



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

August 11, 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.
 - 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 (excused)

Secretary: Dawn vonMendenhall, 702-289-0196, 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
William Covington, 702-455-2540, 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 July 28, 2026. (For possible action)
- IV. Approval of the Agenda for August 11, 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)
- VI. Planning and Zoning
 - 1. **VS-26-0414-CIMARRON C H P, LLC: VACATE AND ABANDON** portion of a right-of-way being Cimarron Road located between Lone Mountain Road and Red Coach Avenue within Lone Mountain (description on file). AB/jm/kh (For possible action) **09/01/2026 PC**
- 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: August 25, 2026.
- X. Adjournment.
- XI. **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

July 28, 2026

MINUTES

Board :	Allison Bonanno – Chair	:	:
Members:	Joseph Crapo – Vice-Chair	:	:
	Kimberly Burton	:	:
	Deborah Earl (excused)	:	:
	Matthew Schriever (excused)	:	:
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 July 14, 2026, Minutes

Moved by: KIMBERLY BURTON
Action: Approved subject minutes as submitted
Vote: 3/0 -Unanimous
- IV. Approval of Agenda for July 28, 2026

Moved by: ALLISON BURTON
Action: Approved the agenda with items reordered to be heard: 1, 4, 2 & 3
Vote: 3/0 - 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 2nd & 4th Friday, next market August 14th – Pet in the Park theme with free micro-chipping
 - July 31st, at the YMCA - Poolapoolooza Party from 4p-6p

VI. Planning & Zoning

1. **VS-26-0405-BOYD SAMUEL JOSEPH TRUST & BOYD SAMUEL JOSEPH TRS: VACATE AND ABANDON** easements of interest to Clark County located between Corbett Street and El Campo Grande Avenue, and Hualapai Way and Conquistador Street within Lone Mountain. AB/tpd/cv (For possible action) 8/18/26 PC

Action: APPROVED as submitted, subject to staff conditions
Moved by: ALLISON BONANNO
Vote: 3/0 Unanimous

2. **VS-26-0379-PRIME BUILDING & DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Campbell Road and Kevin Way and Azure Drive and Regena Avenue within Lone Mountain. AB/hw/cv (For possible action) 8/19/26 BCC

Action: APPROVED as submitted, subject to staff conditions
Moved by: ALLISON BONANNO
Vote: 3/0 - Unanimous

3. **WS-26-0380-PRIME BUILDING & DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a gated community; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) reduce call box setbacks; and 6) waive full off-site improvements **DESIGN REVIEW** for a proposed single-family residential development on 2.5 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Azure Drive and east of Campbell Road within Lone Mountain. AB/hw/cv (For possible action) 8/19/26 BCC

Action: Motion was made to approve the application as submitted
Moved by: ALLISON BONANNO
Vote: 2/1
(Member opposed was not in favor of the gate)

4. **WS-26-0363-WILDER TRUST & BENNALLACK GUY R & KARRIE M TRS: WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.99 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Cayon Drive and north of Red Coach Avenue within Lone Mountain. AB/rp/cv (For possible action) 8/19/26 BCC

Action: APPROVED as submitted, subject to staff conditions
Moved by: ALLISON BONANNO
Vote: 3/0

VI. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be August 11, 2026

X. Adjournment
The meeting was adjourned at 8:09 p.m.

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0414-CIMARRON C H P, LLC:

VACATE AND ABANDON portion of a right-of-way being Cimarron Road located between Lone Mountain Road and Red Coach Avenue within Lone Mountain (description on file). AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:

138-04-501-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of Cimarron Road for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-01-0296	Zone change from R-U, R-E & R-A to R-E (RNP-I)	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-E	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	City of Las Vegas	R-E	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- 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; 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: CIMARRON CHP, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

Application Number: **VS-26-0414**

PC/BCC Meeting Date: **09-01-2026**

Commission District: C

TAB/CAC: LONE MOUNTAIN

TAB/CAC Meeting Date: 08-11-2026

Project Type: Residential - Single Family Residence and/or
accessory structure

Property Owner: CIMARRON C H P L L C

- | | | |
|--|--|--|
| ☐ Text Amendment | ☐ Design Review | ☐ Clarification of Conditions |
| ☐ Rezone | ☐ Sign Design Review | ☐ Extension of Time |
| ☐ Planned Unit Development | ☐ Street Name Change | ☐ Revocation |
| ☐ Use Permit | ☐ Street Numbering Change | ☐ Waiver of Conditions |
| ☐ Variance | ☐ Annexation Request | ☐ Ordinance |
| ☐ Waiver of Development Standards | ☒ Vacation and Abandonment | ☐ Agenda Item |
| ☐ Waiver of Title | ☐ Tentative Map | ☐ Other _____ |
| | ☐ Application Review | |

Motion By: _____ Vote: _____ Approval / Denial / No Comment

Hold (including To Date and Reason) _____

of Neighbors Present _____ # of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING: _____

Conditions of Approval: _____

Name of Applicant/Representative _____

Applicant agreed to conditions _____ Yes _____ No

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0414

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

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 8/11/26

Location: 4701 N. Durango Dr., Las Vegas

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: 9/1/26 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: _____ Time: ~~9:00 AM~~

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 # APR-26-101015
ASSESSOR PARCEL #(s): 138-04-501-001

PROPERTY ADDRESS/ CROSS STREETS: Lone Mountain Road and Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation to allow for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: Cimarron CHP, LLC
ADDRESS: 382 Rancho Las Costa Street
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: 000-000-0000 CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Cimarron CHP, LLC
ADDRESS: 382 Rancho Las Costa Street
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: 000-000-0000 CELL 000-000-0000 ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: Nevada ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

*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.

Signed by:
G. Dave Sundaram
Property Owner (Signature)*

G. Dave Sundaram
Property Owner (Print)

6/5/2026
Date

Impulse

Civil Engineering & Planning

7485 West Azure Avenue, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

June 5, 2026
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: *Justification Letter for Vacation of Right of Way for Lone Mountain – Cimarron
(MSM-26-600042) APR-25-101015
Impulse Reference Number SD-2601***

To Whom It May Concern:

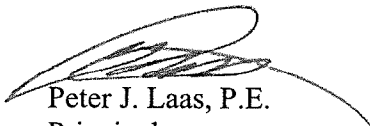
The proposed Lone Mountain - Cimarron project is 1 acre generally located at the southeast corner of Lone Mountain Road and Cimarron Road, in Section 4, Township 20 South, Range 60 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 138-04-501-001.

On behalf of our client, we are requesting a vacation of right of way dedicated under 990:795160 O.R. being 5' of Cimarron Road along the west side of the parcel. This request is being made so that a detached sidewalk can be constructed with full offsite improvements to be compliant with Title 30.04.08.C.5.ii.(a) which states detached sidewalks are required along arterial, collector, and local streets. Cimarron Road is classified as a major collector.

Approval of this application would not create an adverse impact on the surrounding properties.

If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Dave Sundaram, Strongbox Development

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