



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

March 12, 2024

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.
 - 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: Don Cape, Chairperson
Kim Burton, Vice Chairperson
Chris Darling
Carol Peck
Allison Bonanno

Secretary: Dawn vonMendenhall, 702-289-0196, 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): Marcelo Erosa, 702-250-0907, Marcelo.Erosa@clarkcountynv.gov
William Covington, 702-455-2540, 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 February 27, 2024. (For possible action)
- IV. Approval of the Agenda for March 12, 2024, 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

04/02/24 PC

- 1. **ET-24-400017 (WS-20-0028)-702 CAPITAL GROUP, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single Family 20) Zone in the RNP-NPO Overlay District. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/my/ng (For possible action) **04-02-24 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: March 26, 2024.
- 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
<https://notice.nv.gov>



Lone Mountain Citizens Advisory Council

February 27, 2024

MINUTES

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

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@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 January 9, 2024, Minutes
Moved by: CHRIS
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for February 27, 2024
Moved by: DON
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-23-0873-NELSON, ROY C.: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalks and landscaping; and 2) full off-site improvements. **DESIGN REVIEW** for a single-family residential subdivision on 2.1 acres in an R-E Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. RM/mh/syp (For possible action) 3/6/24 BCC

Action: APPROVED as submitted subject to staff conditions and condition that there be a 6 ft landscape buffer on Red Coach & Buffalo, Waiver 1a – waive offsites on Red Coach, but not Buffalo, and minimum net lot size to be 18,089 as presented in Design Review.

Moved By: CHRIS

Vote: 5/0 Unanimous

2. **WS-23-0927-MAGGIE & EL CAPITAN, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and street landscaping; 2) increase retaining wall height; and 3) full off-site improvements. **DESIGN REVIEW** for finished grade on 2.1 acres in an R-E (RNP-II) Zone. Generally located on the east side of El Capitan Way and the south side of Maggie Avenue within Lone Mountain. MK/tpd/syp (For possible action) 3/6/24 BCC

Action: APPROVED as submitted, subject to all staff conditions and condition that there be a 4-foot landscape buffer in front of wall on Maggie & El Capitan

Moved By: DON

Vote: 5/0 Unanimous

3. **VS-24-0009-VARGAS, JOSE: VACATE AND ABANDON** easements of interest to Clark County located between Bright Angel Way and Tropical Parkway, and between Jensen Street and Conquistador Street within Lone Mountain. RM/mh/ng (For possible action) 03/19/24 PC

Action: APPROVED as submitted, subject to all staff conditions

Moved By: KIM

Vote: 5/0 Unanimous

4. **VS-24-0018-EGAN CREST ESTATES II, LLC: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Egan Crest Drive and Michelli Crest Way within Lone Mountain. RM/my/ng (For possible action) 03/19/24 PC

Action: APPROVED as submitted, subject to staff conditions

Moved By: DON

Vote: 4/1

Chris D was the applicant, therefore abstained from voting.

5.

WS-24-0017-STANLEY, WILLIAM & KJ REV LIV TR & STANLEY, WILLIAM H. & KAREN J. TRS: WAIVER OF DEVELOPMENT STANDARDS to reduce separation. **DESIGN REVIEW** for architectural compatibility for proposed accessory structures in conjunction with an existing single-family residence on 1.1 acres in an RS20 (Residential Single Family 20) (RNP-1) Zone. Generally located on the east side of Campbell Road, 130 feet north of Fisher Avenue within Lone Mountain. RM/nai/ng (For possible action) **03/19/24 PC**

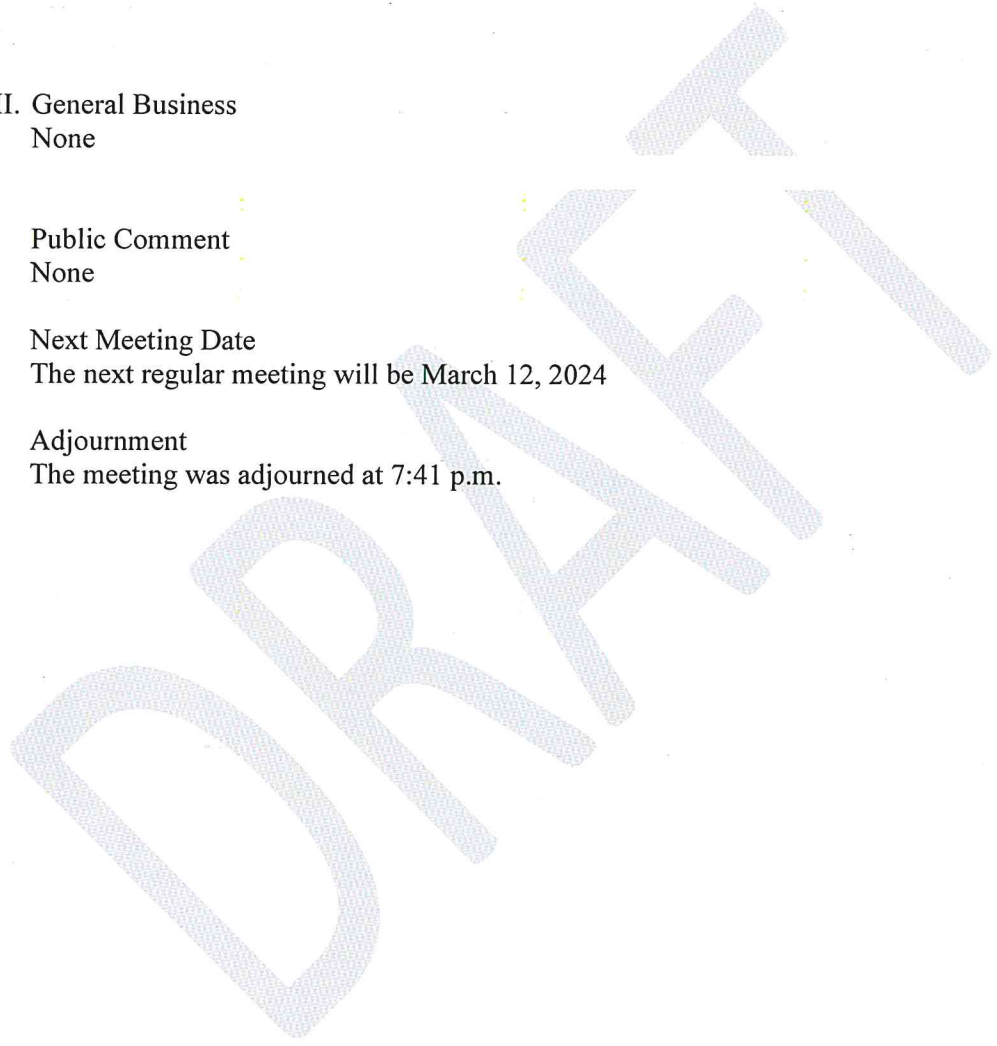
Action: APPROVED as submitted, subject to staff conditions
Moved By: DON
Vote: 5/0 Unanimous

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be March 12, 2024

X. Adjournment
The meeting was adjourned at 7:41 p.m.



04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400017 (WS-20-0028)-702 CAPITAL GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single Family 20) Zone in the RNP-NPO Overlay District.

Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/my/ng (For possible action)

RELATED INFORMATION:

APN:

138-06-601-011

WAIVER OF DEVELOPMENT STANDARDS:

Allow single family residential lots to face and have direct access to a collector street (Grand Canyon Drive) where not permitted per Section 30.56.080.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single family residential
- Number of Lots/Units: 2

Site Plans

The approved plans depict a proposed single family residential development consisting of 2 lots located on the northeast corner of Grand Canyon Drive and Stange Avenue. The request is to allow access onto a collector street, Grand Canyon Drive, for both lots. The plans depict circular driveways for both lots that will allow access from Grand Canyon Drive.

Applicant's Justification

The applicant states that project management has led to delays.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0188	Increased finished grade	Approved by BCC	July 2023
ET-22-400126 (WS-20-0028)	Extension of time to allow single family residential lots to face and have direct access to a collector street where not permitted	Approved by PC	January 2023
WS-20-0028	Waiver to allow single family residential lots to face and have direct access to a collector street where not permitted	Approved by PC	March 2020

Surrounding Land Use

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

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has been making progress through the submittal of a drainage study, an early grading permit, and an off-sites permit. Therefore, staff can support the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

- Until March 3, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRIAN MINTER

CONTACT: BRIAN MINTER, 702 CAPITAL GROUP, 429 COLORFUL RAIN AVENUE,
NORTH LAS VEGAS, NV 89031

ET-24-400017



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-601-011

PROPERTY ADDRESS/ CROSS STREETS: N. GRAND CANYON + STAGHE AVE

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time WS-20-0028

PROPERTY OWNER INFORMATION

NAME: 702 Capital Group LLC
ADDRESS: 429 Colorado Rain Ave
CITY: N LAS VEGAS STATE: NV ZIP CODE: 89031
TELEPHONE: _____ CELL 702-587-3355 EMAIL: bminster33@yahoo.com

APPLICANT INFORMATION

NAME: Brian Minter
ADDRESS: 429 Colorado Rain Ave
CITY: N LAS VEGAS STATE: NV ZIP CODE: 89031 REF CONTACT ID # _____
TELEPHONE: 702-587-3355 CELL _____ EMAIL: bminster33@yahoo.com

CORRESPONDENT INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all project communication

(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 and 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.

[Signature]
Property Owner (Signature)*

Brian Minter
Property Owner (Print)

125-24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input 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"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-400017

ACCEPTED BY MY

PC MEETING DATE 04/03/24

DATE _____

BCC MEETING DATE X

TAB/CAC LOCATION Lone Mtn

DATE 03/12/24

\$800

ET-24-400017

To whom it may concern:

We are requesting an extension of time for WS-20-0028. We were unable to complete the work in time allotted due to issues with planning. We have submitted 2nd set of redlines to PW and hope to resume work immediately upon approval.

Thank You

Brian Minter

Managing Member 702 Capital Group