



Lone Mountain Citizens Advisory Council

January 9, 2024

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **PRESENT**
Carol Peck – **PRESENT**
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:33 p.m.
- II. Public Comment
None
- III. Approval of December 12, 2023, Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for January 9, 2024
Moved by: KIM
Action: Approved agenda with item #1 held to February 13th CAC meeting
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS: USE PERMIT** to establish a heliport. **WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping in conjunction with an existing single-family residence on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action) **01/02/24 PC**

Action: HELD to February 13, 2024 CAC, per applicant request

2. **VS-23-0795-AVERY RONALD L: VACATE AND ABANDON** a portion of a right-of-way being Deer Springs Way located between Desperado Street and Rio Vista Street within Lone Mountain. MK/rp/syp (For possible action) **01/16/24 PC**

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 3/1 Unanimous

Allison B abstained from vote due to proximity of her property to application site

3. **WS-23-0781-EWERS LUKE: WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2.4 acres in an R-E (RNP-I) Zone. Generally located on the east side of Miller Lane, approximately 390 feet north of Lone Mountain Road within Lone Mountain. RM/nai/syp (For possible action) **01/16/24 PC**

Action: APPROVED as submitted, subject to all staff conditions and condition that the first five feet from the property line will be landscaped (if a wall is erected, 5 feet of landscape added in front of it)

Moved By: CHRIS

Vote: 4/1 Unanimous

4. **WS-23-0769-CENTURY COMMUNITIES NEVADA, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gross lot area; **2)** reduce setbacks; **3)** increase wall height; **4)** waive street landscaping; **5)** full off-site improvements; and **6)** finished grade. **DESIGN REVIEW** for a single-family residential subdivision on 1.9 acres in an RS20 (Residential Single Family 20) Zone within the RNP Neighborhood Protection Overlay. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/bb/syp (For possible action) **01/17/24 BCC**

Action: DENIED as submitted, consistent with all staff recommendations

Moved By: CHRIS

Vote: 5/0 Unanimous

5. **UC-23-0787-COX DONALD R JR & PATRICIA A: USE PERMIT** to allow a non-decorative metal accessory structure that is not architecturally compatible with the principal dwelling. **WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for accessory structures in conjunction with an existing single-family residence on 0.6 acres in an R-E Zone. Generally located on the west side of Bronco Street, 450 feet north of Peak Drive within the Lone Mountain Planning Area. MK/rp/syp (For possible action) **02/06/24 PC**

Action: HELD (indefinitely) to give applicant an opportunity to work with staff to determine what is aesthetically acceptable for the conex box.

Moved By: DON

Vote: 5/0 Unanimous

6. **WS-23-0798-COLACION JENNIFER KAY & STANLEY EION J: WAIVER OF DEVELOPMENT STANDARDS** to allow a decorative wall in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the east side of Quadrel Street, 200 feet north of Red Coach Avenue within Lone Mountain. RM/mh/syp (For possible action) **02/06/24 PC**

Action: HELD (indefinitely) so applicant can work with staff (civil engineering) to mitigate flooding issues.

Moved By: DON

Vote: 5/0 Unanimous

7. **WS-23-0844-ANDRADE LUCAS: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single-family residence on 0.6 acres in an R-E (Single Family Residential) (RNP-I) Zone. Generally located on the north side of Helena Avenue, 330 feet west of Durango Drive within Lone Mountain. RM/rp/syp (For possible action) **02/06/24 PC**

Action: APPROVED as submitted, subject to all staff conditions.

Moved By: CHRIS

Vote: 5/0 Unanimous

8. **WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalks and street landscaping; **2)** increase wall height; **3)** allow sole access from a collector street; **4)** reduce gate setback; and **5)** full off-site improvements. **DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action) **02/07/24 BCC**

Action: DENIED based on requests being self-imposed hardships and not consistent with applications previously approved by CAC.

Moved By: CHRIS

Vote: 5/0 Unanimous

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be January 30, 2024

X. Adjournment
The meeting was adjourned at 8:27 p.m.