

V. Informational Items

1. Receive a report from Metro regarding activity and other crime concerns (for discussion only).
2. Receive a report from Mt. Charleston Fire District regarding calls for service during the past month 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 United States Forest Service regarding current issues and activities in the forest and other forest related concerns (for discussion only).
7. Receive a report from NV Energy regarding PSOM updates and other service related concerns (for discussion only).
8. Receive a report from Clark County Administrative Services regarding snow removal procedures in Old Town, discuss requests for the upcoming budget cycle, the Neighborhood Meeting for the Mt. Charleston Lodge will immediately follow this meeting, and any other updates from Clark County (for discussion only).

VI. Planning and Zoning

1. **UC-22-0584-MT. CHARLESTON INVESTMENTS, LLC:**

USE PERMIT to allow temporary outdoor commercial events to exceed the permitted timeframes per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS to allow a fabric membrane structure (tent) and additional temporary structures where a permanent enclosed building is required per Section 30.44.005.

DESIGN REVIEW for temporary outdoor commercial event facility on 4.1 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Kyle Canyon Road, 723 feet east of Knotty Pine Way within Mt. Charleston. RM/jud/syp (For possible action) **12/6/22 PC**

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's jurisdiction will be held. No vote may be taken on a matter not listed on the posted 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

IX. Next Meeting Date: October 27, 2022

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mt. Charleston Library, 75 Ski Chalet Place, Las Vegas, NV 89124



Mt. Charleston Town Advisory Board

July 28, 2022

MINUTES

Board Members: Brenda Talley – Chair Ernie Freggiaro – Vice Chair
Olivia Vallee Misty Haji-Sheikh Curtis Alexander

Secretary: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 6:07 p.m.
Curtis Alexander and Misty Haji-Sheikh absent
All other Board members - present
- II. Public Comment
None
- III. Approval of Minutes for June 2, 2021
Moved by: Ernie Freggiaro
Action: Approval
Vote: 3-0/Unanimous
- IV. Approval of Agenda for July 30, 2022
Moved by: Ernie Freggiaro
Action: Approval
Vote: 3-0/Unanimous
- V. Informational Items
 1. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
Sgt. Marlow reported 34 calls for service, 29 citations, and 7 arrests during the last reporting period. They performed active shooter/active assailant training at the Indian Springs School and will be doing similar training at Lundy Elementary next Wednesday.
 2. Receive a report from Mt. Charleston Fire District regarding calls for service during the past month and other fire prevention issues (for discussion only)
Chief Gonzalez reported 27 calls for service in July. The Pine Needle Pick Up was held on June 4th and 9.4 tons of debris was collected. The new water tender #853 is 99% operational. Chief will be inspecting the new brush unit in Florida next week. The Board of County Commissioners approved funding for 5 new positions – 1 Assistant Fire Chief, 1 Fire Fighter, and 3 Medics. It

was discovered that there is a potential problem with the Medic alert system. A resident was pressing the button but the service company was calling the wrong number. The correct number for Medical/Fire emergency calls is (702) 382-3000. The draft Fire Restrictions for Private Properties was handed out.

3. Receive a report from LVVWD regarding the status of the water system (for discussion only)
See report under the General Business item
4. Receive a report from Metro Volunteer Program regarding member activities and events (for discussion only)
Brenda Talley reported that the MVPs assisted with the Pine Needle Pick-Up and the Pine Dining events.
5. Receive a report from Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns (for discussion only)
Metro Sgt. Marlow shared that the NHP staff levels are down 50%.
6. Receive a report from United State Forest Service regarding current issues and activities in the forest and other forest-related concerns (for discussion only)
Area Manager Deb MacNeill reported that the Visitor Center is now open 7 days a week. NVEnergy and USFS personnel are assessing trees in the area and will be removing hazard trees. Fire Management Officer Ray Dombrowski reported that there were 6 fires since May. Year to date there have been 62 illegal campfires.
7. Receive a report from Nevada Department of Transportation regarding road conditions, construction updates and other road related issues (for discussion only)
No report. Vivian Eddins asked why the vegetation was scraped away the Deer Spring and 157.
8. Receive a report from NV Energy regarding updates to the Public Safety Outage Management program, vegetation management, and other energy-related issues (for discussion only)
Scott Kauffman reported 2 PSOM events during June. Fuses are being replaced with “non-explosion” fuses. Winds reached 62 mph during the 2nd event. They are close to finalizing the 2nd amendment of their PUC filing.
9. Receive a report from Clark County Administrative Services regarding the maintenance of Old Town roads, Short Term Rentals, Transform Clark County and any other updates from Clark County (for discussion only)
Meggan Holzer reported that the Short Term Rental Ordinance was approved and the Mt. Charleston areas was exempted as requested. The License Plate Grants are going through the approved process with the Board of County Commissioners.

VI. Planning & Zoning
None

VII. General Business

1. The Las Vegas Valley Water District will present a Hydrological Study to inform residents of the current water conditions on the mountain. (for discussion only)
Jason Bailey shared that the system is still within the concerned range.
Jim Prieur, Senior Hydrologist, handed out copies of his presentation. (see attached) He gave a brief overview of the area's hydro-geologic framework, groundwater system, the last water year, and the groundwater recharge dynamics. He share information about precipitation and its impact on recharging the well levels.

VIII. Comments by the General Public
None

IX. Next Meeting Date
The next regular meeting will be **September 1, 2022**

X. Adjournment
The meeting was adjourned at 7:52 pm

7/28/22

Kyle Canyon Water District

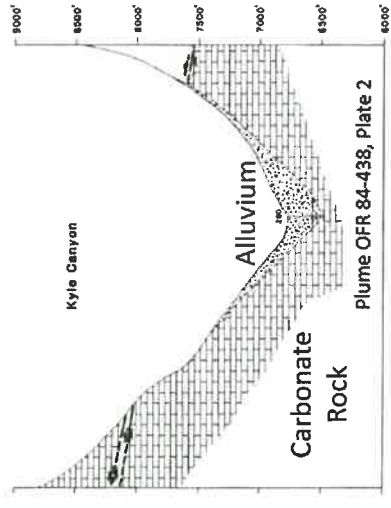
Hydrologic Conditions and Outlook July 2022



