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cityoflasvegas  
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February 18, 2026

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

**RE: 25-0504 [GPA1, ZON1, SUP1, SDR1]  
CITY COUNCIL MEETING OF FEBRUARY 18, 2026**

Dear Applicant:

The City Council at a regular meeting held on **February 18, 2026** voted to **APPROVE** 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). The Planning Commission (5-1-0 vote) and Staff recommend **APPROVAL** on the entire 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 conditions:

**25-0504-SUP1 CONDITIONS**

**Planning**

1. 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.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Building & Landscape Materials/Lumber use.

3. 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.
4. 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.
5. 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.
6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **25-0504-SDR1 CONDITIONS**

##### **Planning**

1. 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.
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 Special Use Permit (25-0504-SUP1) 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 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.
5. 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.
6. 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.
7. 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.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

12. 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.
13. 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.
14. 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.
15. The vehicle gate shall remain open during business hours. No vehicle queueing in the public right-of-way is permitted.

**Fire & Rescue**

16. 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.
17. Applicant shall provide a fire department-approved lock on the man gate to the west of the property.
18. The proposed vehicle gate on the east side of the property shall have an AVI loop for Fire Department response.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 18, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr