



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

April 29, 2025

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LoneMountainCAC>

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

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Michelle Baert, 702-455-5882, Michelle.Baert@clarkcountynv.gov
William Covington, 702-455-2540, William.covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 8, 2025. (For possible action)
- IV. Approval of the Agenda for April 29, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming county or community meetings and events (for discussion only)
- VI. Planning and Zoning

05/20/25 PC

- 1. **VS-25-0157-MOORE FAMILY TRUST & MOORE JEANNINE M TRS: VACATE AND ABANDON** easements of interest to Clark County located between Kevin Way and Campbell Road, and between Stange Avenue and Craig Road within Lone Mountain (description on file). AB/my/kh (For possible action)

- VII. General Business
None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: May 13, 2025.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Crest Neighborhood Services Center, 4701 N. Durango Drive, Las Vegas, NV. 89129



Lone Mountain Citizens Advisory Council

April 8, 2025

MINUTES

Board Members: Allison Bonanno - **Chair**
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 6:38 p.m.
- II. Public
Comment None
- III. Approval of March 25, 2025, Minutes
Moved by: KIMBERLY BURTON
Action: Approved subject minutes as amended
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for April 8, 2025

Moved by: KIMBERLY BURTON
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous

- V. Informational Items
None

VI. Planning & Zoning

1. **VS-25-0209-MARTIN J & S FAMILY TRUST: VACATE AND ABANDON** easements of interest to Clark County located between Fisher Avenue and Hammer Lane and between Eula Street and Golden Gossamer Street within Lone Mountain. (AB/nai/cv (For possible action) **05/06/25PC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: KIMBERLY BURTON

Vote: 4-0 Unanimous

2. **VS-25-0225-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS: VACATE AND ABANDON** easements of interest to Clark County located between Bright Angel Way and Tropical Parkway, and between Dapple Gray Road and Campbell Road within Lone Mountain. AB/rr/cv (For possible action) **05/07/25 BCC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 4-0 Unanimous

3. **WS-25-0226-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase fill; and 4) waive full off-site improvements. **DESIGN REVIEW** for a proposed single-family residential subdivision on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Tropical Parkway and the west side of Campbell Road within Lone Mountain. AB/rr/cv (For possible action) **05/07/25 BCC**

Action: DENIED Waivers #1, 2, &, APPROVED Waiver # 4 & Design Review

Moved by: JOE CRAPO

Vote: 4-0 Unanimous

(Allison made the first motion to deny all waivers & approve design review, motion tied 2-2)

4. **TM-25-500056-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS: TENTATIVE MAP** consisting of 7 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Tropical Parkway and the west side of Campbell Road within Lone Mountain. AB/rr/cv (For possible action) **05/07/25 BCC**

Action: APPROVED as submitted, with condition that all lots fronting

Tropical Parkway have circular driveways

Moved by: ALLISON BONANNO

Vote: 4-0 Unanimous

- VI. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be April 29, 2025

X. Adjournment
The meeting was adjourned at 7:53 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0157-MOORE FAMILY TRUST & MOORE JEANNINE M TRS:

VACATE AND ABANDON easements of interest to Clark County located between Kevin Way and Campbell Road, and between Stange Avenue and Craig Road within Lone Mountain (description on file). AB/my/kh (For possible action)

RELATED INFORMATION:

APN:

138-05-203-028

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant would like to vacate government patent easements along the north, south, and east property lines. The purpose of this vacation is to allow future development within the parcel.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped land
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Kevin Way, 50 feet for Craig Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JAMES MOORE

CONTACT: NELSON SURVEYING, P.O. BOX 365109, NORTH LAS VEGAS, NV 89115



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-05-203-028

PROPERTY ADDRESS/ CROSS STREETS: 8910 W Craig Road

DETAILED SUMMARY PROJECT DESCRIPTION

We would like to request the Vacation of a portion of the existing Patent Easement, No. 1216100. We are preparing to develop the lot and build a home and would like to utilize the area where the patent is located.

PROPERTY OWNER INFORMATION

NAME: Moore Family Trust

ADDRESS: 10300 W Charleston Blvd Suite 13185

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-292-4147

CELL

EMAIL: Jamesrpmoore@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Moore Family Trust

ADDRESS: 10300 W Charleston Blvd Suite 13185

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-292-4147

CELL

EMAIL: Jamesrpmoore@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Nelson Surveying LLC, Boyd Nelson

ADDRESS: PO Box 365109

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89036

REF CONTACT ID #

TELEPHONE: 702-452-3633

CELL

702-595-9418

EMAIL: Nelsonsurveying@yahoo.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

James Moore
Property Owner (Signature)*

James Moore James Moore
Property Owner (Print)

07-22-2024
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

VS-25-0157

ACCEPTED BY

MY

PC MEETING DATE

5/20/25

DATE

3/27/25

BCC MEETING DATE

\$1000

TAB/CAC LOCATION

Lone Mtn

DATE

4/30/25

VS-25-0157

PLANNER
COPY

02/05/2024

15 July 2024

Department of Comprehensive Planning
500 S. Grand Central Parkway,
Las Vegas, NV 89155

Justification Letter

To Whom it May Concern:

This is a letter of justification stating the purpose of vacating the 33' Government Patent Easement, Patent Number 1216100, that is located on APN: 138-05-205-028. Vacating this easement would allow the property owner to utilize the area that the easement is located on for future construction plans. They are not able to utilize that 33' area along the North, South and East of their property due to the patent still being there.

VS-25-0157

PLANNER
COPY