of where electrical connections in their homes and send them in to the fire station to help if there is a fire. This will help them be more efficient in firefighting. Another Coffee with Fire & Cops will be announced, the goal is to have one each quarter. They want to do this quarterly. Other questions answered from the community: when seeing a fire out of hand in campsites, 911 is the best way to communicate instead of calling the station or firemen directly. This will also log the calls to show how much coverage is needed in the area. If there is a rescue on a trail, Clark County Fire can only go 2 miles in, then Metro Search and Rescue will be called in. There is no policy stating smoking must be inside a vehicle, but they follow the USFS laws. They will still test fire hydrants.

Volunteer Chief Dave Martin does not have anything to report. Keep in mind not to leave fires unattended, even in your own yard.

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

Jason Bailey and Aaron Gamble attended. Aaron shared the Rainbow Well is at a concerned operating level, 42%. Other wells on the mountain are at sustainable levels. The Rainbow and Echo wells can be used together. If there is a power outage, LVWWD will top off the wells. The \$2M project was pushed to mid-March. Other LVVWD questions answered: there is an automatic valve to transfer water & our wells are not off other aquifers. The water quality is good. Aaron asked to check all water connections as the temperatures are dropping and poor connections can lead to breaks. Operators are available from M-Th for support. Update on the grant community project for the Rainbow Construction Pipeline for \$2M has been moved to mid-March. Residents asked if the new houses are going to affect our mountain water wells, Jason assured that those houses will use the valley water supply.

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

Donna Thompson: they need more volunteers. There is a lot of training available and it would help the community.

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

None

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

Scott Kauffman provided the following updates for the reporting period: Outages reported, 3 PSOM events since Oct. 1st one power outage due to no micro grid. The wind was too high. 2nd one no power outage since the micro grid was working. 3rd one power outage due to no micro grid since the wind was too high and we are having a really dry year. High fire risk currently. NV Energy started construction on the Angel Peak cable replacement. In the next couple of months there will be some pole replacement. Resident asked why there is not more information put out on the micro grids and if there is information, where is it? Scott explained that it is on the NVE website. The micro grid generators are installed right now at the Fletcher Camp Ground. When a PSOM event happens, the power is shut off, then there is a manual action to change the power station with the generators. This takes an hour to go on & off. Sometimes the wind is too high to use the micro grid. NVE filed Amendment 1 that reduces PSOM events in 4 phases. This proposal is on the PUCN Website Docket #24-12016. Underlayment of lines has been considered but are not part of this plan and no longer on the table. A resident asked if there are more plans for vegetation clean up and Jason with Fire said that easements will be cleared. Ernie asked for pole locations as to which Scott said he will provide for the next meeting. Scott did come back to the informational meeting to clarify some information on the micro grid, it will be 3 pronged a solar/battery/propane connection.

9. **Receive a report from United State Forest Service regarding current issues and activities in the forest and other forest-related concerns (for discussion only)**

Katy Gulley is the new area manager for the USFS. Katy is aware of the wild horse and burro management and is working on getting an emergency assessment which will allow the movement of the animals. USFS is working through the design of Mary Jane Falls Trail to move the path up and out of the flood plain. Maybe looking at 2026 for opening. They are also hoping to get funding for parallel parking by Trail Canyon Trail. No picnic tables will be installed. Cathedral Trail gates have been open during the winter season (not supposed to be), Katy will investigate it. This trail will be completed for the 2025 spring season. Concerns about parking and overcrowding will be addressed in a community scoping meeting. Bristle Cone Trail is going to take a little longer to complete. A new trail was announced. Lower Showgirl will be built to go to Harris Spring. The Blue Butterfly and Monarch endangerment is adding slight delays, but not a lot. USFS Fire will be getting some engine upgrades that will take firefighters deeper into the forest. Megan Carter completed that assessment on horse management. The courts dismissed the case

against the USFS. This is good news for the follow-through on the horse and burro plan. However, they are still waiting on funding. The BLM has a lot of questions, and this is holding the program up. There are concerns on drought conditions too. A holding area for wild animals is an option, but USFS is waiting for staff and vets to move them correctly. Also, at this time the holding area is overloaded and USFS needs to follow the Comprehensive Animal Care Program. A resident asked what they can do right now to control the wild horses. A fence was suggested. Others asked if the USFS can at least take the males out to stop adding to the horse population. Ernie discontinued the conversation since with the facts given to us, there is no immediate resolution.

