



## Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

April 28, 2026

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com).
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

Board/Council Members: Allison Bonanno - Chair  
Joseph Crapo – Vice-Chair  
Kimberly Burton  
Deborah Earl (excused)  
Matthew Schriever

Secretary: Dawn vonMendenhall, 702-289-0196, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, 702-455-2540, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 14, 2026. (For possible action)
- IV. Approval of the Agenda for April 28, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming county or community meetings and events (for discussion only)
  - 2. Discussion regarding events and programs available at Mt. Crest Park (for discussion only)
- VI. Planning and Zoning

**05/19/26 PC**

- 1. **WS-26-0185-PARHAM ELVIRA HERNANDEZ & CHRISTOPHER WAYNE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) modify Neighborhood Protection (NPO) Overlay standards for a proposed addition in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Lone Mountain Road and west of Sweetie Court within Lone Mountain. AB/tpd/cv (For possible action)
- VII. General Business  
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: May 12, 2026.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



## Lone Mountain Citizens Advisory Council

April 14, 2026

### MINUTES

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Board Members:	Allison Bonanno – <b>Chair</b> Joseph Crapo – <b>Vice-Chair</b> (excused) Kimberly Burton Deborah Earl Matthew Schriever
Secretary:	Dawn vonMendenhall, <a href="mailto:clarkcountycac@hotmail.com">clarkcountycac@hotmail.com</a>
Town Liaison:	Michelle Baert, <a href="mailto:Michelle.Baert@clarkcountynv.gov">Michelle.Baert@clarkcountynv.gov</a> William Covington, <a href="mailto:William.Covington@clarkcountynv.gov">William.Covington@clarkcountynv.gov</a>

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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 March 10, 2026, Minutes  
**Moved by: DEBORAH EARL**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for April 14, 2026  
**Moved by: KIMBERLY BURTON**  
**Action: Approved the agenda as submitted**  
**Vote: 4/0 - Unanimous**

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

- The Market at Mt. Crest - farmers market from 4p-8p every 2<sup>nd</sup> & 4<sup>th</sup> Friday

VI. Planning & Zoning

1. **VS-26-0151-DEHARO, FREDDY GARCIA & MUNOZ, ALFREDO GARCIA: VACATE AND ABANDON** a portion of right-of-way being Tropical Parkway located between Chieftain Street and Fort Apache Road within Lone Mountain. AB/bb/kh (For possible action) **05/05/26 PC**

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

**Moved by: ALLISON BONANNO**

**Vote: 4/0 - Unanimous**

2. **ET-26-400023 (WS-21-0701)-TCB ENTERPRISES NV, LLC SERIES FORT APACHE: WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduce lot area; 2) reduce setbacks; 3) reduce street intersection off-set; and 4) alternative driveway geometrics. **DESIGN REVIEW** for a single-family residential subdivision on 3.90 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)**05/06/26 BCC**

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

**Moved by: DEBORAH EARL**

**Vote: 3/1 (Member opposed was not in favor of reduced lot sizes)**

3. **TM-26-500044-TCB ENTERPRISES NV, LLC SERIES FORT APACHE: TENTATIVE MAP** consisting of 6 single-family lots on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action) **05/06/26 BCC**

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

**Moved by: DEBORAH EARL**

**Vote: 3/1 (Member opposed was not in favor of reduced lot sizes)**

- VI. General Business  
None

- VIII. Public Comment  
None

- IX. Next Meeting Date  
The next regular meeting will be April 28, 2026

- X. Adjournment  
The meeting was adjourned at 7:10 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0185-PARHAM ELVIRA HERNANDEZ & CHRISTOPHER WAYNE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; and 2) modify Neighborhood Protection (NPO) Overlay standards for a proposed addition in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Lone Mountain Road and west of Sweetie Court within Lone Mountain. AB/tpd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

125-31-810-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side interior setback for an addition to 5 feet where 10 feet is required per Section 30.02.04 (a 50% reduction).
2. Allow the side interior setback for the primary structure to not be in accordance with RS20 district standards where required per Section 30.02.26F.

