



# Lone Mountain Citizens Advisory Council

November 28, 2023

## 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: Jennifer Damico, Jennifer.Damico@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 6:30 p.m.
- II. Public Comment  
None
- III. Approval of November 14, 2023, Minutes
- Moved by: DON**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for November 14, 2023
- Moved by: Don**  
**Action: Approved agenda with items 3&4 and 5&6 heard together**  
**Vote: 4/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

**12/05/23 PC**

1. **SC-23-0699-COSMIC DEVELOPMENT, LLC: STREET NAME CHANGE** to name a private unnamed cul-de-sac Snowlee Court. Generally located on the north side of Ann Road, 315 feet east of Conquistador Street within Lone Mountain. RM/jud/syp (For possible action)

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

**Moved By: ALLISON**

**Vote: 3/1**

*(Member opposed stated there were no other small streets off Ann Rd)*

**12/06/23 BCC**

2. **VS-23-0512-TRIPLE TREE: HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain. RM/lm/syp (For possible action)

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

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

3. **WS-23-0511-TRIPLE TREE: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set. **DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

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

**Moved By: ALLISON**

**Vote: 4/0 Unanimous**

4. **TM-23-500107-TRIPLE TREE: HOLDOVER TENTATIVE MAP** consisting of 7 single family residential lots on 3.9 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

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

**Moved By: ALLISON**

**Vote: 4/0 Unanimous**

12/19/23 PC

5. **AR-23-400160 (WC-22-400113 (WS-1156-08))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS APPLICATION FOR REVIEW** for a waiver of development standards limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

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

**Moved By: DON**

**Vote: 4/0 Unanimous**

6. **AR-23-400161 (WC-22-400112 (UC-1674-06))-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS: WAIVER OF CONDITIONS APPLICATION FOR REVIEW** of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (RNP-I) Zone. Generally located on the east side of Park Street and the north side of El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)

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

**Moved By: DON**

**Vote: 4/0 Unanimous**

7. **ET-23-400145 (UC-22-0141)-BERGIN DAVID & CHRISTEL: USE PERMIT FIRST EXTENSION OF TIME** to allow an accessory structure (enclosed tennis court with lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (RNP-I) Zone. Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/mh/syp (For possible action)

**Action: DENIED as submitted due to applicant's refusal to cease use of the tennis court until properly permitted.**

**Moved By: DON**

**Vote: 4/0 Unanimous**

8. **WS-23-0738-ESTRADA NOEL VALENZUELA & REYNAGA LORENA ELIZABETH TORRES: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation for an existing accessory structure (storage building and pool water feature) in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Mustang Street and 129 feet south of Fort West Road within the Lone Mountain Planning Area. MK/lm/syp (For possible action)

**Action: DENIED as submitted as board feels structure should be in compliance with all setbacks**

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

**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

**12/20/23 BCC**

9. **WS-23-0725-MAR PROPERTIES, LLC: WAIVER OF DEVELOPMENT STANDARDS** to eliminate sidewalk and street landscaping. **DESIGN REVIEW** for finished grade on 2.0 acres in an R-E (RNP-I) Zone. Generally located on the southwest corner of La Mancha Avenue and Egan Crest Drive within Lone Mountain. RM/jud/syp (For possible action)

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

**Moved By: ALLISON**

**Vote: 3/0 Unanimous**

*(Chris Darling abstained due to personal involvement with application)*

VII. General Business

1. Approved the 2024 calendar with the following meeting cancellations: November 26<sup>th</sup> & December 31<sup>st</sup>.
2. Finalized budget requests for next Fiscal Year to include mitigating excess lighting & fixing metal landscaping.

VIII. Public Comment  
None

IX.. Next Meeting Date  
The next regular meeting will be December 12, 2023

X. Adjournment  
The meeting was adjourned at 7:50 p.m.

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JAMES B. GIBSON, Chair

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