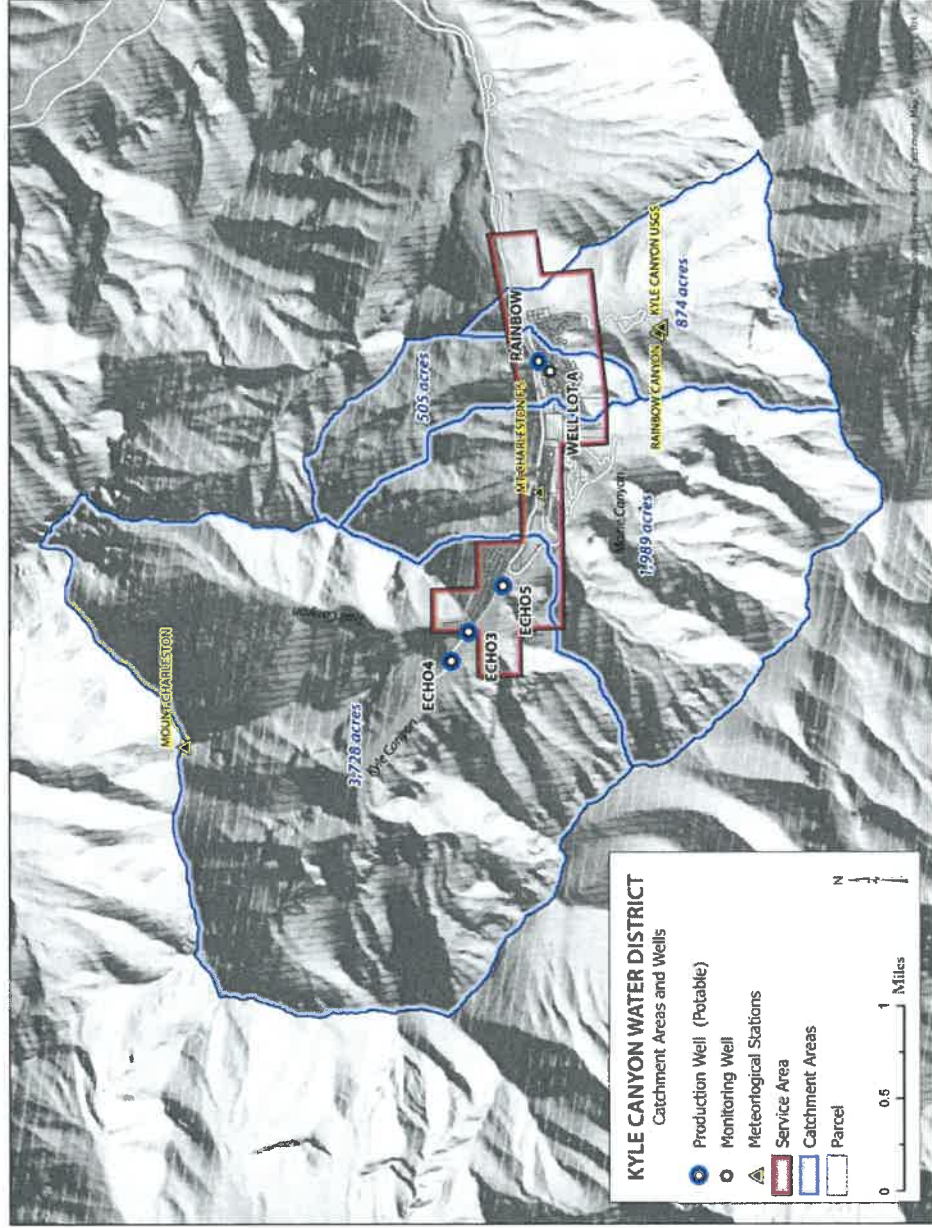
Presentation Topics

- Overview of Kyle Canyon Hydrogeologic Framework and Groundwater System
- Current and Historical Hydrologic Conditions
- Groundwater Recharge Dynamics and Water Levels
- Water System Production Well Network
- Water Resource Outlook

Kyle Canyon Area Hydrogeology



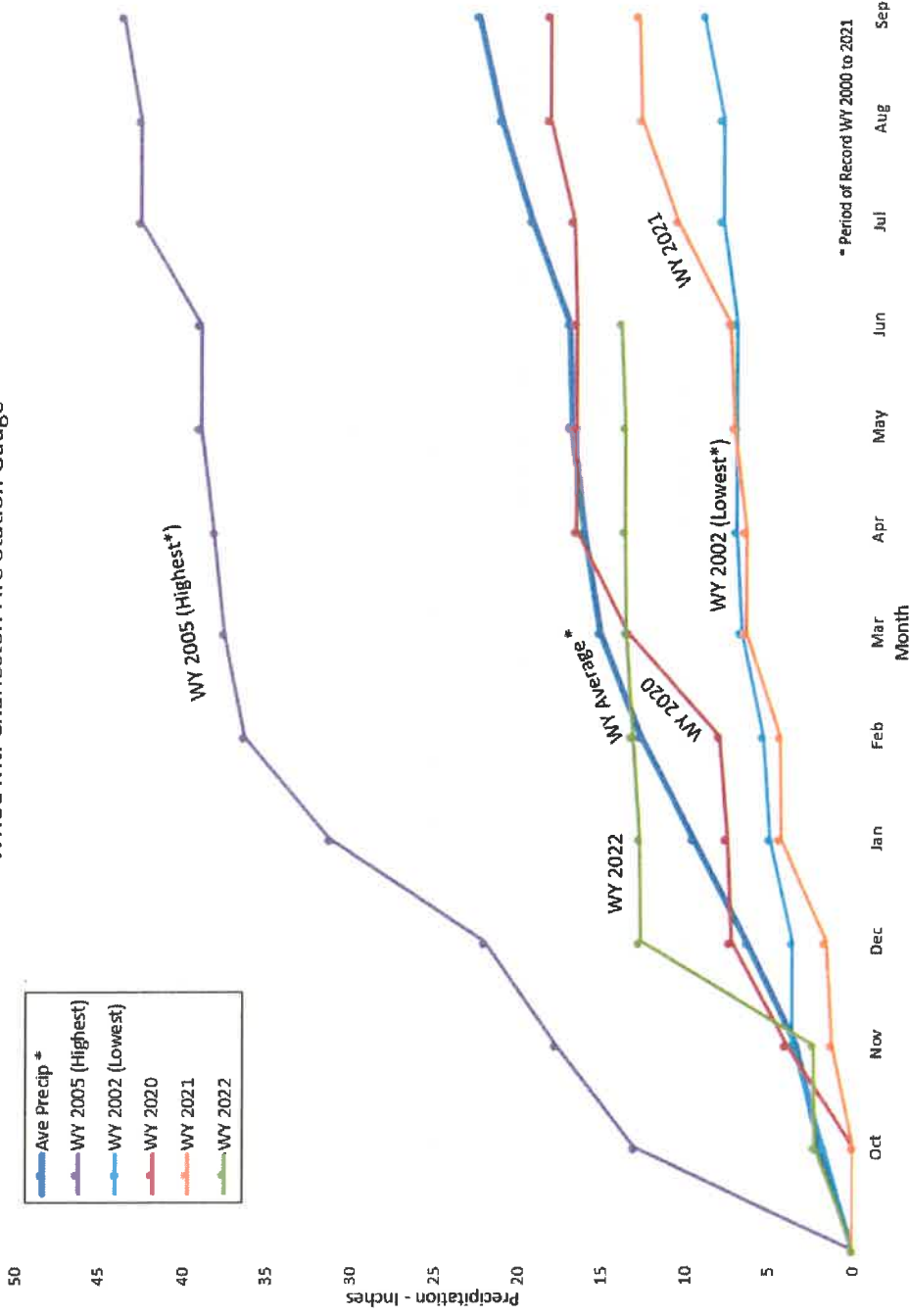
Kyle Canyon Area Watersheds and Monitoring Network



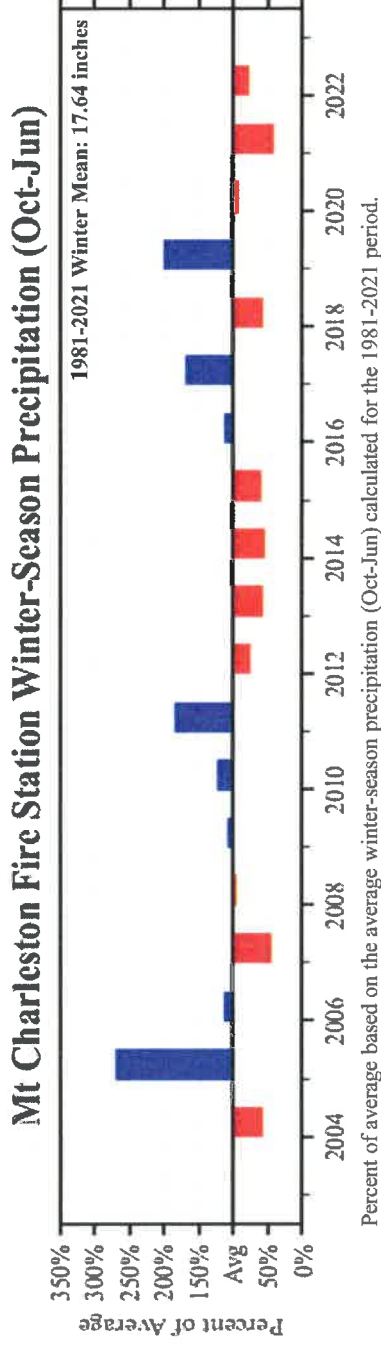
Comparison of WY 2022 to Recent Years

- Water Year Oct. 1 through Sept. 30
- Average Annual Precipitation 1981 - 2021 = 24.27 inches
- Average Winter Season (Oct - Jun) Precipitation = 17.64 Inches Highest Groundwater Recharge Period
- Average Summer Season (July - Sept) Precipitation = 6.63 Inches

