



Lone Mountain Citizens Advisory Council

July 29, 2025

MINUTES

Board Members:	Allison Bonanno – Chair (Excused) Joseph Crapo – Vice-Chair Kimberly Burton Deborah Earl Matthew Schriever
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com
Town Liaison:	Michelle Baert, Michelle.Baert@clarkcountynv.gov William Covington, William.Covington@clarkcountynv.gov

- 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 June 24, 2025, Minutes
Moved by: DEBORAH EARL
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for July 29, 2025

Moved by: KIMBERLY BURTON
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

1. August 2, 2025 – Durango YMCA from 12p-2p for a pool party with snacks from Raising Canes and Kona Ice.
2. August 9, 2025 – Mt. Crest Community Services Center from 9a-12p for a Back-to-School Supply Giveaway event (while supplies last)
3. September 6, 2025 – Mt. Crest Community Services Center from 9:30a –11a for Bagels with Becker

Ms. Baert also announced that Nevada’s Humboldt-Toiyabe National Forest is sending the 2025 U.S. Capitol Christmas Tree to Washington D.C. and that 10,000 plus ornaments showcasing the Silver State are needed to decorate it. Ornament submission deadline is September 15, 2025.

VI. Planning & Zoning

1. **VS-25-0467-CCC, LLC & 3.30.300, LLC: VACATE AND ABANDON** a portion of right-of-way being Elkhorn Road located between Rainbow Boulevard and Rebecca Road within Lone Mountain. MK/rg/cv (For possible action)

Action: APPROVED as submitted, subject to staff conditions

Moved by: DEBORAH EARL

Vote: 4-0 Unanimous

2. **WS-25-0466-CCC, LLC & 3.30.300, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill; 4) waive full off-site improvements; and 5) increase driveway width. **DESIGN REVIEW** for a proposed single-family residential development on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)

Action: APPROVED with conditions that Waiver #2 amends the plans to show increased fill only in lot 15 and boundary around property and that waiver # 4 include landscaping and dirt or chat path.

Moved by: KIMBERLY BURTON

Vote: 3-1

(Member opposed was in favor of installing full offsite improvements)

3. **TM-25-500116-CCC, LLC & 3.30.300, LLC: TENTATIVE MAP** consisting of 27 single-family residential lots and common lots on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)

Action: APPROVED with condition that the developer enter into discussions with the adjacent property owners for potential agreement on how to preserve the existing Tamarisk trees located to the west.

Moved by: KIMBERLY BURTON

Vote: 3-1

(Member opposed could not vote to approve this application as he was not in support of companion item # WS-25-0466)

VI. General Business
None

VIII. Public Comment

IX. Next Meeting Date
The next regular meeting will be August 12, 2025

X. Adjournment
The meeting was adjourned at 7:39 p.m.