



Lone Mountain Citizens Advisory Council

July 9, 2024

MINUTES

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

- 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 June 25, 2024, Minutes
Moved by: DON CAPE
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for July 9, 2024
Moved by: DON CAPE
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **TM-24-500059-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS: TENTATIVE MAP** consisting of 8 single-family lots on 4.66 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Dapple Gray Road and the south side of La Madre Way within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: CHRIS DARLING

Vote: 4/0

2. **WS-24-0288-FORT CRAIG, LLC: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with 2 proposed single-family residences on 0.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fort Apache Road and the south side of Craig Road within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: ALLISON BONANNO

Vote: 4/0

3. **WS-24-0299-EAGLE VALLEY HOLDINGS, LLC: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed single-family residence on 0.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Egan Crest Drive, 240 feet north of Ann Road within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff conditions

Moved By: DON CAPE

Vote: 3/0

(Applicant is also board member and he abstained from vote)

4. **AR-24-400068 (UC-23-0316) -SMITH KIMBERLY: USE PERMITS FIRST APPLICATION FOR REVIEW** 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 0.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. (For possible action)

Action: APPROVED as submitted subject to staff recommendations and condition that operating hours be 7a-8p

Moved By: ALLISON BONANNO

Vote: 4/0

5. **WS-24-0269-LEE PINHEIRO TEAM, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** off-site improvements (streetlights, curb, gutter, and sidewalk); **2)** increase fill height; and **3)** increase wall height on 2.06 acres in conjunction with a proposed single-family residential subdivision in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Verde Way and the east side of Bonita Vista Street within Lone Mountain. (For possible action)

Action: DENIED as submitted in agreement with staff conditions
Moved By: DON CAPE
Vote: 3/0

VII. General Business
None

VIII. Public Comment
None

IX.. Next Meeting Date
The next regular meeting will be July 30, 2024

X. Adjournment
The meeting was adjourned at 7:23 p.m.