



Lone Mountain Citizens Advisory Council

April 11, 2023

MINUTES

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

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 6:31 p.m.

II. Public Comment
None

III. Approval of March 28, 2023, Minutes

Moved by: CHRIS

Action: Approved subject minutes as submitted

Vote: 3/0 -Unanimous

IV. Approval of Agenda for April 11, 2023

Moved by: CHRIS

Action: Approved agenda with item #6 to be heard first, items 2-3, and 4-5 to be heard together

Vote: 3/0 - Unanimous

V. Informational Item(s)
None

VI. Planning & Zoning

1. **ET-23-400022 (UC-20-0511)-ORTON RYAN & KELLY: USE PERMIT FIRST EXTENSION OF TIME** to increase the size of an accessory apartment in conjunction with a single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for an access gate; and **2)** modified residential driveway design standards on 1.0 acre in an R-E (RNP-I) Zone. Generally located on the south side of Tropical Parkway, 150 feet east of Campbell Road within Lone Mountain. RM/dd/ja (For possible action) **5/3/23 BCC**

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

2. **WS-23-0114-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot area; **2)** street landscaping; **3)** increase wall height; and **4)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action) **5/3/23 BCC**

Action: APPROVED as submitted, subject to staff conditions and condition that applicant's research conservation program for the tortoises actively living in the undeveloped sites to be used for residential development.
Moved By: CHRIS
Vote: 3/0 Unanimous

3. **TM-23-500022-USA: TENTATIVE MAP** consisting of 17 lots and common lots on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action) **5/3/23 BCC**

Action: APPROVED as submitted, subject to staff conditions and condition that applicant's research conservation program for the tortoises actively living in the undeveloped sites to be used for residential development.
Moved By: CHRIS
Vote: 3/0 Unanimous

4. **WS-23-0117-USA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot area; **2)** landscaping; **3)** increase wall height; and **4)** alternative residential driveway geometrics. **DESIGN REVIEWS** for the following: **1)** a single-family residential development; **2)** allow a hammerhead turnaround; and **3)** finished grade on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action) **5/3/23 BCC**

Action: APPROVED Design Reviews and Waivers of Developments 2a, 2b, 2c, and 4 DENIED Waivers of Developments 1 and 3
Moved By: CHRIS
Vote: 3/0 Unanimous

5. **TM-23-500023-USA: TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action) **5/3/23 BCC**

Action: DENIED as submitted, subject concerns regarding proposed lot sizes

Moved By: CHRIS

Vote: 3/0 Unanimous

6. **WS-23-0127-XIE YUNDI: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** offsite improvements (curb, gutter, partial paving and streetlights); and **3)** waive sewer connection on 1.2 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Desperado Street and Farm Road within Lone Mountain. MK/sd/syp (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved By: KIM

Vote: 2/1

(Member opposed was not in favor or waiving requirement to connect to sewer)

- VII. General Business
None
- VIII. Public Comment
None
- IX.. Next Meeting Date
The next regular meeting will be April 25, 2023
- X. Adjournment
The meeting was adjourned at 8:22 p.m.