



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

December 9, 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 November 25, 2025. (For possible action)
- IV. Approval of the Agenda for December 9, 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
 - 1. **WS-25-0785-LAM MARSHA M FAMILY TRUST & LAM MARSHA M TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed balcony in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Kraft Avenue and east of Jace Canyon Court within Lone Mountain. AB/nai/kh (For possible action) **1/6/26 PC**
 - 2. **VS-25-0807-GRAND REGINA ESTATES, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Park Street, and Regena Avenue and Centennial Parkway within Lone Mountain. AB/lm/kh (For possible action) **01/7/26 BCC**
 - 3. **WS-25-0806-GRAND REGINA ESTATES, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 2.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and north of Regena Avenue within Lone Mountain. AB/lm/kh (For possible action) **01/7/26 BCC**
- VII. General Business
 - 1. Discussion of previous fiscal year budget requests which included more signage designating the RNP area, mitigate excess lighting, and to fix metal landscaping (for discussion only)
- 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: January 13, 2026.
- 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

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



Lone Mountain Citizens Advisory Council

November 25, 2025

MINUTES

Board Members:	Allison Bonanno – Chair Joseph Crapo – Vice-Chair Kimberly Burton (absent) 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 6:31 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

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 2nd and 4th 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) **12/02/225 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.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0785-LAM MARSHA M FAMILY TRUST & LAM MARSHA M TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed balcony in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Kraft Avenue and east of Jace Canyon Court within Lone Mountain.
AB/nai/kh (For possible action)

RELATED INFORMATION:

APN:

138-06-511-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for a proposed balcony to 6 feet, where 30 feet is the minimum required per Section 30.02.04 (an 80% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4768 Jace Canyon Court
- Site Acreage: 0.50
- Project Type: Single-family residence
- Number of Stories: 1 (existing residence)/2 (proposed balcony)
- Building Height (feet): 20 feet, 4 inches (existing residence)/14 feet (proposed balcony)
- Square Feet: 4,266 (existing residence)/414 (proposed balcony)

Site Plan

Access to the lot is from Jace Canyon Court to the west. The residence is located in the southern half of the site and an existing 1,513 square foot detached garage is located near the north property line. The proposed balcony will be attached to the patio cover on the east side of the residence and will be set back 6 feet from the rear (east) property line.

Elevations

The proposed balcony will be 14 feet high and consist of stucco painted to match the primary residence with metal stairs and a wrought iron railing around the balcony portion.

Applicant's Justification

The applicant wants to build an attached balcony to enjoy the Las Vegas Valley view because their property is 8 feet to 10 feet higher than the neighbor to the east. Furthermore, the applicant obtained letters of consent from their immediate neighbors to the north, south, and east.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500161-16	Tentative map for an 8 lot single-family residential subdivision	Approved by PC	February 2017

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Title 30 defines setback standards to contribute to visual order in neighborhoods and to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. The proposed 14 foot high balcony would result in a visually intrusive platform that directly overlooks neighboring rear yards, side yards, and adjacent residences. The proposed balcony is a self-imposed hardship because no mitigation or landscape buffering was proposed by the applicant. Although the applicant obtained letters of consent from their neighbors to the north, south, east, staff still cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- Applicant is advised within 2 years from the approval date the application must commence 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JUAN ALVARADO

CONTACT: JUAN ALVARADO, 4768 JACE CANYON COURT, LAS VEGAS, NV 89129



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0785

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC Time: 6:30 p.m.

Date: 12/9/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 1/6/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 138-06-511-003

PROPERTY ADDRESS/ CROSS STREETS: 4768 Jace Canyon Ct. LV NV 89129

DETAILED SUMMARY PROJECT DESCRIPTION

Add attached patio/bakony at rear of house.

PROPERTY OWNER INFORMATION

NAME: Juan / Marsha Lam
ADDRESS: 4768 Jace Canyon Ct.
CITY: Las Vegas STATE: Nev. ZIP CODE: 89129
TELEPHONE: (702) 279-3845 CELL: (702) 521-6363 EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Juan / Marsha Lam
ADDRESS: 4768 Jace Canyon Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # [REDACTED]
TELEPHONE: (702) 521-6363 CELL: (702) 279-3845 EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

*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 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.

Marsha Lam
Property Owner (Signature)*

Marsha Lam
Property Owner (Print)

4-29-2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

To whom it may concern:

Hello, as property owners, Marsha and I are applying for a waiver of development standard to add a new attached patio and balcony to rear portion of the house.

