



## Lone Mountain Citizens Advisory Council

November 25, 2025

### MINUTES

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Board Members:	Allison Bonanno – <b>Chair</b> Joseph Crapo – <b>Vice-Chair</b> Kimberly Burton (absent) 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>

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions: The meeting was called to order at 6:31 p.m.
- II. Public Comment  
None
- III. Approval of October 28, 2025, Minutes  
**Moved by: JOSEPH CRAPO**  
**Action: Approved subject minutes as submitted**  
**Vote: 4/0 -Unanimous**
- IV. Approval of Agenda for October 28, 2025  
**Moved by: ALLISON BONANNO**  
**Action: Approved the agenda moving items #3 and #4 to be heard first**  
**Vote: 4/0 - Unanimous**

RECEIVED

DEC 29 2025

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

Michelle Baert announced the following upcoming events in District C:

- November 28, 2025 - The Market at Mountain Crest, an event highlighting seasonal goods from local Nevada vendors, held every 2<sup>nd</sup> and 4<sup>th</sup> Friday from 4p-8p.
- December 12, 2025 – Special Holiday Market with a visit from Santa from 4p-8p
- Ms. Baert reminded neighbors about Clark County Fix-It, a platform that allows constituents to report issues observed throughout the county. The service is accessible via the Clark County website or through a mobile app.
- Ms. Baert shared the latest newsletter from Commissioner Becker's district and noted that a paper copy with a QR code is available for accessing future newsletters online.

VI. Planning & Zoning

1. **WS-25-0722-HOTROD FAMILY TRUST & WELLS GUY M & JODI M TRS: WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping in conjunction with an existing single-family residence on a portion of 2.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and south of El Campo Grande Avenue within Lone Mountain. AB/lm/kh (For possible action) **12/02/25 PC**

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

**Moved by: JOSEPH CRAPO**

**Vote: 3-1** (*Member opposed was not in favor of waiving landscaping*)

2. **WS-25-0732-DEHARO FREDDY GARCIA & MUNOZ ALFREDO GARCIA: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot area; **2)** eliminate street landscaping; and **3)** waive full off-site improvements **DESIGN REVIEW** for a single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and east of Chieftain Street within Lone Mountain. AB/nai/kh (For possible action) **12/03/25 BCC**

**Action: APPROVED Waivers 3a and 3b (Waivers #1 and #2 were withdrawn by the applicant) and Design Review, subject to staff conditions. Additional requirements include minimum square footage must meet current zoning requirements, and the lot facing Tropical Parkway must provide adequate space for vehicle turnaround or incorporate a u-shaped driveway.**

**Moved by: ALLISON BONANNO**

**Vote: 4/0**

3. **VS-25-0718-BAGLEY CALVIN DEAN & KARISSA: VACATE AND ABANDON** easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and Tee Pee Lane and Park Street within Lone Mountain. AB/my/cv (For possible action) **12/16/25 PC**

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

**Moved by: ALLISON BONANNO**

**Vote: 4/0**

4. **WS-25-0750-JAKES PLACE 8525, LLC: WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements in conjunction with a single-family residential development on 2.04 acres in an RS40 (Residential Single-Family 40) Zone. Generally located south of Jakes Place and west of Bonita Vista Street within Lone Mountain. MK/jam/cv (For possible action) **12/17/25 BCC**

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

**Moved by: ALLISON BONANNO**

**Vote: 4/0**

VI. General Business

1. Reviewed the draft calendar for 2026 TAB/CAC meeting dates and voted to cancel the following meetings: June 9, 2026, and December 29, 2026

VIII. Public Comment  
None

IX. Next Meeting Date  
The next regular meeting will be December 9, 2025

X. Adjournment  
The meeting was adjourned at 7:38 p.m.