VIII . **Nomination for 2025 Chair and Vice Chair**

Brenda Talley to Nominate Dan Chaney as Chair

Action: Approved – All in favor

Vote: 5/0 – Unanimous

Brenda Talley to Nominate Randy Soltaro as Vice Chair

Action: Approved – All in favor

Vote: 5/0 - Unanimous

IX. **Actions**

Licence Plate Program applications open from February 1st to February 27th 2025. Board voted to extend application process to March 27, 2025

Ernie asks for a meeting every other month

IX. **Next Meeting Date**

Next meeting date Feb 27, 2025

X. **Adjournment**

The meeting was adjourned at approximately 8:55 pm.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 129-25-410-105

PROPERTY ADDRESS/ CROSS STREETS: SNOW WHITE AND KRIS KRINGLE

DETAILED SUMMARY PROJECT DESCRIPTION

Adding retaining walls on the perimeter of an an existing single family residence.

PROPERTY OWNER INFORMATION

NAME: MOUNT CHARLESTON TRUST and JIM D MESALIC TRUSTEE
ADDRESS: 4927 Snow White Road
CITY: CC Mt. Charleston STATE: NV ZIP CODE: 89124
TELEPHONE: _____ CELL 702-682-9697 EMAIL: jim@jdmprop.com

APPLICANT INFORMATION (must match online record)

NAME: MOUNT CHARLESTON TRUST and JIM D MESALIC TRUSTEE
ADDRESS: 4927 Snow White Road
CITY: CC Mt. Charleston STATE: NV ZIP CODE: 89124 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-682-9697 EMAIL: jim@jdmprop.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Petya Balova - Balova Engineering
ADDRESS: 7495 West Azure Drive, Suite 140
CITY: Las Vegas, NV 89130 STATE: NV ZIP CODE: 89130 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-682-1706 EMAIL: petya@balovaengineering.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.

J. Mesalic
Property Owner (Signature)*

JIM D MESALIC
Property Owner (Print)

11/25/24
Date

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 checked="" 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) WS-25-0018

ACCEPTED BY NW

PC MEETING DATE 03/04/25

DATE 11/9/25

BCC MEETING DATE _____

FEES \$800

TAB/CAC LOCATION Mt. Charleston

DATE 02/27/25



December 18, 2024

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Planner
Copy

Re: MESALIC RESIDENCE
APN 129-25-410-105

The purpose of this letter is to request a Design Review with Waivers on behalf of the owner, Mount Charleston Trust, for proposed perimeter walls in a Hillside development associated with an existing single-family residence located at 4927 Snow White Road, Assessor's Parcel Number 129-25-410-105. The total parcel area is 0.32 acres.

The property is zoned RS80 (Residential Single Family 80) and is surrounded by an undeveloped parcel to the east under the same ownership, a public road to the north, and developed residential lots to the west and the south, also zoned RS80. North of Snow White Drive is undeveloped BLM land.

The existing improvements include a single-family residence, an 8-foot CMU block wall with a wrought iron fence on top along the south and portions of the east and west property lines, a septic tank with a leach pit, and a water connection.

The proposed improvements are as follows:

- A retaining wall along the property's south, east, and west sides with a 5-foot offset from the property lines except for a portion of the east wall, which will be placed on the property line. The existing 8-foot high block wall will remain. The distance between the existing and new walls varies between 2.3 and 3 feet. That area will be sloped and used to carry nuisance water to the point of discharge. The bottom of the retaining wall will be buried a minimum of 3 feet below the frost line. The total retaining portion of the wall will be up to 9 feet high, measured from the top of the footing to the finish grade; however, if measured from finish grade to finish grade, it will be 2 feet shorter. Please refer to the Grading Plan (C1) for top-of-footing to top-of-grade measurements at all angle points and to the Typical Cross Sections sheets (C2, C3, C4, and C5) for additional dimensions. The cross-section sheets also include cumulative dimensions from the existing grade at the common property line to the top of the retaining wall.

The attached Cut and Fill exhibit shows the cut and fill amounts on a grid plus elevations at 5-foot, 20-foot, and 50-foot offsets from the adjacent properties.

- A deck with columns, as shown on the attached site plan
- An underground propane tank

WAIVER OF DEVELOPMENT STANDARDS

WAIVER 1

Retaining wall exceeding 6 feet in height

Justification:

Measured from the top of the footing to the finish grade, the retaining wall along the south property line exceeds 6 feet in height and varies between 6 and 9 feet.

Measured from the finish grade to the finish grade, it varies between 4 and 7 feet due to the requirement of 3 feet below the frost line.

The total height of the combination block wall/wrought iron fence, measured from the finish grade to the top of the fence, does not exceed 9 feet as allowed per code.

The proposed retaining walls conform to the site's topography. They will incorporate earth-tone colors to match the native soils and rocks, thus complying with some of the retaining wall standards established in Section 30.04.03C. However, using graduated steps is impractical in this case due to the proximity to the underground septic system.

The CC Planning Commission approved a similar request in September 2007 under WS0919-07: Waivers for increased wall height and non-decorative block wall.

A technical drainage study for the site PW24-18149 has been approved.

We believe that our request is compatible with the adjacent developments within the area and that its approval will have no detrimental effect on the surrounding areas.

If you require further information, please contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering