



Lone Mountain Citizens Advisory Council

March 8, 2022

MINUTES

Board Members: Chris Darling – Chair – **EXCUSED**
Dr. Sharon Stover – Vice Chair – **PRESENT**
Kimberly Burton – **PRESENT**
Carol Peck - **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
 - II. Public Comment
None
 - III. Approval of February 22, 2022 Minutes
Moved by: Carol
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
 - IV. Approval of Agenda for March 8, 2022
Moved by: Chris
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
 - V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC:HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards for residential lots; 2) reduce net lot area for residential lots; and 3) increase wall height. **DESIGN REVIEWS** for the following: 1) building orientation of single family residences; and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo **03/16/22 BCC**

Action: Motion to APPROVE, subject to staff conditions and condition that landscape be controlled by HOA

Moved By: CHRIS

Vote: 2/2, Motion Failed

2. **WC-22-400019 (UC-21-0316)-COMSTOCK KENNETH K & AMBER:WAIVER OF CONDITION** for a use permit requiring a drainage study and compliance in conjunction with an approved accessory structure on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/sd/jo **04/05/22 PC**

Action: APPROVED as submitted, subject to all staff conditions

Moved By: KIM

Vote: 4/0 Unanimous

3. **WS-22-0078-DESTINY HOMES, LLC:WAIVER OF DEVELOPMENT STANDARDS** to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo **04/05/22 PC**

Action: APPROVED as submitted, subject to all staff conditions & condition that gate is 50feet from Bonita Vista and will open inward to cul-de-sac

Moved By: CAROL

Vote: 4/0 Unanimous

4. **DR-22-0048-ALVAREZ-RUIZ, SAUL & SANCHEZ-REYES, TANIA:DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential lot on 2.2 acres in an R-E Zone. Generally located on the south side of Horse Drive, 300 feet west of Torrey Pines Drive within Lone Mountain. MK/rk/jo **04/06/22 BCC**

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

5. **UC-22-0081-GREENGALE PROPERTIES, LLC: USE PERMITS** for the following: **1)** recreational facility; **2)** sale of produce/crops not grown on-site; **3)** allow customers on-site; **4)** farmer's market; **5)** allow live entertainment; **6)** campground; **7)** food processing; **8)** retail sales and services; **9)** guest ranch; **10)** retreat; **11)** major training facility; and **12)** allow temporary outdoor commercial events without a timeframe limit and extended hours. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed guest ranch within Community District 3; **2)** reduce the acreage for a proposed guest ranch; **3)** allow a proposed retreat within Community District 3; **4)** reduce the separation of proposed live entertainment from a residential use; **5)** alternative landscaping along all property lines; **6)** allow existing landscaping adjacent to Elkhorn Road; **7)** allow alternative landscaping adjacent to a less intense use; **8)** eliminate landscape finger islands; **9)** waive on-site loading requirements; **10)** reduced parking; **11)** allow alternative paving; and **12)** waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: **1)** recreational facility; and **2)** finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard within Lone Mountain. MK/jor/jo **04/06/22 BCC**

Action: HELD to 3-29-22 CAC meeting so applicant can work with neighbors regarding bathrooms, hours for live entertainment, maximum number of people allowed on property for events and securing surrounding neighbors

6. **WS-22-0076-HUERTA, JORGE: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; **2)** increase wall height; and **3)** waive full off-site improvements. **DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** finished grade on 1.5 acres in an R-E Zone. Generally located on the east side of Rainbow Boulevard and the south side of Azure Drive within Lone Mountain. MK/rk/jo **04/06/22 BCC**

Action: APPROVED as submitted, subject to all staff conditions

Moved By: CHRIS

Vote: 4/0 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be March 29, 2022.

X. Adjournment

The meeting was adjourned at 8:50 p.m.