



Lone Mountain Citizens Advisory Council

July 11, 2023

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: 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 6:35 p.m.
- II. Public Comment
None
- III. Approval of June 27, 2023, Minutes
Moved by: ALLISON
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for June 27, 2023
Moved by: DON
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **DR-23-0188-702 CAPITAL GROUP, LLC: HOLDOVER DESIGN REVIEW** for finished grade on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the northeast corner of Stange Avenue and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action) **7/19/23 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved By: CHRIS

Vote: 5/0 Unanimous

2. **UC-23-0316-SMITH KIMBERLY: USE PERMITS** for the following: **1)** allow clients to a home occupation (equine therapy) where not permitted; **2)** allow non-family members as employees in conjunction with a home occupation; and **3)** allow a home occupation to be conducted outside where not permitted in conjunction with an existing single family residence on 0.7 acres in an R-E (RNP-I) Zone. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/md/syp (For possible action) **8/1/23 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved By: KIM

Vote: 5/0 Unanimous

3. **AR-23-400093 (UC-22-0081)-GREENGALE PROPERTIES, LLC: USE PERMITS FIRST 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 R-A (Residential Agricultural) (RNP-I) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/syp (For possible action) **8/2/23 BCC**

Action: APPROVED as submitted, subject to staff conditions and conditions that the applicant return for review in one year and that the application/use would have to be reapplied for if the property is sold.

Moved By: DON

Vote: 4/1

(Member opposed is in favor of annual reviews for 5 years)

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

4. **AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a residential local street; and **2)** modified street standards.
DESIGN REVIEW for a proposed congregate care facility on 5.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/dd/syp (For possible action) **8/2/23 BCC**
- Action: APPROVED as submitted, subject to staff conditions and condition that applicant return for a public review 6 months after opening**
Moved By: CHRIS
Vote: 3/1
(One board member had to leave the meeting prior to voting on this item))

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be July 25, 2023

X. Adjournment
The meeting was adjourned at 8:57 p.m.