



# Lone Mountain Citizens Advisory Council

September 10, 2024

## MINUTES

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Board Members: Don Cape- Chair - **PRESENT**  
Kimberly Burton - Vice Chair - **PRESENT**  
Chris Darling- **EXCUSED**  
Carol Peck - **EXCUSED**  
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 6:35 p.m.
- II. Public  
Comment None
- III. Approval of August 27, 2024, Minutes  
  
**Moved by: KIMBERLY BURTON**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for September 10, 2024  
  
**Moved by: DON CAPE**  
**Action: Approved agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **UC-24-0393-SPENCE, ROBERT LEWIS & EVANS, SOPHIE JOANNA:**  
**USE PERMITS** for the following: 1) housing for agricultural employees; and 2) accessory dwellings. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce building separation; and 2) increase the number of driveways in conjunction with an existing single-family residence on 5.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Via Provenza Avenue, 950 feet east of Rainbow Boulevard within Lone Mountain. MK/rp/syp (For possible action)

**Action: APPROVED as submitted subject to staff conditions**

**Moved By: ALLISON BONANNO**

**Vote: 3/0 Unanimous**

*Waiver 1B was withdrawn*

2. **PA-24-700017-ESPARZA HUMBERTO: PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 6.00 acres. Generally located on the south side of Bilpar Road and the west side of Rio Vista Street within Lone Mountain. MK/rk (For possible action)

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

**Moved By: DON CAPE**

**Vote: 3/0 Unanimous**

3. **UC-24-0371-YOZZE, ANTHONY P: USE PERMIT** for accessory vehicle and watercraft storage in conjunction with an existing single-family residence on 0.79 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard and approximately 155 feet south of Corbett Street within Lone Mountain. MK/dd/syp (For possible action)

**Action: APPROVED with maximum of 5 accessory vehicles and annual reviews to ensure property is kept neat and orderly.**

**Moved By: DON CAPE**

**Vote: 3/0 Unanimous**

4. **VS-24-0384-SAGEBRUSH HOMESTEAD LIVING TRUST & MCMURRY RODNEY C & KIMBERLY S TRS: VACATE AND ABANDON** a portion of right-of-way being Pioneer Way located between Constantinople Avenue and Gilmore Avenue within Lone Mountain. RM/tpd/syp (For possible action).

**Action: APPROVED as submitted subject to staff conditions**

**Moved By: KIM BURTON**

**Vote: 3/0 Unanimous**

5. **DR-24-0435-RJMB LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS: DESIGN REVIEW** for existing and proposed accessory structures in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Monte Cristo Way, south of La Madre Way within Lone Mountain. RM/my/syp (For possible action) **10/01/24 PC**

**Action: APPROVED as submitted subject to staff conditions**

**Moved By: DON CAPE**

**Vote: 3/0 Unanimous**

6. **WS-24-0430-SMITH, LENNY STEVEN & SUE ELLEN: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for a proposed single-family dwelling on 0.59 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Ruffian Road, 300 feet north of Tropical Parkway within Lone Mountain. RM/tpd/syp (For possible action). **10/01/24 PC**

**Action: APPROVED as submitted subject to staff conditions**

**Moved By: KIM BURTON**

**Vote: 3/0 Unanimous**

VII. General

Business None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be September 24, 2024

X. Adjournment

The meeting was adjourned at 7:33 p.m.