



Lone Mountain Citizens Advisory Council

September 30, 2025

MINUTES

Board	Allison Bonanno – Chair
Members:	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 6:32 p.m.
- II. Public
Comment None
- III. Approval of September 9, 2025, Minutes
Moved by: MATTHEW SCHRIEVER
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for September 30, 2025

Moved by: ALLISON BONANNO
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

1. October 4, 2025 – Free microchipping will be offered (while supplies last) at Mt. Crest from 9a-11a
2. October 10, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p. The inaugural farmers market will feature peaches. The Market on October 10th will feature sweet corn.
3. October 24, 2025 – Trunk or Treat and movie in the park (Hotel Transylvania)

VI. Planning & Zoning

1. **WS-25-0604-GORDON JAMES PATRICK & RICHARDSON ALYSSA C: WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an existing single-family residence on 0.53 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Rosada Way and east of Dapple Gray Road within Lone Mountain. AB/tpd/cv (For possible action) **10/21/25 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: KIMBERLY BURTON

Vote: 4-1

(Member opposed did not want to set precedent with such a large reduction in setbacks)

2. **VS-25-0645-GOLDENSITES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Eula Street, and between Bright Angel Way (alignment) and Tropical Parkway within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 5-0

3. **WS-25-0644-GOLDENSITES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** increase retaining wall height; **3)** increase fill; and **4)** waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential development on 4.83 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: KIMBERLY BURTON

Vote: 5-0

4. **TM-25-500159-GOLDENSITES, LLC: TENTATIVE MAP** consisting of 9 single-family residential lots on 4.83 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and east of Hualapai Way within Lone Mountain. AB/rg/cv (For possible action) **10/22/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 5-0

VI. General Business

1. Nominate representative for Community Development Advisory Council (CDAC) (For possible action) – Deborah Earl volunteered to serve on CDAC

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be October 14, 2025

X. Adjournment
The meeting was adjourned at 7:47 p.m.