



Lone Mountain Citizens Advisory Council

March 25, 2025

MINUTES

Board Members: Allison Bonanno - **Chair**
Joseph Crapo - **Vice-Chair**
Kimberly Burton
Deborah Earl
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 March 11, 2025, Minutes, amended to reflect Public Comment discussion
regarding the need for more cell towers in the Northwest area

Moved by: ALLISSON BONANNO
Action: Approved subject minutes as amended
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for March 25, 2025

Moved by: KIMBERLY BURTON
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous

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COUNTY CLERK

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

V. Informational Items

1. Vacancy reannounced for one seat on the Lower Kyle Canyon CAC
2. Commissioner Becker's first event was reannounced for March 29, 2025, at Mt. Crest Community Center. 10a-12p will be microchipping in the meeting room, and a Spring Festival will follow from 1p-3p

VI. Planning & Zoning

1. **WS-25-0155-WINDING RIVER RANCH, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; and **2)** waive full off-sites improvements in conjunction with an existing single-family residence in an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Torrey Pines Drive, and the north side of Rome Boulevard within Lone Mountain. MK/my/kh (For possible action) **4/2/25 BCC**

Action: APPROVED elimination of landscaping along Torrey Pines, required street landscaping on Rome per county standard, and approved waiver for full off-site improvements

Moved by: JOE CRAPO

Vote: 5-0 Unanimous

2. **WS-25-0185-RAINBOW ACRES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** increase fill height; **3)** increase wall height; **4)** allow attached sidewalks; and **5)** waive off-site improvements (curb, gutter, streetlights, and partial paving); and **6)** waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action) **04/16/25 BCC**

Action: APPROVED as submitted without waiver # 4 (it is believed to be a typo)

Moved by: ALLISON BONANNO

Vote: 5-0 Unanimous

3. **TM-25-500042-RAINBOW ACRES, LLC: TENTATIVE MAP** consisting of 8 single-family residential lots on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action) **04/16/25 BCC**

Action: APPROVED as submitted, with condition that traffic from subdivision exit and enter off Farm Road

Moved by: ALLISON BONANNO

Vote: 5-0 Unanimous

VI. General Business
None

VIII. Public Comment
None

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

X. Adjournment
The meeting was adjourned at 8:08 p.m.