One of the main attractions for purchasing the house was the view of the Vegas valley. The property is rectangular and at a slope which reduces the size of the back yard. Recently, new homes (Capriana Estates) were constructed behind us on similar rectangular lots. This meant that new lot behind us also had a home close to the rear property line. Our lot is about 8 to 10 feet higher, so as you can imagine, privacy between the rear of the two homes is an issue.

A patio/balcony with a privacy wall at rear of patio would solve both these issues. We are applying for a waiver to have a 6 feet 7 inches rear setback for an attached patio and balcony addition when 30 feet is required per Section 30.02.04.

Our neighbor has built a beautiful patio addition with a 5 feet set back which gave us the idea to do a similar design with a balcony as well. We are applying for this same waiver because our property dimension also don't allow us to have a 30 feet setback.

There is an easement at rear of property. I have spoken to Mr. Ernie Corn at "Public Works" about our project and he has said that there should not be an issue with the project.

We have shared our plans with our immediate neighbors and asked for any feedback. Everyone is very supportive and have signed off on our project.

Than you for your time and consideration.

Juan and Marsha
4768 Jace Canyon Ct
Las Vegas, NV 89129
Cell: (702) 279-3845

01/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0807-GRAND REGINA ESTATES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Park Street, and Regena Avenue and Centennial Parkway within Lone Mountain (description on file). AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:

125-30-501-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements within the subject site. The patent easements are no longer needed for development of the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
WS-25-0806	Waivers of development standards for full offsite improvements and landscaping, and design review for a single-family detached residential development is a companion item on this agenda.

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 needed 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

- Drainage study and compliance;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC

CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130



- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-10196

ASSESSOR PARCEL #(s): 125-30-501-006

PROPERTY ADDRESS/ CROSS STREETS: GRAND CANYON DRIVE AND REGENA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 4 SFR LOTS ON 2.5 ACRES, NEW TENTATIVE MAP APPLICATION, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, DESIGN REVIEW, VACATION OF PATENT EASEMENT 1196917

PROPERTY OWNER INFORMATION

NAME: GRAND REGINA ESTATES LLC,

ADDRESS:

CITY: STATE: ZIP CODE:

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC

ADDRESS: 1140 NORTH TOWN CENTER DRIVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89144

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS STATE: NV ZIP CODE: 89130

TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*Correspondent will receive all project communication via the email entered in online application.

(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.

Authentisign

Seyed Hashemi

Property Owner (Signature)*

Seyed Hashemi

Property Owner (Print)

08/19/25

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-10196

ASSESSOR PARCEL #(s): 125-30-501-006

PROPERTY ADDRESS/ CROSS STREETS: GRAND CANYON DRIVE AND REGENA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 4 SFR LOTS ON 2.5 ACRES, NEW TENTATIVE MAP APPLICATION, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, DESIGN REVIEW, VACATION OF PATENT EASEMENT 1196917

PROPERTY OWNER INFORMATION

NAME: GRAND REGINA LLC,

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC

ADDRESS: 1140 NORTH TOWN CENTER DRIVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89144

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS STATE: NV ZIP CODE: 89130

TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*Correspondent will receive all project communication via the email entered in online application.

(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.

DocuSigned by:
Janet Love
Property Owner (Signature)*

Janet Love
Property Owner (Print)

08-04-2025
Date

Impulse

Civil Engineering & Planning

7485 West Azure Avenue, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

September 5, 2025
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: *Justification Letter for Vacation of Patents for Grand Canyon – Regena North
Impulse Reference Number SB25-36, APR25-101196***

To Whom It May Concern:

The proposed Grand Canyon - Regena project is 2.0 acres generally located at the northeast corner of Grand Canyon Drive and Regena Avenue, in Section 30, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 125-30-501-006.

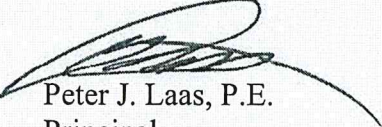
On behalf of our client, Toll South LV, LLC, we are requesting a vacation of the patent easement 1196917 being 33' along the east side of the property. We would also request to vacate 3' of the patent easement 1196917 along Regena Avenue. The patent easements are no longer needed for development of the project site.

Please note, a waiver of development standards has been submitted with this application to waive full off-sites, including curb, gutter, sidewalks, and streetlights to conform with the rural standards of the surrounding parcels.

Approval of this application would not create an adverse impact on the surrounding properties.

