



Lone Mountain Citizens Advisory Council

October 14, 2025

MINUTES

Board	Allison Bonanno – Chair
Members:	Joseph Crapo – Vice-Chair
	Kimberly Burton
	Deborah Earl (EXCUSED)
	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 30, 2025, Minutes
Moved by: KIM BURTON
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for October 14, 2025

Moved by: ALLISON BONANNO
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

V. Informational Items

Michelle Baert announced the following upcoming events in District C:

1. October 24, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2nd and 4th Friday from 4p-8p.
2. October 24, 2025 – Trunk or Treat and movie in the park (Hotel Transylvania)

VI. Planning & Zoning

1. **WS-25-0664-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** allow a gated community; **3)** increase fill height; **4)** increase retaining wall height; and **5)** waive full off-site improvements. **DESIGN REVIEW** for a single-family residential subdivision on 4.72 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action) **11/5/25 BCC**

Action: APPROVED Waivers # 1, 3, 4, 5 and Design Review. DENIED Waiver #2

Moved by: JOSEPH CRAPO

Vote: 4-0

2. **TM-25-500163-ELIASON FAMILY TRUST ETAL & ELIASON BOYD TRACY & KARI DIANE TRS: TENTATIVE MAP** consisting of 8 single-family residential lots on 4.72 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Mustang Street and south of Deer Springs Way within Lone Mountain. MK/bb/kh (For possible action) **11/5/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 4-0

3. **AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC: HOLDOVER USE PERMITS THIRD APPLICATION FOR REVIEW** for the following: **1)** recreational facility; **2)** sale of produce/crops not grown on-site; **3)** allow customers on-site; **4)** farmer's market; **5)** allow live entertainment; **6)** food processing; **7)** retail sales and services; **8)** major training facility; and **9)** allow temporary outdoor commercial events without a timeframe limit and extended hours. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation of proposed live entertainment from a residential use; **2)** alternative landscaping along all property lines; **3)** allow existing landscaping adjacent to Elkhorn Road; **4)** allow alternative landscaping adjacent to a less intense use; **5)** eliminate landscape finger islands; **6)** waive on-site loading requirements; **7)** reduce parking; **8)** allow alternative paving; and **9)** waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: **1)** recreational facility; and **2)** finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action) **11/5/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: KIMBERLY BURTON

Vote: 4-0

VI. General Business

None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be October 28, 2025

X. Adjournment
The meeting was adjourned at 7:49 p.m.