



# Lone Mountain Citizens Advisory Council

February 26, 2019

## MINUTES

---

Board Members:	Teresa Krolak-Owens – Chair – <b>PRESENT</b> Evan Wishengrad – Vice Chair – <b>PRESENT</b> Kimberly Burton – <b>EXCUSED</b>	Chris Darling – <b>PRESENT</b> Dr. Sharon Stover – <b>PRESENT</b>
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 February 12, 2019 Minutes  
  
**Moved by: EVAN**  
**Action: Approved subject minutes as submitted**  
**Vote: 4-0/Unanimous**
- IV. Approval of Agenda for February 26, 2019  
  
**Moved by: EVAN**  
**Action: Approved agenda noting item #1 held to 3/12/19 CAC, items 2-4 withdrawn and items 6 & 7 and 8 & 9 heard together**  
**Vote: 4-0/Unanimous**
- V. Informational Items  
Received updates from Commissioner Brown's office regarding pavement conditions on Grand Canyon and the intent to re-pave the area in spring and land secured by BLM as open space.

VI. Planning & Zoning

**03/05/19 PC**

1. **TM-19-500013-EGAN CREST, LLC: TENTATIVE MAP** consisting of 8 single family residential lots and 1 common lot on 5.0 acres in an R-E Zone. Generally located on the south side of Corbett Street and the east side of Egan Crest Drive within Lone Mountain. LB/jor/ja

**Action: HELD to March 12, 2019 CAC meeting**

**03/06/19 BCC**

2. **TM-19-500010-P N II INC.: TENTATIVE MAP** consisting of 26 single family residential lots and 1 common lot on 16.3 acres in an R-E (RNP-I) Zone. Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain. MK/lm/ja

**Action: WITHDRAWN per applicant request**

3. **VS-19-0009-P N II INC.: VACATE AND ABANDON** a portion of a right-of-way being Brent Lane located between Coke Street and Conough Lane within Lone Mountain. MK/tk/ja

**Action: Withdrawn per applicant request**

4. **WC-19-400007 (WS-18-0148)-P N II INC.: WAIVER OF CONDITIONS** of a waiver of development standards to provide right-of-way dedication to include a portion of a cul-de-sac at the west end of Brent Lane in conjunction with a single family residential subdivision on 16.3 acres in an R-E (RNP-I) Zone. Generally located on the west side of Coke Street and the south side of Brent Lane within Lone Mountain.

**Action: Withdrawn per applicant request**

**03/19/19 PC**

5. **UC-19-0098-NIEMANN REVOCABLE LIVING TRUST: USE PERMITS** for the following: **1)** allow more than 1 accessory apartment or casita on a lot; **2)** allow existing casitas to not be architecturally compatible with the principal building (single family residence); **3)** allow existing accessory structures to not be architecturally compatible with the existing principal building; and **4)** waive all applicable design standards for existing accessory structures. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce interior side yard setback for existing accessory structures; **2)** reduce the rear yard setback for existing accessory structures; **3)** reduce the required separation between buildings and; **4)** waive all applicable design standards for existing casitas.

**Action: APPROVED subject to all staff conditions and condition that all structures be compliant with all required building codes**

**Moved by: EVAN**

**Vote: 4-0/Unanimous**

**03/20/19 BCC**

6. **TM-19-500027-D.R. HORTON INC.: TENTATIVE MAP** consisting of 8 single family residential lots on 4.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain.

**Action: DENIED to small size of lots (board members and neighbors both voiced concerns with the small lot sizes and increased size of houses on the lots)**

**Moved by: CHRIS**

**Vote: 3-0/Unanimous (Teresa abstained from vote)**

7. **WS-19-0087-D.R. HORTON INC.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; and 2) reduced front setbacks. **DESIGN REVIEW** for a proposed single family residential development on 4.2 acres in an R-E(RNP-I) Zone. Generally located on the west side of Park Street and the north side of La Mancha Avenue within Lone Mountain.

**Action: DENIED to small size of lots (board members and neighbors both voiced concerns with the small lot sizes and increased size of houses on the lots)**

**Moved by: CHRIS**

**Vote: 3-0/Unanimous (Teresa abstained from vote)**

8. **TM-19-500030-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS:**  
**TENTATIVE MAP** consisting of 10 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain.

**Action: APPROVED subject to staff conditions and condition that all homes be single story only with a maximum height of 25 feet and that there be staggered landscaping along west property line.**

**Moved by: TERESA**

**Vote: 3-1 (board member opposed feels the board should be consistent when approving lot size applications)**

9. **WS-19-0093-DELDIN MICHAEL 2016 TRUST & DELDIN TAMMIE TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; 2) hammerhead street design; and 3) increase finished grade for a proposed single family residential development on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the east side of Lutts Street and the south side of Brent Lane within Lone Mountain.

**Action: APPROVED subject to staff conditions and condition that all homes be single story only with a maximum height of 25 feet and that there be staggered landscaping along west property line.**

**Moved by: TERESA**

**Vote: 3-1 (board member opposed feels the board should be consistent when approving lot size applications)**

VII. General Business  
None

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be March 12, 2019

X. Adjournment  
The meeting was adjourned at 8:10 p.m.