If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Michael Bradshaw, Toll South LV, LLC

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0806-GRAND REGINA ESTATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 2.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Grand Canyon Drive and north of Regena Avenue within Lone Mountain. AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:

125-30-501-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Grand Canyon Drive where required per Section 30.04.01D.7.
2. a. Waive full off-site improvements (curb, gutter, streetlights, and partial paving) along Grand Canyon Drive where required per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, streetlights, and partial paving) along Regena Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.0
- Project Type: Single-family residential development
- Number of Lots/Units: 4
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,336/22,623 (gross)/18,245/18,620 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)
- Square Feet: 3,313 (minimum)/4,288 (maximum)

Site Plan

The plan depicts a proposed 4 lot single-family detached residential development located on the east side of Grand Canyon Drive and the north side of Regena Avenue. The plans show the overall site is 2.0 acres with a density of 2 dwelling units per acre. The lots range in size from 20,336 to 22,623 gross square feet, and from 18,245 to 18,620 net square feet. All lots will be accessed from Regena Avenue via a 38 foot wide private street that will run north to south and terminate in a cul-de-sac. Attached sidewalks are the only off-site improvements provided along Regena Avenue and Grand Canyon Drive. The homes face the cul-de-sac.

Landscaping

The plan depicts street landscaping along Regena Avenue which will consist of a 10 foot wide landscape strip containing large trees spaced 30 feet on-center as well as shrubs and groundcover. No landscaping is shown along Grand Canyon Drive.

Elevations

The plans depict 4 different models with models 1 through 3 being offered in 2 different elevation finishes and model 4 being offered in 3 different elevation finishes for a total of 9 potential elevation designs. All of the designs are 1 story with a maximum height of 24 feet. Each of the designs also features various architectural features on all 4 sides of the homes including covered front entry, wall articulation, variable rooflines, and a variety of exterior materials. Models 1 through 3 offer 3 car garages with an optional attached RV garage. Model 4 will have a 4 car garage with optional attached RV garage.

Floor Plans

The plans feature multiple bedrooms, bathrooms, a custom kitchen, a 2 car garage, and several other amenities. Each of the models also offer an optional attached RV garage. The proposed homes range in size from 3,313 square feet to 4,288 square feet.

Applicant's Justification

The applicant indicates the design of the proposed subdivision is consistent with other developments in the area. All homes are single story and sized comparable to the surrounding area with floorplans ranging from 3,313 square feet to 4,288 square feet in area. All homes will have between 3 and 4 car garages with optional recreational vehicle garages available, in addition to standard driveways. Finally, the applicant states the development would not create an adverse impact on any surrounding properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
VS-25-0807	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the proposed development, staff finds that providing street landscaping along Grand Canyon Drive would improve the area as a whole. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plans demonstrate that the density and lot design of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the single story homes are being developed with 4-sided architecture to be more compatible with the surrounding area. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of design review; denial of waivers of development standards.

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**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Regena Avenue and Grand Canyon Drive.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC

CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0806 & VS-25-0807

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Lone Mountain CAC Time: 6:30 p.m.

Date: 12/9/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 1/7/2026 Time: 9 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-10196

ASSESSOR PARCEL #(s): 125-30-501-006

PROPERTY ADDRESS/ CROSS STREETS: GRAND CANYON DRIVE AND REGENA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 4 SFR LOTS ON 2.5 ACRES, NEW TENTATIVE MAP APPLICATION, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, DESIGN REVIEW, VACATION OF PATENT EASEMENT 1196917

PROPERTY OWNER INFORMATION

NAME: GRAND REGINA ESTATES LLC,

ADDRESS:

CITY: STATE: ZIP CODE:

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC

ADDRESS: 1140 NORTH TOWN CENTER DRIVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89144

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: PETER LAAS - IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS STATE: NV ZIP CODE: 89130

TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

*Correspondent will receive all project communication via the email entered in online application.

(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 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.

Authentisign

Seyed Hashemi

Property Owner (Signature)*

Seyed Hashemi

Property Owner (Print)

08/19/25

Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-10196

ASSESSOR PARCEL #(s): 125-30-501-006

PROPERTY ADDRESS/ CROSS STREETS: GRAND CANYON DRIVE AND REGENA AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 4 SFR LOTS ON 2.5 ACRES, NEW TENTATIVE MAP APPLICATION, WAIVER OF DEV STANDARDS FOR OFFSITE IMPROVEMENTS, DESIGN REVIEW, VACATION OF PATENT EASEMENT 1196917

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ADDRESS:

CITY: STATE: ZIP CODE:

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: TOLL SOUTH LV, LLC

ADDRESS: 1140 NORTH TOWN CENTER DRIVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89144

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TELEPHONE: 702-815-0720 CELL 702-308-7115 ACCELA REFERENCE CONTACT ID # 136396

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(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.