Monthly Cumulative Water-Year Precipitation
WRCC Mt. Charleston Fire Station Gauge



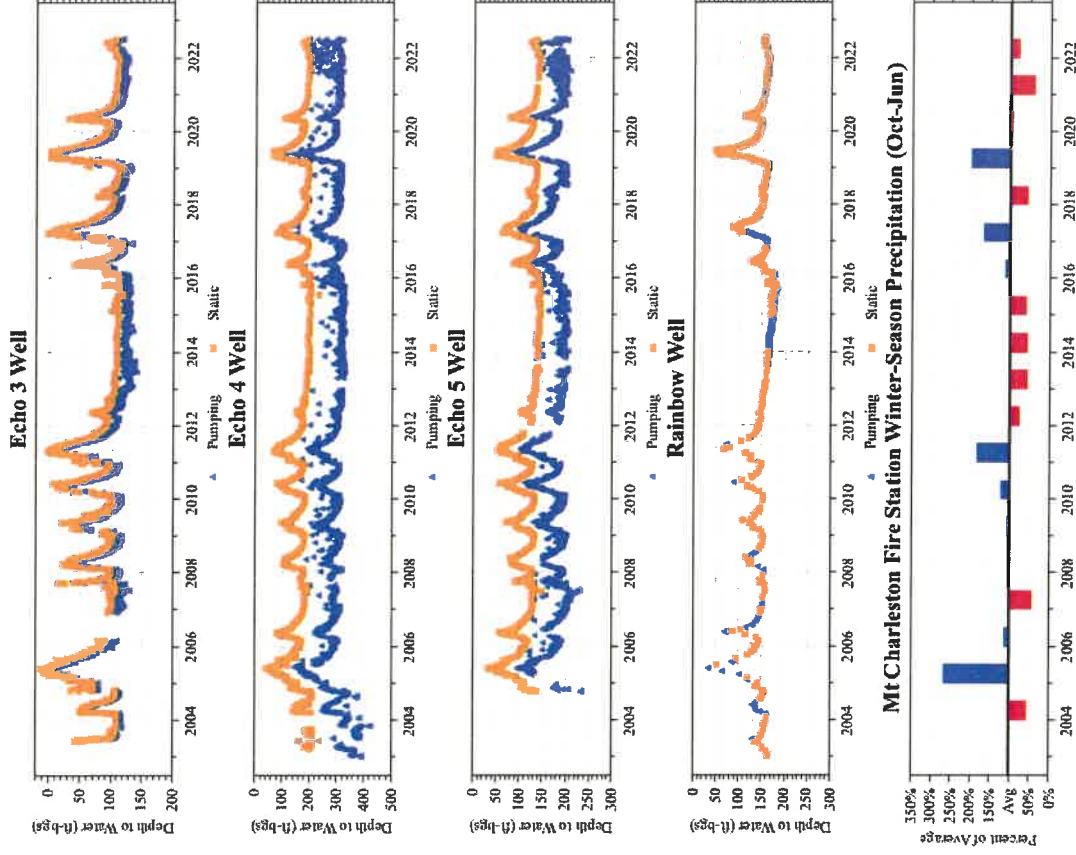
Winter Season Precipitation Over Past 30 Years



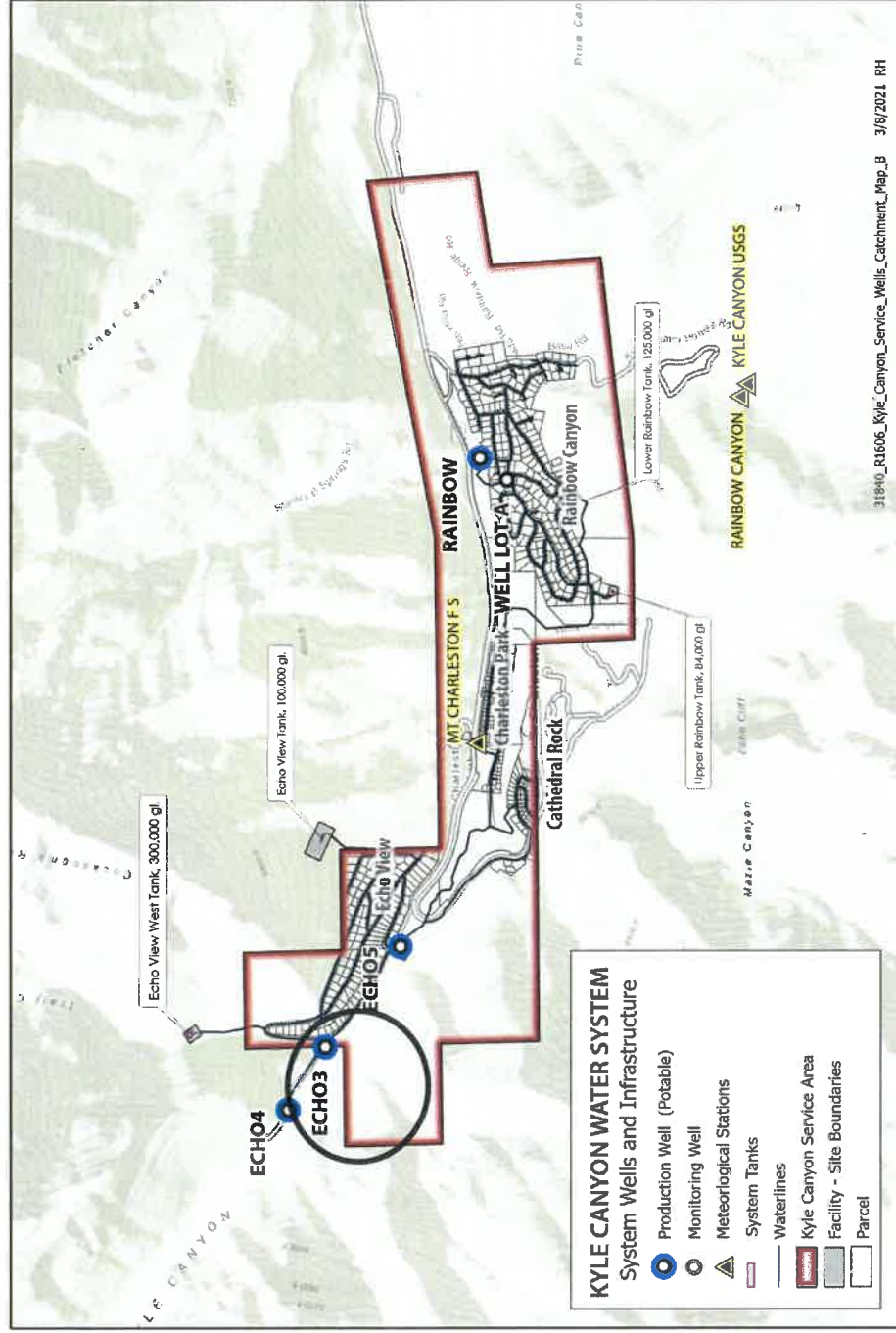
- **High Water Years: 2005, 2011, 2017 and 2019**
- **Low Water Years: 2002, 2007, 2012-2015, 2018, 2021, and 2022**
- **2012 – 2015 consistently below normal with 4-yr period averaging approximately 60% of normal**

Groundwater Recharge Dynamics

- Hydrographs of the four KCWD production wells compared to winter precipitation
- Production well water levels linked to winter precipitation
- March to May recharge pulse
- Lack of recharge pulse with significant below normal precipitation

