

BP/RD 8/8/2023 (9/5/2023)



## Lone Mountain Citizens Advisory Council

March 8, 2022

### MINUTES

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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

RECEIVED

AUG 08 2023

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA T. KING, County Manager

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.