



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

February 11, 2025

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com).
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Allison Bonanno - Chair  
Joseph Crapo – Vice-Chair  
Kimberly Burton  
Deborah Earl  
Matthew Schriever

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 28, 2025. (For possible action)
- IV. Approval of the Agenda for February 11, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning
  - 1. **WS-24-0769-CLYDE APRIL: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with an existing single-family residence on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lookout Rock Circle, east of Cimarron Road within Lone Mountain. AB/my/kh (For possible action) **03/04/25 PC**
- VII. General Business
  - None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 25, 2025.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



## Lone Mountain Citizens Advisory Council

January 28, 2025

### MINUTES

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Board Members: Allison Bonanno - Chair  
Joseph Crapo - Vice-Chair  
Kimberly Burton (EXCUSED)  
Deborah Earl  
Matthew Schriever

Secretary: Dawn vonMendenhall, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

Town Liaison: Michelle Baert, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, [William.Covington@clarkcountynv.gov](mailto: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 January 14, 2024, Minutes  
  
**Moved by: DEBORAH EARL**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for January 28, 2025  
  
**Moved by: JOSEPH CRAPO**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **VS-24-0746-CHURCH SHEPARD HILLS LUTHERAN: VACATE AND ABANDON** easements of interest to Clark County located between Dapple Gray Road and Campbell Road, and between CC 215 and Darling Road and a portion of right-of-way being Campbell Road located between CC 215 and Darling Road within Lone Mountain. AB/bb/kh (For possible action)

**Action: APPROVED as submitted, subject to staff recommendations**

**Moved by: ALLISON BONANNO**

**Vote: 3-0 Unanimous**

*(Joseph Crapo abstained due to ongoing relationship with the applicant and their engineer)*

**\*It was noted that the applicant's name on the agenda was incorrect and should be Sheperd of The Hills Church**

2. **UC-24-0701-CHURCH SHEPARD HILLS LUTHERAN: USE PERMITS** for the following: 1) school; and 2) daycare. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase building height; 3) reduce buffering and screening; 4) modify residential adjacency standards; 5) increase retaining wall height; 6) reduce loading zone; 7) reduce parking lot landscaping; 8) allow attached sidewalks; and 9) alternative driveway geometrics. **DESIGN REVIEW** for a proposed school building on 3.29 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Darling Road and the east side of Dapple Gray Road within Lone Mountain. AB/bb/kh (For possible action)

**Action: APPROVED all items EXCEPT waivers # 6&7**

**Moved By: ALLISON BONANNO**

**Vote: 2-1**

*(Joseph Crapo abstained due to ongoing relationship with the applicant and their engineer)*

**\*It was noted that the applicant's name on the agenda was incorrect and should be Sheperd of The Hills Church**

VII. General Business

1. Approved 2025 Meeting Calendar, voting to cancel the November 11<sup>th</sup> & December 30<sup>th</sup> meetings.

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be February 11, 2025

X. Adjournment

The meeting was adjourned at 7:40 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0769-CLYDE APRIL:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with an existing single-family residence on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Lookout Rock Circle, east of Cimarron Road within Lone Mountain. AB/my/kh (For possible action)

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RELATED INFORMATION:

**APN:**

138-04-611-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the side setback of a proposed attached patio cover to 3 feet where 10 feet is required per a previously approved Planned Unit Development via UC-0811-03 (a 57% reduction).
- b. Reduce the rear setback of a proposed attached patio cover to 5 feet where 17 feet is required per Section 30.02.25 (a 71% reduction).

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7994 Lookout Rock Circle
- Site Acreage: 0.39
- Project Type: Reduce rear setback for a proposed attached patio cover
- Number of Stories: 2 (existing single-family residence)
- Building Height (feet): 17 (proposed attached patio cover)
- Square Feet: 4,545 (existing single-family residence)/530 (proposed attached patio cover)

History & Site Plan

The existing subdivision was established via a Planned Unit Developed under UC-0811-03. The Notice of Final Action conditioned a minimum side yard setback of 10 feet. The site plan depicts an existing residence which faces east toward Lookout Rock Circle. The applicant is requesting to reduce the side setback of a proposed attached patio cover to be constructed on the southwest corner of the existing residence, south of the existing swimming pool. The site plan depicts the proposed patio cover to be set back 3 feet from the side property line where 10 feet is required

per Code. Furthermore, the proposed patio cover will be set back 5 feet from the rear property line to the west where 17 feet is required.

