



Lone Mountain Citizens Advisory Council

September 29, 2020

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – EXCUSED Dr. Sharon Stover – PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Pamela Dittmar, Pamela.Dittmar@clarkcountynv.gov	

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 September 8, 2020 Meeting Minutes

Action: Approved with as submitted

Moved By: EVAN

Vote: 4/0 -Unanimous

IV. Approval of Agenda for September 29, 2020

Moved by: SHARON

Action: Approved agenda with the following changes: 1) move item #2 to be heard first, 2) item #3 held per applicant request, and 3) combine items 7-9

Vote: 4/0 - Unanimous

V. Informational Items

1. None

VI. Planning & Zoning

1. **DR-20-0352-GOLD ROSE CONSTRUCTION, LLC: DESIGN REVIEW** to increase finished grade in conjunction with a single-family residential subdivision on a portion of 4.2 acres in an R-E (RNP-I) Zone. Generally located on the east side of Conquistador Street, the south side of Severence Lane, and the north side of Solar Avenue within Lone Mountain. LB/jt/jd (For possible action)

Action: HELD to the October 13, 2020 CAC meeting to give applicant opportunity to have follow-up neighborhood meeting to work on design and layout with neighbors directly affected by project

2. **CP-20-900381:** Conduct a public hearing for an update to the Lone Mountain Land Use Plan, and after considering requests for changes to the plan, forward a recommendation to the Clark County Planning Commission. (For possible action)

Action: APPROVED as submitted with the understanding there is a more intensive re-write in progress

Moved by: EVAN

Vote: 4/0 – Unanimous

3. **NZC-20-0374-T AND T VENTURE PARTNERS, LLC: ZONE CHANGE** to reclassify 22.1 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** modified driveway design standards; and **3)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** increase finished grade. Generally located on the north side of Grand Teton Drive and the east side of Rainbow Boulevard within Lone Mountain. MK/md/jd (For possible action)

Action: HELD per applicant request

4. **UC-20-0370-PLUTO CIRCLE, LLC: USE PERMITS** for the following: **1)** allow an accessory building to exceed one half the footprint of the principal dwelling; and **2)** allow cumulative area of accessory structures to exceed the footprint of the principal dwelling. **WAIVER OF DEVELOPMENT STANDARDS** to increase height of an accessory building on 2.1 acres in an R-E (RNP-I) Zone. Generally located 670 feet south of Elkhorn Road, approximately 1,230 feet west of Rebecca Road on Night Street within Lone Mountain. MK/rk/jd (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: EVAN

Vote: 4/0 – Unanimous

5. **DR-20-0368-MONARREZ MANUEL A: DESIGN REVIEWS** for the following: **1)** increased finished grade; and **2)** single family residential development on 1.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Fisher Avenue within Lone Mountain LB/bb/jd (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: EVAN

Vote: 4/0 – Unanimous

6. **UC-20-0376-NEVADA READY MIX CORPORATION: USE PERMIT** for pre-cast concrete production in conjunction with a previously approved batch plant and gravel pit facility. **WAIVER OF DEVELOPMENT STANDARDS** eliminating the requirement for pre-cast concrete operations in conjunction with a batch plant to be adjacent to a railroad. **DESIGN REVIEW** for pre-cast concrete operations in conjunction with a previously approved batch plant and gravel pit facility on 98.7 acres in an R-U Zone. Generally located on the south side of Washburn Road and the west side of the CC 215 within Lone Mountain. LB/md/jd (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: SHARON

Vote: 3/1

(Evan opposed due to 1) safety concerns relating to additional and/or heavier and/or oversize trucks carrying the pre-cast concrete products traveling Lone Mountain Road and I-215; and 2) belief that applicant is not being forthright in application and during presentation due to numerous inconsistencies)

7. **VS-20-0380-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: VACATE AND ABANDON** easements of interest to Clark County located between Michelli Crest Way and Alpine Ridge Way, and between El Campo Grande Avenue and La Mancha Avenue within Lone Mountain. LB/rk/jd (For possible action)

Action: HELD to give applicant opportunity to meet again with adjacent neighbors

8. **WS-20-0379-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) waive full off-site improvements. **DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

Action: HELD to give applicant opportunity to meet again with adjacent neighbors

9. **TM-20-500132-HELFMAN LAUREN & HELFMAN FAMILY SURVIVOR'S TRUST: TENTATIVE MAP** consisting of 8 single family residential lots and a common lot on 5.1 acres in an R-E (RNP-I) Zone. Generally located on the west side of Michelli Crest Way and the south side of El Campo Grande Avenue within Lone Mountain. LB/rk/jd (For possible action)

Action: HELD to give applicant opportunity to meet again with adjacent neighbors

VII. General Business

1. Finalized requests for the upcoming budget cycle. Suggestions were as follows: 1) Better AV equipment & better pointer, 2) More Large Lone Mountain preservation signs, and 3) Additional metal art structures on Ft. Apache/Ann Road

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be October 13, 2020

X. Adjournment
The meeting was adjourned at 9:15 p.m.