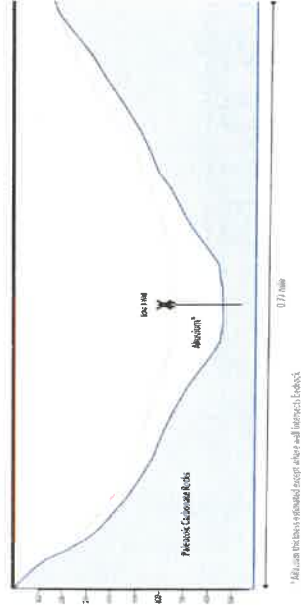


ECHO 3 Well Attributes and Groundwater Levels

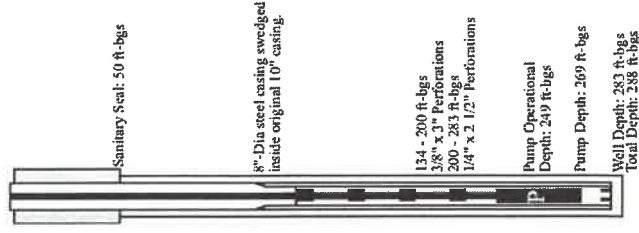
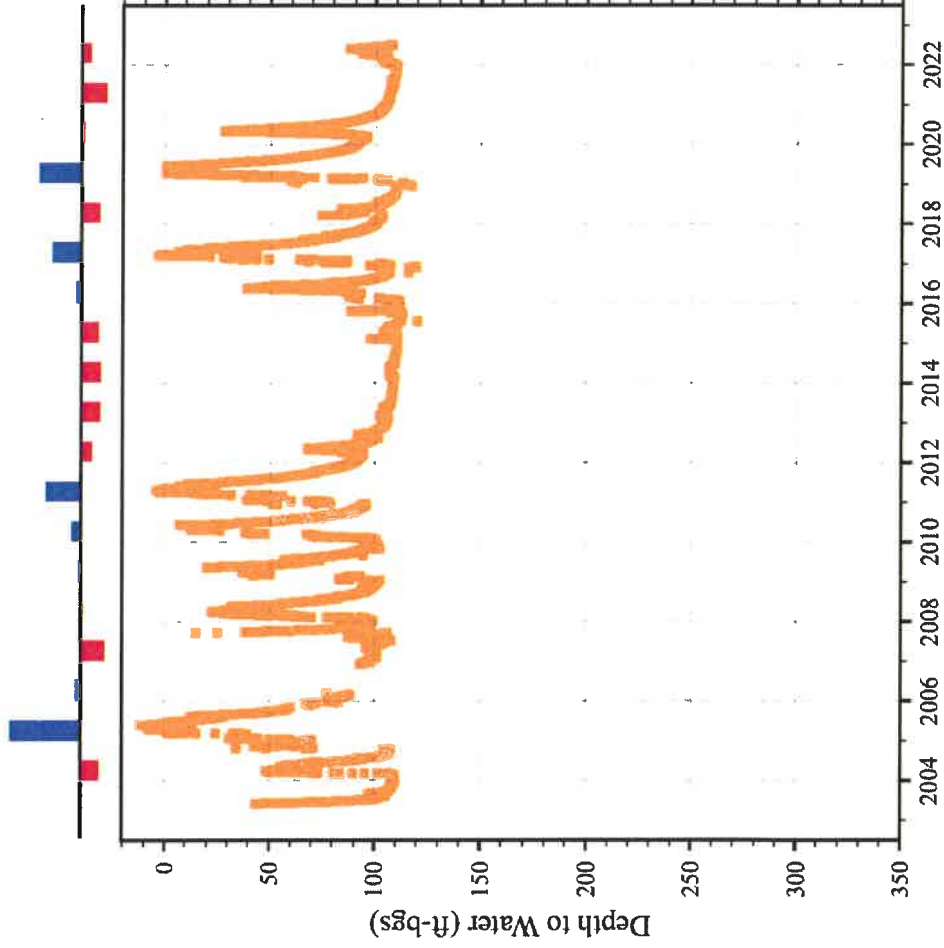


Echo 3 Well

- Drilled 1964/66
- Depth 283 ft
- Pumping rate 310-380 gpm
- Completed in Carbonate and Alluvium



Winter Precipitation



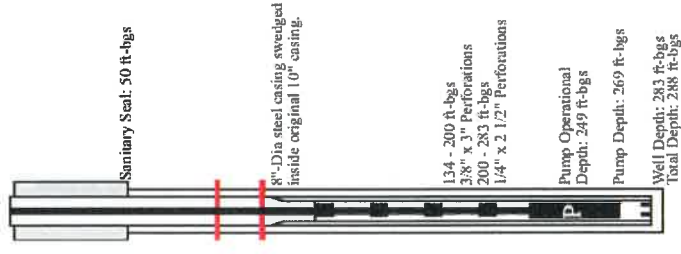
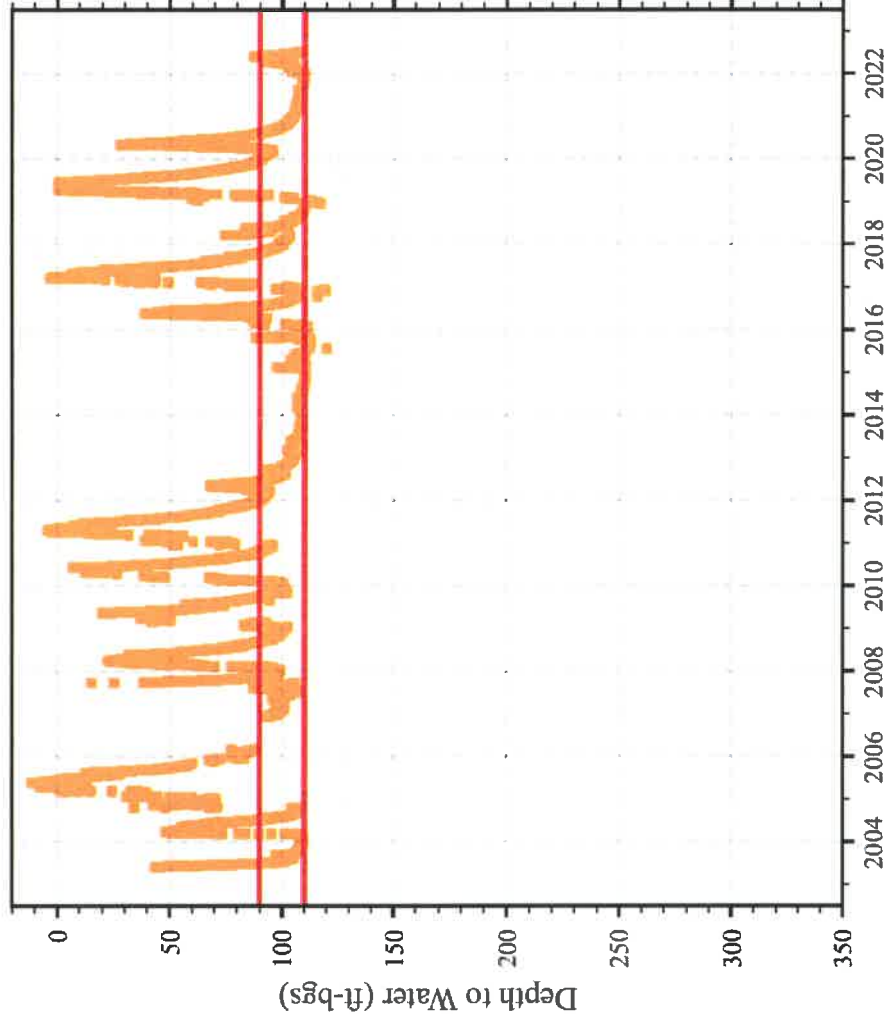
Echo 3 Well Management Action Levels

Static Depth to Groundwater:

