



## Lone Mountain Citizens Advisory Council

October 8, 2024

### MINUTES

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Board Members: Don Cape- Chair - **EXCUSED**  
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 6:34 p.m.
  
- II. Public  
Comment None
  
- III. Approval of September 24, 2024, Minutes  
  
**Moved by: KIMBERLY BURTON**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
  
- IV. Approval of Agenda for October 8, 2024  
  
**Moved by: CHRIS DARLING**  
**Action: Approved agenda, combining items 2 & 3 to be heard together**  
**Vote: 4/0 - Unanimous**
  
- V. Informational Item(s)  
None

RECEIVED

OCT 30 2024

COUNTY CLERK

VI. Planning & Zoning

1. **WS-24-0477-GARCIA FAMILY TRUST & GARCIA RALPH JR & DENISE M TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce building separation for an accessory structure; and 2) reduce the rear setback for an addition to an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wing Shadow Circle, 700 feet east of Fort Apache Road within Lone Mountain. RM/my/kh (For possible action) 11/5/24 PC

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

**Moved By: KIMBERLY BURTON**

**Vote: 4/0 Unanimous**

2. **WS-24-0511-KOREN STRATEGIC INVESTMENTS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) increase fill height; 3) increase retaining wall height; and 4) off-site improvements (curb, gutter, streetlights, & sidewalks). **DESIGN REVIEW** for a proposed single-family residential subdivision on 4.51 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action) 11/6/24 BCC

**Action: APPROVED with following conditions: (1) eliminate streetlights but add more intense landscaping at entrance and in front of each house, (2) new homebuyers given disclaimer that there are animals in the area (smell, noise, etc), and (3) part of Sisk and Racel have gravel or chat material so horses can easily walk on the roads.**

11/6/24 BCC

**Moved By: KIMBERLY BURTON**

**Vote: 4/0 Unanimous**

3. **TM-24-500109-KOREN STRATEGIC INVESTMENTS: TENTATIVE MAP** consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action) 11/6/24 BCC

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

**Moved By: KIMBERLY BURTON**

**Vote: 4/0 Unanimous**

VII. General

Business None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be October 29, 2024

X. Adjournment

The meeting was adjourned at 7:46 p.m.