



Lone Mountain Citizens Advisory Council

February 12, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – PRESENT Dr. Sharon Stover – PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Sue Baker, Sue.baker@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:31 p.m.

II. Public Comment
None

III. Approval of January 29, 2019 Minutes

Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 5-0/Unanimous

IV. Approval of Agenda for February 12, 2019

Moved by: EVAN
Action: Approved agenda noting item #2 held for undecided future date, and items 9 & 10 heard together
Vote: 5-0/Unanimous

V. Informational Items
None

VI. Planning & Zoning

1. **UC-19-0012-CHANCELLOR MANOR L C:**

USE PERMITS for the following: 1) permit a horse riding/rental stable; 2) reduce minimum area required for a horse riding/rental stable; 3) allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; 4) allow alternative landscaping along all side and rear property lines; and 5) increase the maximum number of Agriculture – Livestock, (Small) animals.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow alternative landscaping adjacent to a less intensive use; 4) reduce setbacks for structures; 5) reduce setback from the right-of-way for existing structures; 6) permit an existing non-decorative fence; 7) increase fence height; 8) eliminate trash enclosure; 9) reduce access gate setback; 10) allow modified street standards; and 11) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a proposed horse riding/rental stable and associated structures in conjunction with an existing single family residence on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. LB/md/ja

Action: APPROVED subject to following conditions: 1) quarterly visits from animal control to monitor conditions and number of animals, 2) Four 15 gallon trees be planted in lieu of lattice on south side of property, 3) opaque mesh screen be placed along Miller, 4) Reduction of animals (to code) by attrition, 5) 12 month public review for progress updates, 6) Temporary business license granted to operate while bringing conditions/property to compliance

Moved by: CHRIS

Vote: 5-0/Unanimous

2. **WS-18-0996-GRAND HAMMER ESTATES, LLC: WAIVERS OF DEVELOPMENT STANDARDS**

for the following: 1) reduce net lot area; 2) increased wall height; and 3) waive off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement). **DESIGN REVIEW** to increase the finished grade for a single family residential development on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Hammer Lane within Lone Mountain. LB/sd/ja

Action: HELD per applicant request to no certain/specified date due to design changes

3. **UC-19-0043-WHITE, RICHARD E. & JANET R.: USE PERMITS**

for the following: 1) allow an accessory structure to exceed one-half of the footprint of the principal building; 2) allow accessory structures to exceed 100% of the footprint of the principal building; 3) allow accessory structures not architecturally compatible with the principal building; and 4) waive applicable design standards on 0.6 acres in an R-E Zone. Generally located on the north side of Alfred Drive, 150 feet east of Jones Boulevard within Lone Mountain. LB/sd/ja

Action: APPROVED subject to condition that accessory structure match primary residence (block facade and color) and intense landscape be added in front of structure

Moved by: KIMBERLY

Vote: 5-0/Unanimous

4. **UC-19-0047-1172085 ALBERTA LTD: USE PERMITS** for the following: 1) reduce the minimum lot area; and 2) reduce fence enclosure height for a residential boarding stable in conjunction with an existing single family residence on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the south side of Craig Road and the west side of Valadez Street within Lone Mountain. LB/rk/ja

Action: APPROVED subject to all staff conditions

Moved by: TERESA

Vote: 5-0/Unanimous

5. **UC-19-0050-DUNSMOOR, KEVIN M.:USE PERMITS** for the following: 1) allow accessory apartment to exceed 1,500 square feet; 2) allow a proposed second accessory apartment/casita where one is permitted; 3) allow accessory structure to not be architecturally compatible with principal building; and 4) waive applicable design standards.

WAIVER OF DEVELOPMENT STANDARDS to increase the number of driveways in conjunction with an existing single family residence on 4.0 acres in an R-A (RNP-II) Zone.

Action: APPROVED subject to all staff conditions and condition that accessory structures match primary residence (siding & stone)

Moved by: SHARON

Vote: 5-0/Unanimous

6. **UC-19-0062-MORLEY, COREY & SALLY: USE PERMITS** for the following: 1) allow an accessory structure to exceed one-half of the foot print of the principal building; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to increase the amount of driveways in conjunction with a proposed single family residence on 2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Eula Street and the south side of Rosada Way within Lone Mountain. LB/sd/ja

Action: APPROVED subject to all staff conditions

Moved by: TERESA

Vote: 4-0/Unanimous (one board member abstained from vote after disclosing he had done work with applicant)

7. **VS-19-0030-DESTINY HOMES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Craig Road and Helena Avenue and between Bonita Vista Street and Durango Drive within Lone Mountain LB/sv/ja

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 5-0/Unanimous

8. **WS-19-0003-NELSON, BARBARA J.: WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area in conjunction with a previously approved single family residential development on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the south side of Heritage Pines Court and the east side of Pioneer Way within Lone Mountain. MK/dg/ma

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 5-0/Unanimous

9. **VS-19-0066-FORESTAR (USA) REAL ESTATE GROUP, INC.: VACATE AND ABANDON** easements of interest to Clark County located between Craig Road and Florine Avenue and between Butler Street and Bonita Vista Street and portions of a right-of-way being Durango Drive located between Craig Road and Hickam Avenue within Lone Mountain LB/sd/ja

Action: APPROVED subject to all staff conditions

Moved by: EVAN

Vote: 5-0/Unanimous

10. **WS-19-0065-FORESTAR (USA) REAL ESTATE GROUP, INC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; 2) increased wall height; and 3) reduced net lot area. **DESIGN REVIEW** for the following: 1) a single family residential development; and 2) finished grade on 15.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east and west sides of Durango Drive between Craig Road and the south side of Hickam Avenue within Lone Mountain. LB/sd/ja

Action: DENIED with notation that if approved the board prefers to see 10' front setbacks on the Easternmost and Westernmost lots

Moved by: EVAN

Vote: 5-0/Unanimous

- VII. General Business
None

- VIII. Public Comment
None

- IX. Next Meeting Date
The next regular meeting will be February 26, 2019

- X. Adjournment
The meeting was adjourned at 9:52 p.m.