Concerned = 90 ft

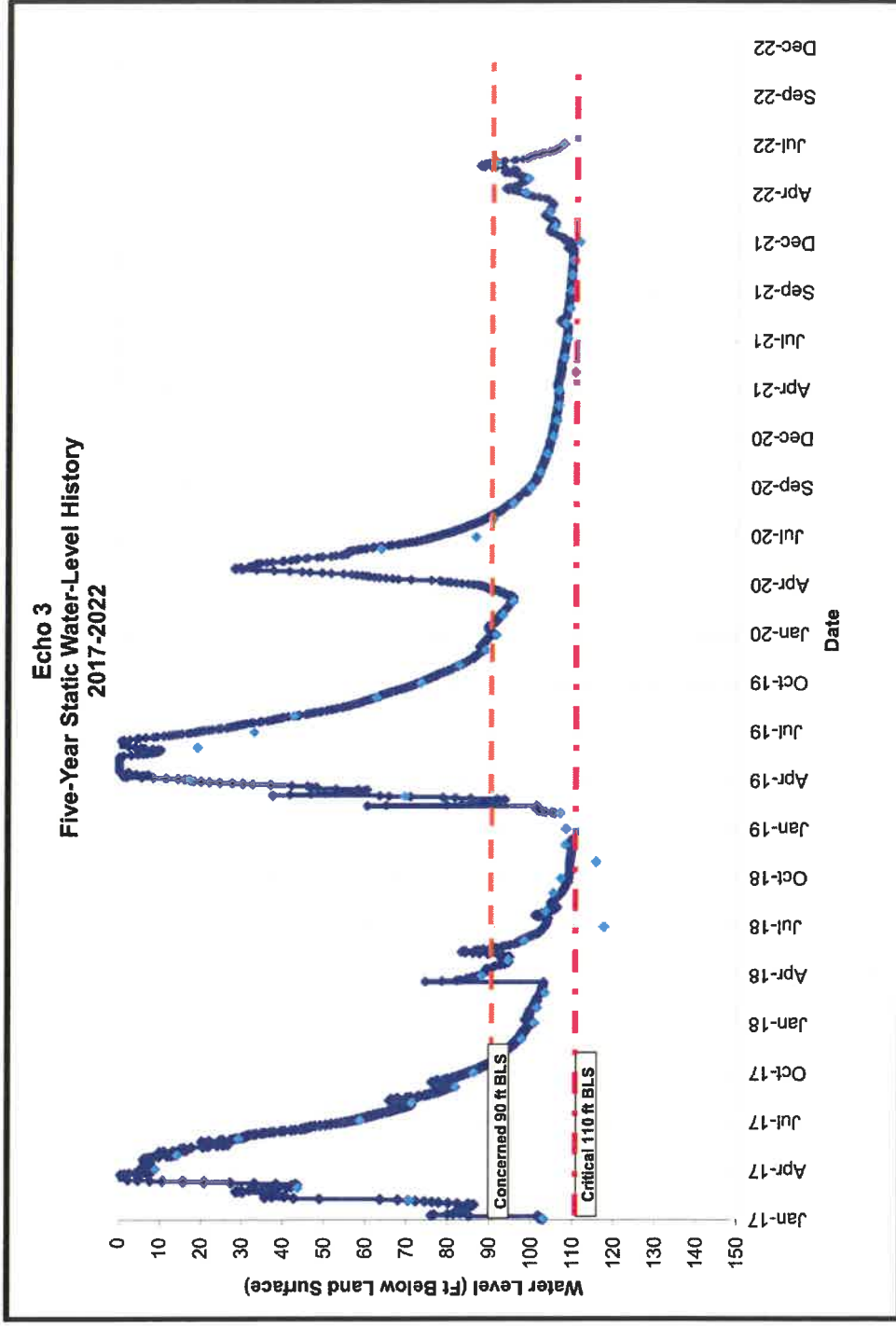
Critical = 110 ft

Well Description	feet, bgs
Screened Interval:	134 - 283
Pump Intake Depth:	269
Pump Operational Buffer:	249
Bottom of Casing:	283
Depth of Well:	288