Elevations

The elevation plan shows that proposed attached patio cover has an overall height of 17 feet. The plans also show an angled wall on the southwest corner of the proposed attached patio cover. This wall features a fireplace and a television wall mount.

Floor Plans

The floor plan shows the proposed attached patio cover area has an overall area of 530 square feet.

Applicant's Justification

The applicant states that they would like to utilize the open space area on the southwest corner of the rear yard for recreation purposes. Since the rear yard faces west, the proposed attached patio cover will provide much needed shade.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-2131-04	Use permit and waiver of development standards for PUD modifications regarding accessory structures on the second floor to include a guest house, pool house, RV garage, or detached garage. This allowed the builder to not be limited only to a loft space.	Approved by BCC	January 2005
UC-0811-03	Use permit for a Planned Unit Development (PUD) and a waiver for off-site improvements	Approved by BCC	August 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (Up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks provide adequate privacy, safety, and the lack of a canyon effect between residences and along streetscapes. Staff finds that this request can be mitigated if the proposed patio cover was redesigned. Staff cannot support this request.

**Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval, and within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** CHRISTOPHER SULLIANVAN  
**CONTACT:** DOUGLAS RANKIN, LAS VEGAS, 8118 EAGLE CLAN CT, LAS VEGAS, NV 89131



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-04-611-001

PROPERTY ADDRESS/ CROSS STREETS: 7994 LOOKOUT ROCK CIR

**DETAILED SUMMARY PROJECT DESCRIPTION**

Rear Yard Setback Waiver for a Patio Cover

**PROPERTY OWNER INFORMATION**

NAME: April Clyde Christopher Sullivan  
 ADDRESS: 7994 LOOKOUT ROCK CIR  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129  
 TELEPHONE: \_\_\_\_\_ CELL 702-610-8012 EMAIL: thisisyourattorney@gmail.com

**APPLICANT INFORMATION (must match online record)**

NAME: Christopher Sullivan  
 ADDRESS: 7994 LOOKOUT ROCK CIR  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-610-8012 EMAIL: thisisyourattorney@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Douglas J Rankin  
 ADDRESS: 8118 Eagle Clan Ct  
 CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-375-9192 EMAIL: drankin777@aol.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

April Clyde Christopher Sullivan Christopher Sullivan 10/21/24  
 Property Owner (Signature) Property Owner (Print) Date 10/21/2024

**DEPARTMENT USE ONLY:**

- |                              |                             |                               |                               |                             |                              |  |
|------------------------------|-----------------------------|-------------------------------|-------------------------------|-----------------------------|------------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET   | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> LIC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA   | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS  | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PLUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC  | OTHER _____                            |

APPLICATION # WS-24-076A ACCEPTED BY MY  
 PL MEETING DATE 3/14/25 DATE 12/30/24  
 ALL MEETING DATE \_\_\_\_\_ FEES \$800  
 TARIFF/LOCATION Lane Mtn DATE 2/4/25 \$800 WS-24-0769

PLANNET  
COPY



Date: October 30, 2024

Clark County Comprehensive Planning

500 Grand Central Parkway

Las Vegas, NV 89101

RE: Request for a rear yard setback reduction to 3 feet for a patio cover where 17 feet is required

To Whom it may concern:

Please accept this justification letter for a request for a rear yard setback reduction to 3 feet for a patio cover where 17 feet is required in a RS20 zoning district, Per Title 30.02-04. The subject site is located at 7994 Lookout Rock Circle APN #138-04-611-001. This request is justified in that the rear yard is adjacent to Cimarron Road which is an 80-foot ROW. In addition, this property is located within a gated community where other accessory structures have been constructed within the 17-foot rear yard setback area making this request compatible with this subdivision. The owners wish to utilize their rear yard open space for outdoor recreation and to further their enjoyment of the open space. The rear yard has a western exposure and the Patio will provide much needed shade.

Written on behalf of Christopher Sullivan Owner

WS-24-0769

PLANNER  
COPY