



# Lone Mountain Citizens Advisory Council

December 10, 2024

## MINUTES

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Board Members: Don Cape- Chair - **PRESENT**  
Kimberly Burton - Vice Chair - **EXCUSED**  
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

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions The meeting was called to order at 6:33 p.m.
- II. Public  
Comment None
- III. Approval of November 12, 2024, Minutes  
**Moved by: CHRIS DARLING**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for October 8, 2024  
**Moved by: CHRIS DARLING**  
**Action: Approved agenda as submitted, combining items 8-10, and 12-14 so they can be heard together**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS: USE PERMIT FIRST EXTENSION OF TIME** for the following: **1)** allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and **2)** waive applicable design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action) **12/03/24 PC**

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

**Moved by: DON CAPE**

**Vote: 4/0 Unanimous**

2. **WS-24-0640-HUMMEL LIVING TRUST & HUMMEL, RANDALL J. & STACIE L. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce building separations; and **3)** allow 2 driveways in conjunction with an existing single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Sisk Road and the south side of Whispering Sands Drive within Lone Mountain. MK/dd/kh (For possible action)

**Action: DENIED waivers # 1 & 2, APPROVED waiver #3, in agreement with staff.**

**Moved By: CHRIS DARLING**

**Vote: 4/0 Unanimous**

3. **VS-24-0635-ZORNES FAMILY LP: VACATE AND ABANDON** a portion of right-of-way being Searching Bear Court located between Ann Road and La Mancha Avenue within Lone Mountain. RM/rg/kh (For possible action) **1/7/25 PC**

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

**Moved By: CHRIS DARLING**

**Vote: 4/0 Unanimous**

4. **DR-24-0591-GILCREASE ORCHARD FOUNDATION: DESIGN REVIEW** for a proposed accessory structure in conjunction with an existing farm on 58.16 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whispering Sands Drive and the east side of Tenaya Way within Lone Mountain. MK/jm/kh (For possible action) **12/17/24 PC**

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

**Moved By: CHRIS DARLING**

**Vote: 4/0 Unanimous**

5. **VS-24-0613-T AND T VENTURE PARTNERS, LLC: VACATE AND ABANDON** a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain. MK/rg/kh (For possible action) **12/18/24 BCC**

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

**Moved By: CHRIS DARLING**

**Vote: 4/0 Unanimous**

6. **WS-24-0612-T AND T VENTURE PARTNERS, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gross lot area; **2)** reduce street landscaping; **3)** increase wall height; **4)** allow attached sidewalks; **5)** full off-site improvements; **6)** alternative driveway geometrics; **7)** increase driveway width; and **8)** non-standard improvements in right-of-way. **DESIGN REVIEW** for a single-family detached residential development on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action) **12/18/24 BCC**

**Action: APPROVED as modified, with equestrian trail and 5-foot landscape.**

**Moved By: DON CAPE**

**Vote: 4/0 Unanimous**

7. **TM-24-500134-T AND T VENTURE PARTNERS, LLC: TENTATIVE MAP** consisting of 62 single-family residential lots on 33.48 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action) **12/18/24 BCC**

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

**Moved By: CHRIS DARLING**

**Vote: 4/0 Unanimous**

8. **PA-24-700032-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: PLAN AMENDMENT** to redesignate the land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 0.91 acres. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)

**Action: APPROVED as submitted, with condition that trash enclosure is to be covered and placed as far away as possible from residential area.**

**Moved By: ALLISON BONANNO**

**Vote: 3/1**

9. **ZC-24-0615-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: ZONE CHANGE** to reclassify 0.91 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action) **1/7/25 PC**

**Action: APPROVED as submitted, with condition that trash enclosure is to be covered and placed as far away as possible from residential area.**

**Moved By: ALLISON BONANNO**

**Vote: 3/1**

10. **UC-24-0616-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS: USE PERMIT** for outdoor dining and drinking. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** reduce buffering and screening; **3)** modify loading spaces; **4)** modify residential adjacency; **5)** allow attached sidewalks; and **6)** reduce driveway geometrics. **DESIGN REVIEW** for a craft brewery with outdoor dining and drinking on 0.91 acres in a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rr/kh (For possible action) **1/7/25 PC**

**Action: APPROVED as submitted, with condition that trash enclosure is to be covered and placed as far away as possible from residential area.**

**Moved By: ALLISON BONANNO**

**Vote: 3/1**

11. **WS-24-0638-ALPHA INVESTMENT GROUP, INC.: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Ruffian Road, 160 feet north of Stephen Avenue within Lone Mountain. RM/nai/kh (For possible action) **1/7/25 PC**

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

**Moved By: CHRIS DARLING**

**Vote: 4/0 Unanimous**

12. **VS-24-0652-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: VACATE AND ABANDON** easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Ruffian Road and Eagan Crest Drive within Lone Mountain. RM/lm/kh (For possible action) **1/8/25 BCC**

**Action: APPROVED as submitted, with condition to add stepped retaining wall & perimeter landscaping along Ruffian**

**Moved By: DON CAPE**

**Vote: 3/0 Unanimous**

*Chris Darling abstained due to owning lots adjacent to application property*

13. **WS-24-0651-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** increase retaining wall height; **3)** eliminate street landscaping; and **4)** waive full off-site improvements. **DESIGN REVIEW** for a single-family residential development on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

**Action: APPROVED as submitted, with condition to add stepped retaining wall & perimeter landscaping along Ruffian**

**Moved By: DON CAPE**

**Vote: 3/0 Unanimous**

*Chris Darling abstained due to owning lots adjacent to application property*

14. **TM-24-500143-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA: TENTATIVE MAP** consisting of 8 lots and common lots on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. RM/lm/kh (For possible action)

**Action: APPROVED as submitted, with condition to add stepped retaining wall & perimeter landscaping along Ruffian**

**Moved By: DON CAPE**

**Vote: 3/0 Unanimous**

*Chris Darling abstained due to owning lots adjacent to application property*

VII. General

Business None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be January 14, 2025

X. Adjournment

The meeting was adjourned at 9:16 p.m.