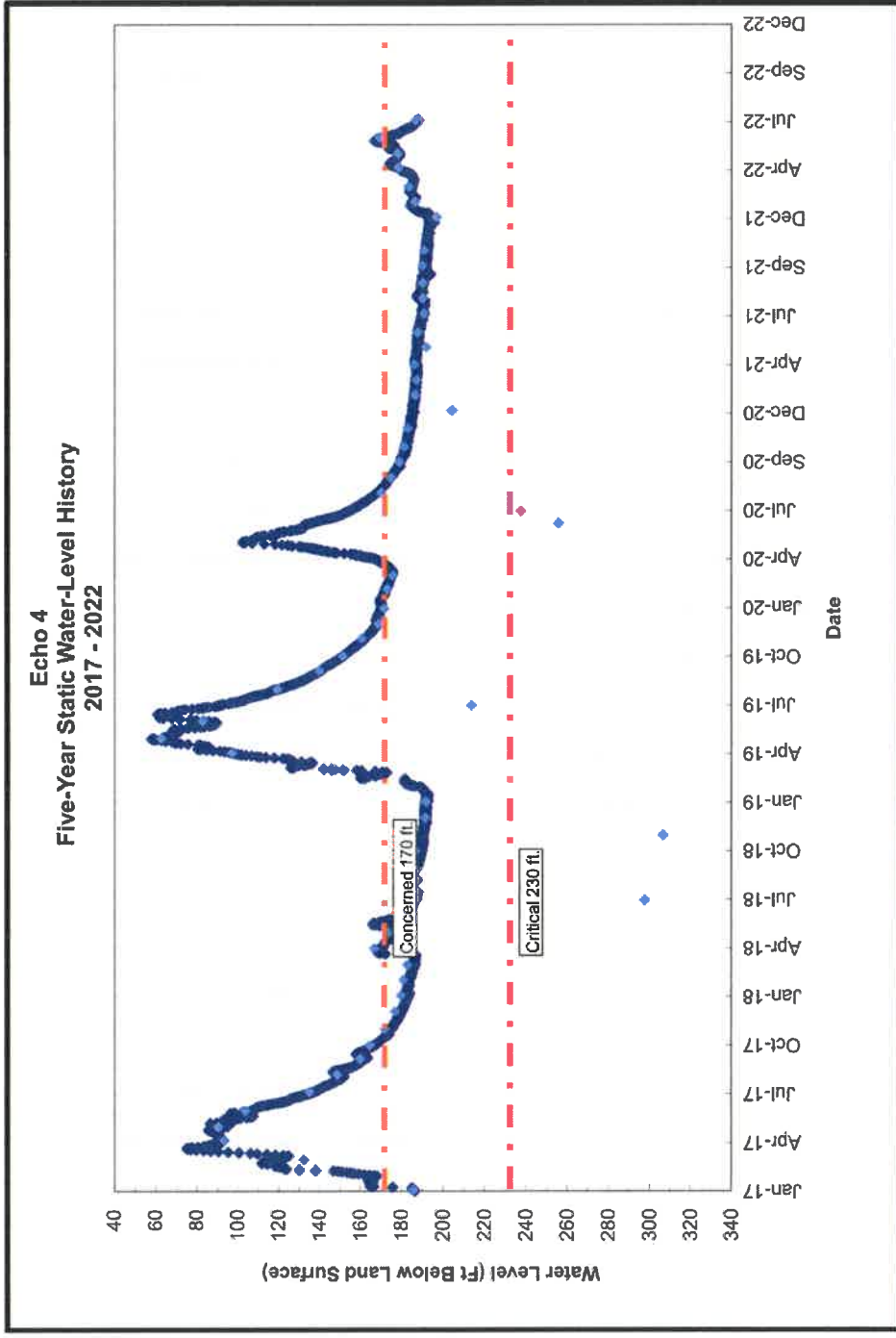


Echo 3 Well Five-Year Hydrograph

2022 Operational
status:
Concerned



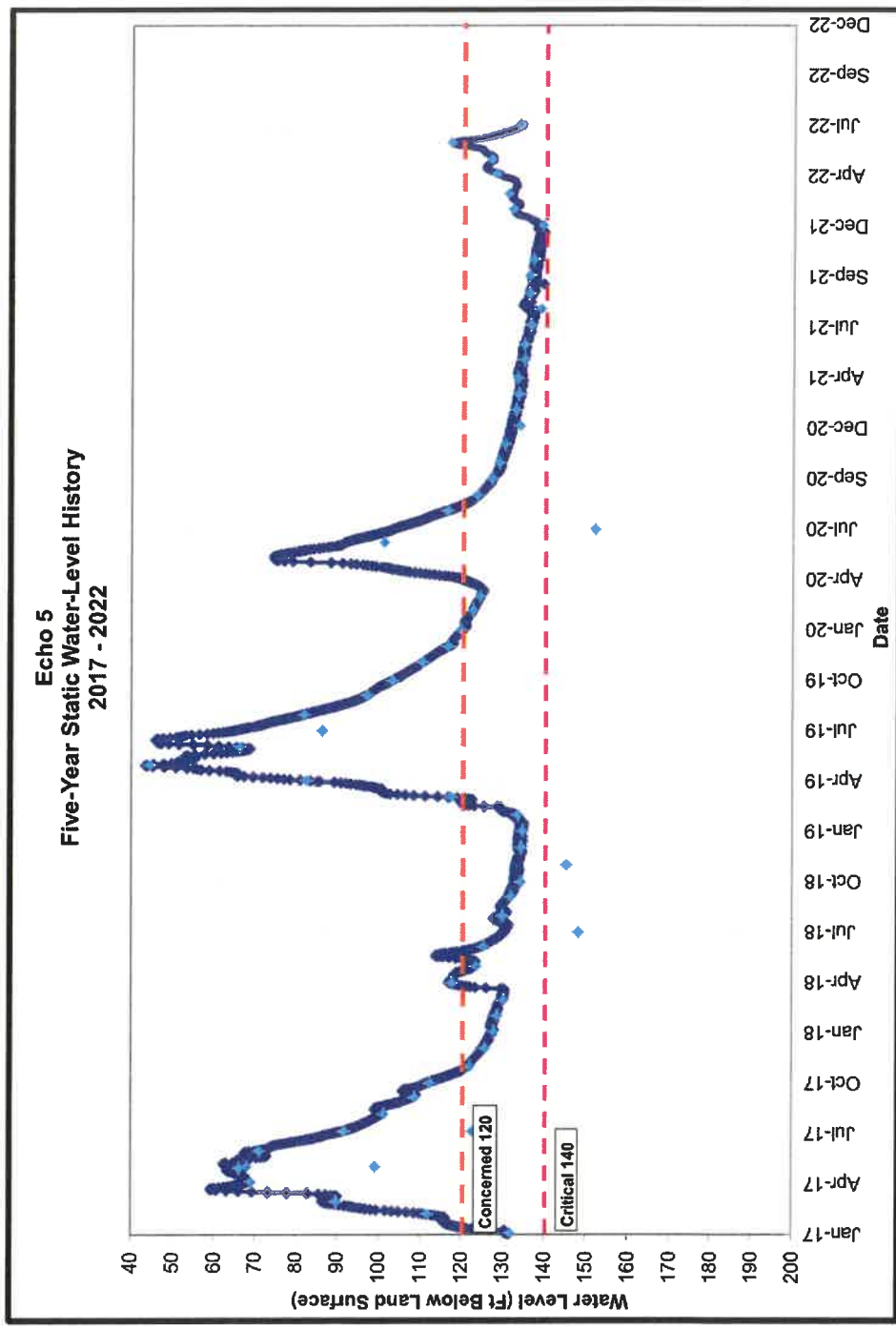
Echo 4 Well Five-Year Hydrograph



2022 Operational
status:

Concerned

Echo 5 Well Five-Year Hydrograph



2022 Operational

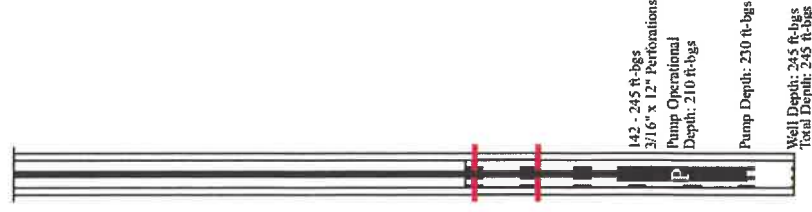
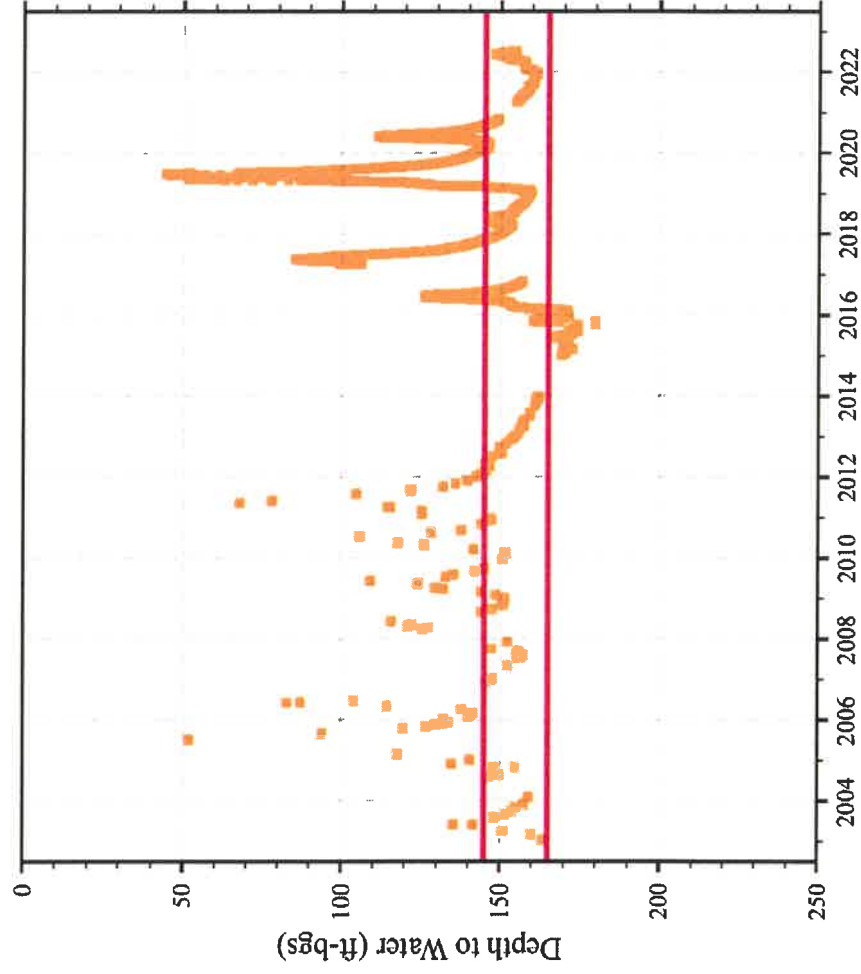
status:

Concerned

Rainbow Well Management Action Levels

Static Depth to Groundwater:

