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January 14, 2026

Christine McLoone
McLoone Living Trust
5924 West Lone Mountain Road
Las Vegas, Nevada 89130

**RE: 25-0504 [GPA1, ZON1, SUP1, AND SDR1]
PLANNING COMMISSION MEETING OF JANUARY 13, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 2.20 acres at 5924 West Lone Mountain Road (APN 125-36-402-015), Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

25-0504-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL)

25-0504-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL)

25-0504-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BUILDING & LANDSCAPE MATERIAL/LUMBER YARD USE

25-0504-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING 2,583 SQUARE-FOOT SINGLE-FAMILY DWELLING TO A BUILDING AND LANDSCAPE MATERIALS YARD DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following Added conditions:

25-0504-SUP1 ADDED CONDITIONS

Planning

- A. The outdoor storage of heavy construction equipment, machinery and vehicles is prohibited. On-site parking shall be limited to passenger vehicles with a maximum capacity of one ton.
- B. The proposed Building & Landscape Material/Lumber Yard use shall be limited to the hours 8 am – 5 pm Monday through Friday, closed on Sunday, and by appointment only on Saturdays.

25-0504 [GPA1, ZON1, SUP1 and SDR1] - Page Two
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1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Building & Landscape Materials/Lumber use.
2. Approval of a General Plan Amendment (25-0504-GPA1) and Rezoning (25-0504-ZON1) and Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0504-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0504-SDR1 ADDED CONDITIONS

Planning

- A. The outdoor storage of heavy construction equipment, machinery and vehicles is prohibited. On-site parking shall be limited to passenger vehicles with a maximum capacity of one ton.
 1. Approval of a General Plan Amendment (25-0504-GPA1) and Rezoning (25-0504-ZON1) and Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0504-SUP1) shall be required, if approved.
 2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
 3. All development shall be in conformance with the site plan and landscape plan date stamped 12/15/25; and building elevations date stamped 11/20/25, except as amended by conditions herein.
 4. A Waiver of Title 19.08.070 is hereby approved, to allow an eight-foot wide landscape buffer adjacent to the Lone Mountain Road right-of-way on a portion of the south perimeter of the site where 15 feet is required.
 5. An Exception of Title 19.08 is hereby approved, to allow four interior parking lot islands and row end caps with 24-inch box trees where five are required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

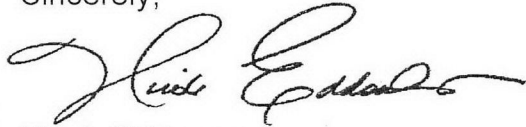
11. Construct half-street improvements on Lone Mountain road adjacent to this site meeting current City Standards concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
12. Connect to the existing 15-inch public sewer main in Lone Mountain Road at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. The vehicle gate shall remain open during business hours. No vehicle queueing in the public right-of-way is permitted.

Fire & Rescue

15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. Applicant shall provide a fire department-approved lock on the man gate to the west of the property.
17. The proposed vehicle gate on the east side of the property shall have an AVI loop for Fire Department response.

This item will be considered by the City Council on February 18, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr