



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

June 25, 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 Excused
 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 May 28, 2024. (For possible action)
- IV. Approval of the Agenda for June 25, 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

07/16/24 PC

- 1. **VS-24-0246-COSMIC DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Ann Road and La Mancha Avenue and between Conquistador Street and Grand Canyon Drive within Lone Mountain. RM/nai/ng (For possible action) **7/16/24 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: July 9, 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

May 28, 2024

MINUTES

Board Members: Don Cape – Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **ABSENT**
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 April 30, 2024, Minutes
Moved by: DON CAPE
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for May 28, 2024
Moved by: DON CAPE
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **AR-24-400047 (UC-22-0081)-GREENGALE PROPERTIES, LLC: USE PERMITS SECOND APPLICATION FOR REVIEW** 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) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) 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 RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard within Lone Mountain. MK/nai/ng (For possible action)

Action: APPROVED as submitted subject to staff conditions and the following conditions: (1) annual review for the next five years, (2) Sound plan prior to each event to show compliance with sound requirements, and (3) height of any structure (temporary or permanent) will not exceed 35 feet.

Moved By: ALLISON BONANNO

Vote: 3/1

Don Cape made the first motion to approve the application with staff conditions and additional conditions that there be an annual review for the next five years and that any structure, temp or permanent, should not exceed the height of the trees. The motion failed 2-2.

VII. General Business

None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be June 25, 2024

X. Adjournment

The meeting was adjourned at 8:25 p.m.

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0246-COSMIC DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ann Road and La Mancha Avenue and between Conquistador Street and Grand Canyon Drive within Lone Mountain (description on file). RM/nai/ng (For possible action)

RELATED INFORMATION:

APN:

125-30-402-020

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the western and eastern property lines. The parcel will be subdivided into a 4 lot residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-23-0699	Street name changed to private unnamed cul-de-sac Snowlee Court	Approved by PC	December 2023
ZC-0296-01	Reclassified R-U & R-E zoning to R-E (RNP-I) zoning and from R-A to R-A (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: TIM S. MORENO

CONTACT: TIM S. MORENO, 12273 TERRACE VERDE AVENUE, LAS VEGAS, NV 89138



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 125-30-402-020

PROPERTY ADDRESS/ CROSS STREETS: Ann Road/Conquistador Street

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation Application for Minor Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Cosmic Development, LLC

ADDRESS: 2620 Regatta Drive, Suite 102

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-460-3644

CELL 702-460-3644

EMAIL: ronnie@twobytwoventures.com

APPLICANT INFORMATION (must match online record)

NAME: Ronnie Lee

ADDRESS: 2620 Regatta Drive, Suite 102

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-460-3644

CELL 702-460-3644

EMAIL: ronnie@twobytwoventures.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Tim S. Moreno, P.E.

ADDRESS: 12273 Terrace Verde Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89138

REF CONTACT ID # _____

TELEPHONE: 702-682-7041

CELL 702-682-7041

EMAIL: tim@morenopec.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.

Ronnie F. Lee (Manager)

4/25/2024

Property Owner (Signature)*

Property Owner (Print)

Date

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"/> 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) VS-24-0246

ACCEPTED BY NAT

PC MEETING DATE 7/16/2024

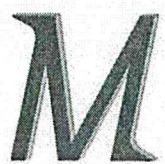
DATE 5/20/2024

BCC MEETING DATE _____

FEES \$1,200.00

TAB/CAC LOCATION Lone Mountain

DATE 6/25/2024



Moreno PEC
12273 Terrace Verde Ave.
Las Vegas, NV 89138
tim@morenopec.com
(702) 682-7041

January 2, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for Vacation Application for APN 125-30-402-020

To Whom It May Concern:

On behalf of my client, Cosmic Development LLC, we hereby request a vacation of all unused government patent easements.

Please find attached, legal description and exhibit, showing the existing western and eastern 33-foot- wide patent easements on the subject parcel.

We respectfully request the acceptance the approval of this application.

Regards,
MORENO PEC

Tim S. Moreno, P.E.

Encl.