- Concerned = 145 ft
- Critical = 165 ft

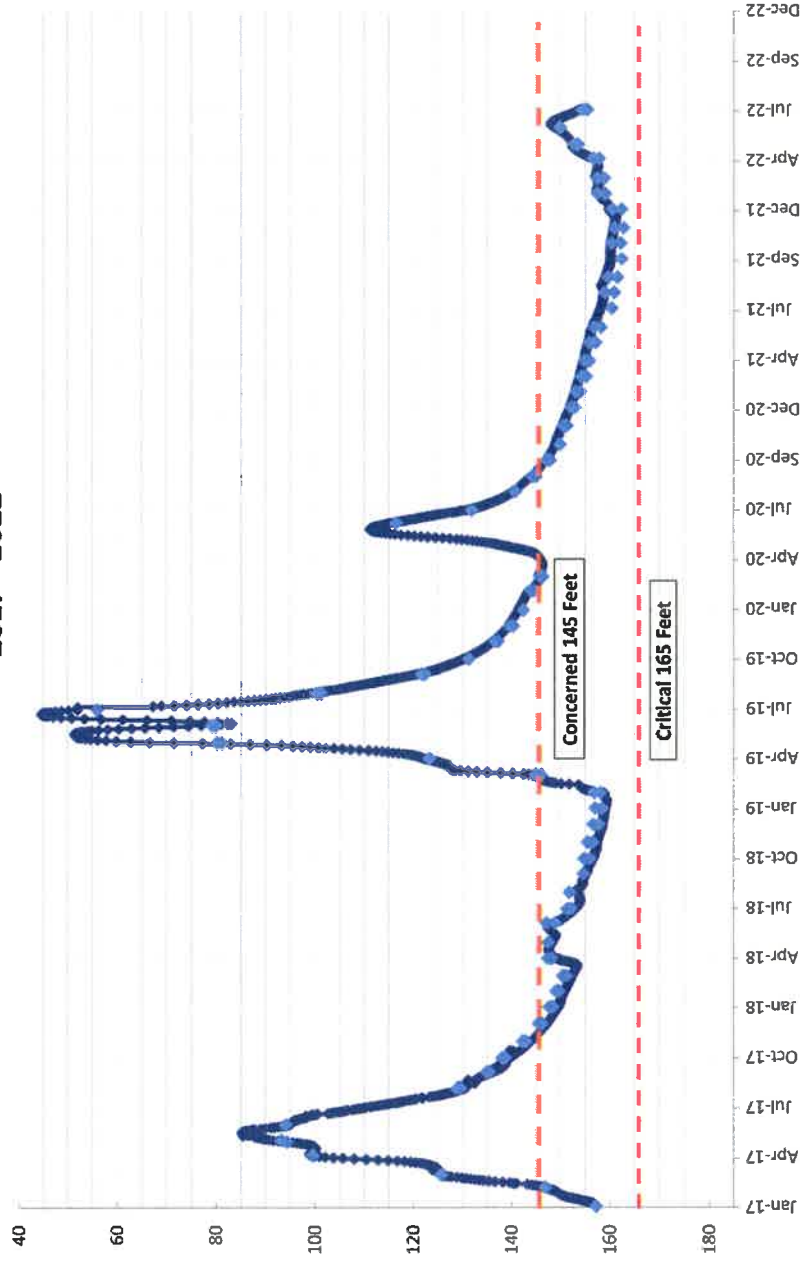


Well Description	feet bgs
Screened Interval:	142-245 ft bgs
Pump Intake Depth:	230 ft bgs
Pump Operational Buffer:	210 ft bgs
Bottom of Casing:	245 ft bgs

142 - 245 ft-bgs
 3/16" x 12" Perforations
 Pump Operational
 Depth: 210 ft-bgs
 Pump Depth: 230 ft-bgs
 Well Depth: 245 ft-bgs
 Total Depth: 245 ft-bgs

Rainbow Well Five-Year Hydrograph

Rainbow Well
Five-Year Static Water-Level History
2017 - 2022



2022 Operational
status:
Concerned

Effects of Increased Temperature on Groundwater Recharge

- Increasing temperature trend especially nighttime lows
- Snowmelt and groundwater recharge dynamics may shift
- Fall and Spring seasons longer
- Higher elevation of snowpack

Effects of Increased Temperature on Groundwater Recharge

- Shift in rain vs snow precipitation
- Faster snowmelt resulting in more surface runoff and less infiltration
- Increase in snow sublimation – snow moves directly into air as water vapor common in arid areas
- Higher evapotranspiration

Summary and Water Resource Outlook

- Water Year 2022 is characterized by high winter precipitation in December followed by little precipitation the rest of the year
- Historical record of snowpack, water levels and well performance under drought and above normal precipitation conditions
- Groundwater levels are affected by infiltration of winter period precipitation
- Spring recharge pulse observed with near normal or higher winter precipitation

Summary and Water Resource Outlook

- Given current hydrologic conditions, wells are anticipated to operate within historical ranges in the near term
- Precipitation, snowmelt and groundwater recharge dynamics may shift in future
- Long-term groundwater levels remain uncertain if extended drought persists



Mt. Charleston Town Advisory Board

September 1, 2022

MINUTES

Board Members: Brenda Talley – Chair Ernie Freggiaro – Vice Chair
Olivia Vallee Misty Haji-Sheikh Curtis Alexander

Secretary: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 6:07 p.m.
Curtis Alexander and Brenda Talley – absent
- II. Public Comment
None.
- III. Approval of Agenda for September 1, 2022
Moved by: Misty Haji-Sheikh
Action: Approval
Vote: 3-0/Unanimous
- IV. Informational Items
1. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
Officer Woosnam reported 2 arrests, 22 citations and 27 calls for service since the last meeting. Metro has developed an evacuation plan and more details will be shared at the next meeting. Ernie asked about the 75 year old missing hiker, but there is no information to share at this time.
 2. Receive a report from Mt. Charleston Fire District regarding calls for service during the past month and other fire prevention issues (for discussion only)
Chief Jorge Gonzalez reported 29 service calls during August. They are currently recruiting for Fire Fighters and Paramedics to fill 3 positions. The new engine from Florida is in Phoenix getting some repairs on the way to be delivered here. There will be extra staffing through the upcoming holiday weekend.
 3. Receive a report from LVVWD regarding the status of the water system (for discussion only)
Meggan Holzer read the report provided by the LVVWD which included the most recent well levels and stated that the system is still within the concerned status.
 4. Receive a report from Metro Volunteer Program regarding member activities (for discussion only)
Dave Martin reported that volunteers are needed.

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

No report

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

Area Manager Deb MacNeill reported that more natural resources staff have been in the area working on SNPLMA projects. The Visitor Center is open 7 days a week and visitorship is up. Some roads have been temporarily closed due to erosion/damage from recent rains. There are current many positions vacant and people can apply at usajobs.com. Firewood sales are planned to start in October but will start sooner if possible. District Fire Management Officer Ray Dombrowski reported that there were 4 recent fires – 3 caused by lighting and one from a campfire. No prescribed burns are planned at this time.

7. Receive a report from Nevada Department of Transportation regarding road conditions, construction updates and other road related issues (for discussion only)

No report

8. Receive a report from NV Energy regarding updates to the Public Safety Outage Management program, vegetation management, and other energy-related issues (for discussion only)

No report

9. Receive a report from Clark County Administrative Services regarding the maintenance of Old Town roads, Short Term Rentals, Transform Clark County and any other updates from Clark County (for discussion only)

Meggan Holzer shared information about how road maintenance/improvement decisions are made by Clark County Public Works. All roads are rated by a truck/computer which analyzes every lane of every road in the County. Meggan reported that the amount of the License Plate Grant for NHP has been increased in order to allow for better equipment to be purchased and the Board members expressed agreement. The plans for the rebuilding of the Lodge have not been submitted to the County yet, but they will go through the public hearing process, including the TAB, once they are submitted. The Pine Dining series will be continuing through October and may continue in the future.

V. Planning & Zoning

None

VII. General Business

None

VIII. Comments by the General Public –

The ski area had the grand opening of their mountain biking trails.

IX. Next Meeting Date

The next regular meeting will be **July 28, 2022**

X. Adjournment

The meeting was adjourned at 8:26pm

ATTACHMENT A
MT. CHARLESTON TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., DECEMBER 1, 2022

12/06/22 PC

1. **UC-22-0584-MT. CHARLESTON INVESTMENTS, LLC:**
USE PERMIT to allow temporary outdoor commercial events to exceed the permitted timeframes per Table 30.44-1.
WAIVER OF DEVELOPMENT STANDARDS to allow a fabric membrane structure (tent) and additional temporary structures where a permanent enclosed building is required per Section 30.44.005.
DESIGN REVIEW for temporary outdoor commercial event facility on 4.1 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Kyle Canyon Road, 723 feet east of Knotty Pine Way within Mt. Charleston. RM/jud/syp (For possible action)

TEMPORARY OUTDOOR
COMMERCIAL EVENTS
(TITLE 30)

KYLE CANYON RD/KNOTTY PINE WY
(MT. CHARLESTON)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0584-MT. CHARLESTON INVESTMENTS, LLC:

USE PERMIT to allow temporary outdoor commercial events to exceed the permitted timeframes per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS to allow a fabric membrane structure (tent) and additional temporary structures where a permanent enclosed building is required per Section 30.44.005.

