



# Lone Mountain Citizens Advisory Council

July 25, 2023

## MINUTES

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Board Members: Don Cape– Chair – **PRESENT**  
Kimberly Burton – Vice Chair – **PRESENT**  
Chris Darling – **PRESENT**  
Carol Peck – **ABSENT**  
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 6:35 p.m.

II. Public Comment  
None

III. Approval of July 11, 2023, Minutes

**Moved by: CHRIS**

**Action: Approved subject minutes as submitted**

**Vote: 4/0 -Unanimous**

IV. Approval of Agenda for July 25, 2023

**Moved by: ALLISON**

**Action: Approved agenda as submitted with item # 5 to be heard second and items 2-4 to be heard together.**

**Vote: 4/0 - Unanimous**

V. Informational Item(s)  
None

### 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

VI. Planning & Zoning

**08/15/23 PC**

1. **WS-23-0337-SEPULVEDA SALVADOR ORTEGA, ET AL: WAIVER OF DEVELOPMENT STANDARDS** to reduce the building separation between existing structures in conjunction with an existing single family residence on 0.4 acres in an R-E Zone. Generally located on the east side of Shadow Mountain Place, 300 feet north of Carl Avenue within Lone Mountain. WM/tpd/syp (For possible action) **08/15/23 PC**

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

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

2. **VS-23-0349-LONE MOUNTAIN PROPERTIES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Lone Mountain Road and Red Coach Avenue, and between Hualapai Way and Eula Street within Lone Mountain. RM/hw/syp (For possible action) **8/16/23 BCC**

**Action: APPROVED as submitted, subject to staff conditions and condition that site does not drain into sanitary sewer as state in applicant's justification letter**

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

3. **WS-23-0348-LONE MOUNTAIN PROPERTIES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; **2)** access gates; **3)** off-sites; **4)** driveway geometrics (sidewalks and streetlights); and **5)** street geometrics. **DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** a single family detached residential subdivision on 5.4 acres in an R-E Zone. Generally located on the east side of Hualapai Way, 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action) **8/16/23 BCC**

**Action: APPROVED subject to staff conditions and conditions that any encroachment on east side will require revegetation of the 2:1 slope, revegetation of anything outside applicant's property that has been disturbed and landscaping at entrance is to be provided**

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

4. **TM-23-500076-LONE MOUNTAIN PROPERTIES, LLC: TENTATIVE MAP** consisting of 7 single family residential lots on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Hualapai Way, 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)

**Action: APPROVED subject to staff conditions and conditions that any encroachment on east side will require revegetation of the 2:1 slope, revegetation of anything outside applicant's property that has been disturbed and landscaping at entrance is to be provided**

**Moved By: CHRIS**

**Vote: 4/0 Unanimous**

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KEVIN SCHILLER, County Manager

5. **WS-23-0351-DIAMOND CORAN, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for finished grade in conjunction with an approved multiple family residential development (apartments) on 2.8 acres in an R-3 (AE-60) Zone. Generally located on the south side of Coran Lane and the west side of Simmons Street within Lone Mountain. WM/hw/syp (For possible action)

**Action: APPROVED subject to staff conditions and conditions that any encroachment on east side will require revegetation of the 2:1 slope, revegetation of anything outside applicant's property that has been disturbed and landscaping at entrance is to be provided**

**Moved By: CHRIS**

**Vote: 4/0**

- VII. General Business  
None
- VIII. Public Comment  
None
- IX.. Next Meeting Date  
The next regular meeting will be August 8, 2023
- X. Adjournment  
The meeting was adjourned at 7:52 p.m.

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KEVIN SCHILLER, County Manager