



## Lone Mountain Citizens Advisory Council

July 14, 2026

### MINUTES

---

|               |                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------|
| Board         | Allison Bonanno – <b>Chair (excused)</b>                                                                        |
| Members:      | Joseph Crapo – <b>Vice-Chair</b>                                                                                |
|               | 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> |

---

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions: The meeting was called to order at 6:33 p.m.
- II. Public Comment  
None
- III. Approval of June 30, 2026, Minutes  
  
**Moved by: JOSEPH CRAPO**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for July 14, 2026  
  
**Moved by: JOSEPH CRAPO**  
**Action: Approved the agenda as submitted**  
**Vote: 4/0 - Unanimous**
- V. Informational Items  
None

VI. Planning & Zoning

1. **WS-26-0338-GUY, DANIELLE M & DONALD W: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** reduce setbacks for a proposed accessory structure in conjunction with an existing single-family residence on 0.45 acres in an RS20 Zone within the Neighborhood Protection (RNP-NPO) Overlay. Generally located north of Todd Lake Court and east of Jensen Street within Lone Mountain. AB/jl/cv (For possible action) **8/4/26 PC**

**Action: DENIED based on how the setback reductions were written in the staff report**

**Moved by: DEBORAH EARL**

**Vote: 4/0 Unanimous**

**(One member voted to deny the application but was in favor of Waiver # 1)**

2. **WS-26-0348-GAROFALO, JASON & KELLY: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a gated community; **2)** reduce access gate setback; **3)** reduce call box setback; **4)** allow modified driveway design standards; and **5)** reduce call box median width in conjunction with an existing single-family residential subdivision on 1.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Solar Avenue and east of Conquistador Street within Lone Mountain. AB/bb/kh (For possible action) **8/5/2026 BCC**

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

**Moved by: MATTHEW SCHRIEVER**

**Vote: 4/0 - Unanimous**

3. **ZC-26-0339-LONE MOUNTAIN ESTATES, LLC: ZONE CHANGE** to remove 16.45 acres from the Neighborhood Protection (RNP) Overlay. Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain. AB/gc (For possible action)

**Action: Motion was made to approve the application as submitted**

**Moved by: KIM BURTON**

**Vote: 2/2 FAILED**

4. **WS-26-0340-LONE MOUNTAIN ESTATES, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase front wall heights for 17 single-family residential lots in conjunction with a single-family residential subdivision on 15.48 acres in an RS20 Zone. Generally located south of Helena Avenue and west of Grand Canyon Drive within Lone Mountain. AB/rr/kh (For possible action)

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

**Moved by: MATTHEW SCHRIEVER**

**Vote: 3/1**

- VI. General Business  
None

- VIII. Public Comment  
None

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

- X. Adjournment  
The meeting was adjourned at 7:52 p.m.