DESIGN REVIEW for temporary outdoor commercial event facility on 4.1 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side of Kyle Canyon Road, 723 feet east of Knotty Pine Way within Mt. Charleston. RM/jud/syp (For possible action)

RELATED INFORMATION:

APN:

129-36-101-017; 129-36-502-017

LAND USE PLAN:

NORTHWEST COUNTY (MT. CHARLESTON) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5375 Kyle Canyon Road
- Site Acreage: 4.1
- Project Type: Temporary outdoor commercial events
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 3,428
- Parking Required/Provided: 34/82

History

The existing restaurant/lounge (The Mt. Charleston Lodge) located on the eastern parcel was constructed in 1962 and the cabins on the western parcel were constructed in 1995. Several land use applications have been processed related to the restaurant/lounge and the

cabins. The Planning Commission approved the latest configuration of the site by action of VC-1591-93. However, the Mt. Charleston Lodge was lost to fire in 2021 as well as part of the Mt. Charleston Lodge cabins. Recently, the applicant has been hosting monthly temporary outdoor commercial events on this site, not exceeding the maximum 10 consecutive days, for the month of July, August, September, and October 2022 while the applicant has been designing the new Mt. Charleston Lodge. This request is to allow various events on the site, without the limitation of the number of events and the number of days per event. This is well in effect to establish an event facility.

Site Plans

The plans depict a temporary fabric membrane (tent) structure which is 3,428 square feet in area, including a large covered patio which wraps around the west, north, and south elevations of the temporary structure. There is also an additional seating area located on the west side of the covered patio.

There is a portable kitchen trailer located to the east of the tent where the food is prepared. Temporary restroom facilities are provided on the northwest portion of the site. There are 82 parking spaces provided on the site and for larger events the applicant will offer shuttle service between Las Vegas and the Mt. Charleston Lodge. The temporary structures comply with all the setbacks.

Landscaping

Lush existing landscaping is surrounding the site. No additional landscaping is required with this application.

Elevations

A 24 foot high temporary membrane structure consisting of glass walls and white fabric walls is located on the footprint of the Mt. Charleston Lodge.

Floor Plans

The plans depict a 3,428 square foot tent, with large seating with a 250 maximum capacity. Also, there is a back of house area attached to the tent for food and drink handling. The portable kitchen trailer is 1,000 square feet in size. Additionally, the size of the temporary ADA compliant and unisex restroom trailer is approximately 200 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this request is to host several events on the site. Events such as chef's cookout, breakfast, and lunch services as well as wine dinner tasting, food and beverages, coursed dinners, weddings, and holiday and corporate events. The event sizes would range from 100 people to a maximum of 250 people. The general hours of operation would be between 9:00 a.m. and 6:00 p.m. and for private events the hours of operations would be between 12:00 p.m. and 8:00 p.m. However, timeframes may vary past the 8:00 p.m. hour on certain occasions.

Furthermore, the applicant states that the business license has remained active since the destruction of the Lodge building.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0216-17	Reduced setbacks for outside dining	Approved by PC	May 2017
UC-0498-12	53 foot high communication tower	Approved by PC	October 2012
UC-0375-04	110 foot high communication tower	Approved by PC	April 2004
UC-1589-03	Indoor live entertainment and a recreational facility that includes outside activities – expired	Approved by PC	November 2003
VC-1591-93	Variance to allow the existing restaurant/lounge and the cabins in an R-U zone	Approved by PC	October 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Open Lands	R-U	Public Forrest Land (Mt. Charleston)
West	Mid-Intensity Suburban Neighborhood	R-U	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The applicant’s request to hold more temporary outdoor events than 10 consecutive days per month is reasonable. This request is to accommodate events that would have been held at the Mt. Charleston Lodge. However, due to fire and destruction of the permanent structure, staff finds that this temporary use and structure would not be detrimental to the surrounding properties and Mt. Charleston area. Therefore, staff can support this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The applicant is requesting to house the Mt. Charleston Lodge in a fabric membrane (tent) in lieu of a permanent structure. This request is temporary in nature and the applicant is actively working on the design and construction of the Mt. Charleston Lodge. Staff finds this request to be appropriate for the temporary nature of the use and recommends approval of this request.

Design Review

Staff finds that the proposed design of the temporary use is appropriate for the area. The color scheme and materials compliment the surrounding cabins and nature. Therefore, 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:

Current Planning

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Applicant is advised that Bureau of Land Management, United States Forest Service, and Nevada Department of Transportation permits and grants may be required.

Fire Prevention Bureau

- Be advised 3103.5 use period; temporary air supported, air inflated or tensioned membrane structures shall not be erected for a period of more than 180 days within a 12 month period.
- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MT. CHARLESTON INVESTMENTS, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>VC-22-0584</u> DATE FILED: <u>10/12/22</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Mt. Charleston</u> TAB/CAC DATE: <u>12/01/22</u> PC MEETING DATE: <u>12/06/22</u> BCC MEETING DATE: _____ FEE: <u>\$1825⁰⁰</u>
	PROPERTY OWNER NAME: <u>Mt. Charleston Investments, LLC and Mt Charleston Cabins Association</u> ADDRESS: <u>4178 Koval Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-791-0308</u> CELL: _____ E-MAIL: <u>fellis@nevadafirm.com</u>
	APPLICANT NAME: <u>Mt. Charleston Investments, LLC</u> ADDRESS: <u>4178 Koval Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-791-0308</u> CELL: _____ E-MAIL: <u>fellis@nevadafirm.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>ajc@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 129-36-502-017 and 129-36-101-017

PROPERTY ADDRESS and/or CROSS STREETS: 5375 Kyle Canyon Road

PROJECT DESCRIPTION: Special use permit

(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.

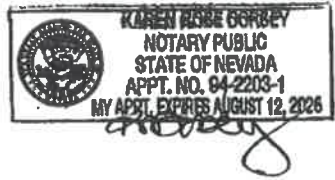
[Signature]
Property Owner (Signature)*

Gary Ellis
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 24, 2022 (DATE)
By Karen Dorsey for Gary Ellis

NOTARY PUBLIC: Karen Dorsey



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

October 10, 2022

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

UC-22-0584

***Re: Justification Letter – Special Use Permit for Temporary Outdoor Commercial Events and Design Review and Waiver to Allow a Fabricated Membrane (Tent) Structure in-lieu of a Permanent Structure
APNs: 129-36-101-017 and 129-36-502-017
Mt. Charleston Investments LLC***

To Whom It May Concern:

Please be advised our office represents Mt. Charleston Investments LLC (the “Applicant”) in the above-referenced matter. The property is located at 5355 and 5375 Kyle Canyon Road, more particularly described as APNs: 129-36-101-017 and 129-36-502-017 (collectively the “Site”). The Site is the location of the Mt. Charleston Lodge that unfortunately was lost to a fire last year as well as part of the Mt. Charleston Lodge cabins. Recently, the Applicant has been hosting monthly temporary outdoor commercial events, not exceeding 10 consecutive days, for the months of July, August, September, and October of 2022 on the Site while the Applicant has been designing the new Mt. Charleston Lodge. Because the Applicant would like to continue hosting several more events on the Site, the Applicant is requesting a “blanket” or permanent use permit for the temporary events. The events would still include the chef’s cookout but also events such as breakfast and lunch services, wine dinner tastings, food and beverage (both alcohol and non-alcohol), coursed dinners, weddings, holiday events, and corporate events. The event sizes would range between 100 people to a maximum of 250 people. The general hours of operation would be between 9 am to 6 pm and for private events the hours of operation would be between 12 pm to 8 pm, however, the timeframes could vary past the 8 pm hour on occasion. There is still an active business license for the Site.

As part of the special use permit request, the Applicant is also requesting a design review for the Site with a waiver to allow a fabricated membrane (tent) structure in lieu of a permanent building. The property is accessible from Kyle Canyon Road. The tent, located in the middle of the Site, will have a temporary patio wrapped around the tent’s north, west, and south elevations. The tent is approximately 24-feet in height with dimensions of 51-feet by 67.20-feet or

approximately 3,428 square feet. There will be additional outdoor seating located on the west side of the tent. There will be a portable food trailer located to east of the tent where the food will be prepared. The temporary structures comply with all setback requirements.

The Site will provide 82 on-site parking spaces. In addition to the on-site parking, for select larger events the Applicant will offer shuttle transportation between Las Vegas and the Site.

Finally, signage is not part of this application.

We thank you in advance for your time and consideration of the special use permit application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/amp