



## Lone Mountain Citizens Advisory Council

June 24, 2025

### MINUTES

---

Board Members:	Allison Bonanno - <b>Chair</b> Joseph Crapo – <b>Vice-Chair</b> Kimberly Burton – (Excused) 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>

---

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions: The meeting was called to order at 6:38 p.m.
- II. Public  
Comment None
- III. Approval of May 27, 2025, Minutes  
**Moved by: Deborah Earl**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for June 24, 2025  
  
**Moved by: Joe Crapo**  
**Action: Approved agenda as submitted**  
**Vote: 4/0 - Unanimous**

V. Informational Items

Michelle Baert introduced intern, -Mizara Norton and reminded constituents of the Clarkcountyfixit.com resource. Ms. Baert also reported the following upcoming event for Commissioner Becker:

1. August 2, 2025 – Durango YMCA from 12p-2p for a pool party with snacks from Raising Canes and Kona Ice

VI. Planning & Zoning

1. **VS-25-0392-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS: VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Campbell Road, and Hickam Avenue and Helena Avenue within Lone Mountain. AB/nai/cv (For possible action) 7/15/25 PC

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

**Moved by: ALLISON BONANNO**

**Vote: 4-0 Unanimous**

2. **WS-25-0391-JAY JOSHUA: WAIVER OF DEVELOPMENT STANDARDS** to reduce rear setback on 0.47 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Bright Angel Way and west of Dapple Gray Road within Lone Mountain. AB/rp/cv (For possible action) 7/15/25 PC

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

**Moved by: ALLISON BONANNO**

**Vote: 3-1**

3. **WS-25-0409-ANDERSON REGINA & JUSTIN C: WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed addition in conjunction with an existing single-family residence on 0.51 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Las Lagunas Lane and east of Durango Drive within Lone Mountain. AB/my/cv (For possible action) 7/15/25 PC

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

**Moved by: JOE CRAPO**

**Vote: 4-0 Unanimous**

4. **VS-25-0412-SCHULTZ REFINERS, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Regena Avenue and Azure Drive and Grand Canyon Drive and Park Street within Lone Mountain. AB/jud/cv (For possible action) 7/16/25 BCC

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

**Moved by: ALLISON BONANNO**

**Vote: 3-0 Unanimous**

*(Deborah Earl recused herself from the vote due to her husband's professional relationship with the applicant)*

5. **WS-25-0411-SCHULTZ REFINERS, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setback; 2) eliminate street landscaping; 3) waive full off-site improvements; and 4) reduce street intersection off-set. **DESIGN REVIEW** for a single-family residential development on 5.0 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action)

**Action: APPROVED** Waivers # 1, 3, 4 & the Design Review. Denied Waiver # 2

**Moved by: ALLISON BONANNO**

**Vote: 2-1**

*(Deborah Earl recused herself from the vote due to her husband's professional relationship with the applicant)*

6. **TM-25-500096-SCHULTZ REFINERS, LLC: TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and south of Regena Avenue within Lone Mountain. AB/dd/cv (For possible action) 7/16/25 BCC

**Action: APPROVED** Tentative Map based on the approvals of the Waivers of Development Standards on companion item # WS-25-0411.

**Moved by: JOE CRAPO**

**Vote: 2-1**

*(Deborah Earl recused herself from the vote due to her husband's professional relationship with the applicant)*

7. **VS-25-0416-WORLD RESORT DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Riley Street and Bonita Vista Street, and Stange Avenue and Craig Road within Lone Mountain. AB/jud/cv (For possible action) 7/16/25 BCC

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

**Moved by: ALLISON BONANNO**

**Vote: 4-0 Unanimous**

8. **WS-25-0415-WORLD RESORT DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce and eliminate street landscaping; 3) reduce gross lot area; 4) allow attached sidewalk; and 5) waive full off-site improvements. **DESIGN REVIEW** for a single-family residential development on 5.0 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action) 7/16/25 BCC

**Action: FAILED** as submitted

*(Several motions were proposed but failed to receive sufficient support to pass)*

9. **TM-25-500097-WORLD RESORT DEVELOPMENT, LLC: TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action) 7/16/25 BCC

**Action: FAILED** as submitted

**Moved by: DEBORAH EARL**

**Vote: 2-2**

*(Vote was in conjunction with failed motions on companion item # WS-25-0415)*

VI. General Business  
None

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be July 8, 2025

X. Adjournment  
The meeting was adjourned at 8:50 p.m.