



## Lone Mountain Citizens Advisory Council

July 30, 2024

### MINUTES

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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: 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 6:36 p.m.
- II. Public Comment  
None
- III. Approval of July 9, 2024, Minutes  
**Moved by: DON CAPE**  
**Action: Approved subject minutes as submitted**  
**Vote: 3/0 -Unanimous**
- IV. Approval of Agenda for July 30, 2024  
**Moved by: DON CAPE**  
**Action: Approved agenda as submitted**  
**Vote: 3/0 - Unanimous**
- V. Informational Item(s)
  1. Las Vegas Raiders partnering with Clark County to provide back to school haircuts at Mt. Crest Community Center – Vouchers available online on the county website.

RECEIVED

AUG 14 2024

COUNTY CLERK

VI. Planning & Zoning

1. **WS-24-0290-COSMIC DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action) 8/6/24 PC

**Action: APPROVED Waiver #1 and waiver # 3 (with condition to have 6-foot landscaping instead of 10 foot) and DENIED waiver # 2.**

**Moved By: CHRIS DARLING**

**Vote: 4/0**

2. **UC-24-0318-RJM B LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS: USE PERMIT** for recreational vehicle storage 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 southeast corner of Monte Cristo Way and La Madre Way within Lone Mountain. RM/mh/syp (For possible action) 8/20/24 PC

**Action: FAILED (Motion was to approve with the condition that 4 RVs could be stored onsite with one year review for potential increase to 5 or 6 RVs, condition that all RVs are to be parked 10 feet from all property lines and no one is to live in the RVs on property.**

**Moved By: DON CAPE**

**Vote: 2/3**

3. **WS-24-0316-REBER FAMILY TRUST & REBER, JAMES M.TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setbacks for accessory structures; 2) reduce the separation between an accessory structure and the primary structure; and 3) waive architectural compatibility for accessory structures in conjunction with a single-family residence on 0.32 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Jean Avenue and the east side of Tappi Street within Lone Mountain. WM/jm/syp (For possible action) 8/20/24 PC

**Action: APPROVED waivers #1d, 1e and #2, and DENIED waivers #1a, 1b, 1c, and #3**

**Moved By: ALLISON BONANNO**

**Vote: 5/0 Unanimous**

4. **WS-24-0336-SIMONCELLI FAMILY TRUST ETAL & SIMONCELLI ALBERT GAETANO TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing accessory structure in conjunction with a single-family residence on 0.27 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Peaceful Dune Street, 260 feet north of Alexander Road within Lone Mountain. RM/jud/syp (For possible action) 8/20/24 PC

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

**Moved By: CHRIS DARLING**

**Vote: 5/0 Unanimous**

**VII. General Business**

None

**VIII. Public Comment**

None

**IX.. Next Meeting Date**

The next regular meeting will be August 13, 2024

**X. Adjournment**

The meeting was adjourned at 8:12 p.m.