



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 Canyon 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.