



# Lone Mountain Citizens Advisory Council

January 14, 2025

## MINUTES

---

Board Members: Allison Bonanno - **Chair**  
Joseph Crapo – **Vice-Chair**  
Kimberly Burton  
Deborah Earl  
Matthew Schriever

Secretary: Dawn vonMendenhall, [clarkcountycac@hotmail.com](mailto:clarkcountycac@hotmail.com)

Town Liaison: Michelle Baert, [Michelle.Baert@clarkcountynv.gov](mailto:Michelle.Baert@clarkcountynv.gov)  
William Covington, [William.Covington@clarkcountynv.gov](mailto:William.Covington@clarkcountynv.gov)

---

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff  
Introductions The meeting was called to order at 6:30 p.m.
- II. Public  
Comment None
- III. Approval of December 10, 2024, Minutes  
  
**Moved by: ALLISON BONANNO**  
**Action: Approved subject minutes as submitted**  
**Vote: 5/0 -Unanimous**
- IV. Approval of Agenda for January 14, 2025  
  
**Moved by: KIMBERLY BURTON**  
**Action: Approved agenda as submitted, moving item #7 to be heard first due to time constraints on applicant**  
**Vote: 5/0 - Unanimous**
- V. Informational Item(s)  
None

VI. Planning & Zoning

1. **VS-24-0698-RAMPE FAMILY REV LIVING TRUST & RAMPE TODD H & VANESA G TRS: VACATE AND ABANDON** easements of interest to Clark County located between Stephen Avenue and Redwood Canyon Avenue, and between Grapetree Street and Ruffian Road within Lone Mountain. AB/my/kh (For possible action)

**Action: APPROVED as submitted, subject to staff recommendations**

**Moved by: ALLISON BONANNO**

**Vote: 5-0 Unanimous**

2. **WS-24-0687-HILLSTOP TRUST & COONS CARTER ESQ TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the rear setback for an attached patio cover; and **2)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.46 acres in the RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Hillstop Crest Court, 114 feet east of Balsam Court within Lone Mountain. MK/jud/kh (For possible action)

**Action: FAILED (motion to approve subject to staff conditions)**

**Moved By: MATTHEW SCHRIEVER**

**Vote: 1-4**

3. **WS-24-0693-KLAPP, NICHOLAS & MOORE, MICHAEL ROBERT: WAIVER OF DEVELOPMENT STANDARDS** to reduce the side interior setback in conjunction with an existing single-family residence on 0.49 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Al Carrison Street, 205 feet north of Hickam Avenue within Lone Mountain. RM/dd/kh (For possible action)

**Action: FAILED (motion to approve subject to staff conditions)**

**Moved By: ALLISON BONANNO**

**Vote: 2-3**

4. **WS-24-0715-DAHL DAVID D & KAY & DAHL SOLO 401K TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setbacks; and **2)** reduce and eliminate street landscaping in conjunction with an existing single-family residential subdivision on 1.99 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road and the east side of Bonita Vista Street within Lone Mountain. AB/nai/kh (For possible action)

**Action: APPROVED Waiver #1 and Waiver 2a; DENIED Waiver 2b**

**Moved By: ALLISON BONANNO**

**Vote: 5-0 Unanimous**

5. **PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. RM/rk (For possible action) **2/4/25 PC**

**Action: DENIED per staff recommendations**  
**Moved By: KIMBERLY BURTON**  
**Vote: 4-1**

6. **ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:**  
**ZONE CHANGE** to reclassify 1.82 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. RM/rk (For possible action) **2/4/25 PC**

**Action: DENIED per staff recommendations**  
**Moved By: JOSEPH CRAPO**  
**Vote: 4-1**

7. **TM-24-500150-NELSON, ROY C: TENTATIVE MAP** consisting of 4 single-family residential lots and common lots on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. AB/mh/kh (For possible action) **2/5/25 BCC**

**Action: APPROVED as submitted, subject to staff recommendations.**  
**Moved By: JOSEPH CRAPO**  
**Vote: 5-0 Unanimous**

#### VII. General Business

1. Introduced new CAC members – Joseph Crapo, Deborah Earl, and Matthew Schriever
2. Appointed Allison Bonanno as Chair and Joseph Crapo as Vice-Chair

#### VIII. Public Comment

Brigitte Solvie expressed concerns about a neighbor selling a one-acre parcel to a buyer with intentions to convert it into a transitional home for inmates located at the corner of Jensen and Dorrell.

#### IX.. Next Meeting Date

The next regular meeting will be January 28, 2025

#### X. Adjournment

The meeting was adjourned at 8:40 p.m.