DocuSigned by:

Janet Love

Property Owner (Signature)*

Janet Love

Property Owner (Print)

08-04-2025

Date



Civil Engineering & Planning

7485 West Azure Drive, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

FAX 702-478-8535

August 12, 2025
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: *Justification Letter for Design Review and Waivers for Grand Canyon – Regena North
A Single-Family Residential Subdivision
Impulse Reference Number SB25-16, APR25-101196***

To Whom it May Concern:

The proposed Grand Canyon - Regena North project is 2.0 acres generally located at the northeast corner of Grand Canyon Drive and Regena Avenue, in Section 30, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada. The site consists of APN 125-30-501-006. The proposed Grand Canyon – Regena North project is a four-lot single-family residential subdivision. On behalf of our client, Toll South LV, LLC, we are requesting a waiver of development standards and a design review as required by Clark County policy.

We are respectfully requesting to waive Title 30.04.08C, which requires full offsite improvements to include partial paving, curb, gutter, sidewalks, and streetlights within the public right-of-way of Grand Canyon Drive and Regena Avenue. This request also includes a waiver of landscaping requirements along Grand Canyon Drive per section 30.04.01D. A recent application to the south was approved waiving the landscape requirement under WS-25-0411. The landscaping along Regena will provide a 10-foot landscaped area and the required trees/shrubs. The waiver these portions of Title 30 is being requested to conform with rural standards that currently exist in the area.

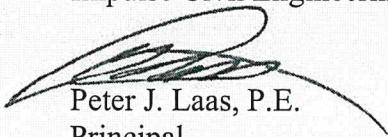
We are requesting a design review for a single-family residential subdivision. The proposed homes have multiple elevation options: a "Modern Farmhouse," a "Spanish Contemporary," a "Modern Craftsman," or a "Modern Coastal" style with square footages ranging between 3,313 and 4,288 square feet. There are four different proposed single-story plans, all with a maximum height not exceeding 24 feet. The plans meet five of the building design standards defined in 30.04.05.E.2 where only two are required. Plan 1 is the Arroyo model and offers two separate elevations, the Modern Farmhouse or the Modern Coastal. The Arroyo-Modern Farmhouse and the Arroyo-Modern Coastal provide a covered front entry, a covered rear patio, wall articulation greater than 3-feet in the front with options to also provide wall articulation on the right side, variable roof lines, and varied building materials. Plan 2 is the Mesquite model and offers two separate elevations, the Modern Farmhouse or the Modern Coastal. The Mesquite-Modern Farmhouse and the Mesquite-Modern Coastal provide a covered front entry, a covered rear patio, wall articulation greater than 3-feet in the front, variable roof lines, and varied building materials. Plan 3 is the Primrose model and offers two separate elevations, the Modern Farmhouse or the Modern Coastal. The Primrose-Modern Farmhouse and the Primrose-Modern Coastal provide a

covered front entry with a courtyard option, a covered rear patio, wall articulation greater than 3-feet in the front and rear, variable roof lines, and varied building materials. Plan 4 is the Canyon and offers three separate elevations, the Spanish Contemporary, Modern Farmhouse, or the Modern Craftsman. The Canyon-Spanish Contemporary, Canyon-Modern Farmhouse and the Canyon-Modern Craftsman provide a covered front entry, a covered rear patio, wall articulation greater than 3-feet in the front and rear, variable roof lines, and varied building materials. Plans 1-3 offer a three (3) car garage with a recreation vehicle (RV) attached garage option. Plan 4 offers a four (4) car garage with an RV attached garage option. Please refer to the floor plans and elevations attached with this application for specifications and more detail.

Title 30.02.04 has a gross lot area of 20,000 square feet and a net lot area of 18,000 square feet. The Lone Mountain Interlocal Agreement has a minimum net lot size of 18,000 square feet, a minimum density of 2 units per acre, and a goal of 18,500 square feet net lots. All of the proposed lots meet gross and net areas per 30.02.04 and meet the minimum net area of 18,000 and density per the Lone Mountain Interlocal Agreement. Only one lot meets the goal of the interlocal agreement. The other three are not able to meet the Lone Mountain Interlocal Agreement goal due to the dedication of Grand Canyon Drive and the 3-foot streetlight and traffic control device easement. The net lot sizes are 18,245, 18,444, 18,444, and 18,620 square feet. We chose to provide one lot meeting the goal as apposed to making all the lots 18,400 square feet.

Approval of this application would not create an adverse impact on the surrounding properties. If you have any questions or comments about this letter, please call me at 702-853-6702.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Michael Bradshaw, Toll South LV, LLC

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