



## Lone Mountain Citizens Advisory Council

May 10, 2022

### MINUTES

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Board Members: Chris Darling – Chair – **PRESENT**  
Dr. Sharon Stover – Vice Chair – **PRESENT**  
Kimberly Burton – **EXCUSED**  
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 March 8, 2022 Minutes  
  
**Moved by: Sharon**  
**Action: Approved subject minutes as submitted**  
**Vote: 3**  
**/0 -Unanimous**
  - IV. Approval of Agenda for May 10, 2022  
  
**Moved by: Chris**  
**Action: Approved agenda as submitted with items #3-5 heard together**  
**Vote: 3/0 - Unanimous**
  - V. Informational Item(s)  
None

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COUNTY CLERK

VI. Planning & Zoning

1. **DR-22-0187-AYON JOSE & FAVIOLA: DESIGN REVIEW** to allow an accessory structure with metal siding where CMU block was previously approved on 1.1 acres in an R-E (RNP-I) Zone. Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/bb/syp (For possible action) 5/17/22 PC

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

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

2. **UC-22-0146-CHANDLER LYNN STEVEN & NICHOLS-CHANDLER NICOLE MARIE: USE PERMIT** for a communication tower. **DESIGN REVIEW** for a proposed communication tower and associated ground mounted equipment on 2.1 acres in an R-E (RNP-I) Zone. Generally located on the northwest corner of Campbell Road and Washburn Road within Lone Mountain. RM/sd/syp (For possible action) 06/07/22 PC

**Action: DENIED based on belief that cell tower is not appropriate in RNP**

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

3. **ET-22-400049 (NZN-0511-12)-TETON CAPITAL MANAGEMENT, LLC: ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 3.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone. Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain. MK/lm/syp (For possible action) 06/08/22 BCC

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

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

4. **ET-22-400050 (UC-19-0864)-TETON CAPITAL MANAGEMENT, LLC: USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping adjacent to arterial streets; 2) alternative screening for outside vehicle rental; 3) modified driveway design standards; and 4) reduce driveway distances from the intersection. **DESIGN REVIEWS** for the following: 1) retail center with a mini-warehouse building and vehicle rental; and 2) finished grade on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action) 06/08/22 BCC

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

**Moved By: CHRIS**

**Vote: 3/0 Unanimous**

5. **ET-22-400051 (DR-21-0130)-TETON CAPITAL MANAGEMENT, LLC: DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: **1)** a proposed daycare facility; and **2)** final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action) **06/08/22 BCC**

**Action: APPROVED as submitted, subject to all staff conditions**  
**Moved By: CHRIS**  
**Vote: 3/0 Unanimous**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be May 31, 2022.

X. Adjournment

The meeting was adjourned at 7:16 p.m.