**LAND USE PLAN:**

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4831 Sweetie Court
- Site Acreage: 0.45
- Project Type: Reduced setbacks
- Building Height (feet): 18
- Square Feet: 599

**Site Plan**

The site plan depicts a proposed garage addition to the north side of an existing single-family residence. Access is provided from the east side of the parcel via Sweetie Court. The addition will be set back 5 feet from the north property line, and 43 feet from the east property line.

**Landscaping**

There is no landscaping proposed with this request.

Elevations

The plan depicts a proposed garage addition that will be constructed to match the existing residence in colors and materials. The addition will have 1 roll-up door facing towards the east property line (Sweetie Court), and will have a pitched roof with the same design as the existing residence.

Floor Plans

The plan depicts a proposed garage addition that will be 599 square feet with an open floor plan layout.

Applicant's Justification

There are similar structures in the neighborhood as proposed with this application. Also, for the garage to be functional, the 10 foot interior side setback cannot be maintained.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0599-06	Vacation and abandonment easements located between Lone Mountain Road and Verde Way (alignment), and between Grand Canyon Drive and Tee Pee Lane - expired	Approved by BCC	June 2006
TM-500633-05	Tentative map for 10 single-family residential lots	Approved by PC	December 2005
WS-0528-05	Waiver of development standards for a single-family subdivision	Approved by PC	June 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks are intended to promote safety and aesthetically pleasing neighborhoods, and the applicant has not provided a justification as to why the structure could not be redesigned to meet the required setbacks. There is enough space on the lot to comply with Title 30 setbacks requirements. Applicant states that there are garages within this subdivision with similar setbacks from the property lines. However, they are detached structures and meet both setback and separation requirements. Staff finds that the proposed addition may have a negative impact on the adjacent properties. Furthermore, this parcel is in the Neighborhood Protection Overlay. This overlay seeks to preserve the required setbacks for primary structures per Section 30.02.26. Staff find this request to be a self-imposed hardship and cannot support the request.

**Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ELVIRA PARHAM

**CONTACT:** COREY FRANCO, 5527 SAN PALAZZO COURT, LAS VEGAS, NV 89141



# Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** WS-26-0185\_

## TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC Time: 6:30 p.m.

Date 4/28/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

## PLANNING COMMISSION (PC)

Date: 5/19/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas->

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:  

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100891

ASSESSOR PARCEL #(s): 125-31-810-002

PROPERTY ADDRESS/ CROSS STREETS: 4831 Sweelle Court

### DETAILED SUMMARY PROJECT DESCRIPTION

Garage addition, 599 SQ FT

### PROPERTY OWNER INFORMATION

NAME: Christopher & Elvira Parham

ADDRESS: 4831 Sweelle Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-526-7123

### APPLICANT INFORMATION (information must match online application)

NAME: Elvira Parham

ADDRESS: 4831 Sweelle Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89149

TELEPHONE: \_\_\_\_\_ CELL 702-526-7123 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Corey Franco

ADDRESS: 5527 San palazzo ct

CITY: Las Vegas

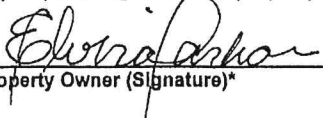
STATE: NV

ZIP CODE: 89141

TELEPHONE: \_\_\_\_\_ CELL 4017416144 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

\*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

Elvira Parham  
Property Owner (Print)

10/27/2025  
Date

Christopher and Elvira Parham  
4831 Sweetie Ct  
Las Vegas, NV 89149

01/15/2026

To whom it may concern,

This proposed project is an attached 599 sqft garage addition at our primary residence and would be used as such.

The addition measures 39'6" front to back, frontage is 17' wide and width at the rear is 12'.

We are requesting a waiver of development standards to reduce the interior side setback to 5 feet where 10 feet are the minimum required per Section 30.02.04.

There are similar structures in our neighborhood placed in the same way that we propose and allowing for garage to be functional the 10 foot interior side setback can not be maintained.

Thanks  
Elvira Parham