



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N. Durango Drive

Las Vegas, NV. 89129

September 8, 2026

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 your name and address and please **spell** your last name for the

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

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 August 25, 2026. (For possible action)
- IV. Approval of the Agenda for September 8, 2026, 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-26-0505-NOYA, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase the height of retaining walls in conjunction with a single-family residence on 0.51 acres within an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of La Madre Way and west of Grand Canyon Drive within Lone Mountain. AB/jl/kh (For possible action) **10/6/26 PC**
 - 2. **VS-26-0521-KANG HYE KYONG: VACATE AND ABANDON** easements of interest to Clark County located between Ann Road and Stephen Avenue and between Ruffian Road and Egan Crest Drive (alignment) within Lone Mountain. AB/jm/kh (For possible action) **10/7/26 BCC**
 - 3. **WS-26-0522-KANG, HYE KYONG: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** reduce street intersection off-set. **DESIGN REVIEW** for a single-family residential development on 4.20 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Ruffian Road and south of Ann Road within Lone Mountain. AB/jm/kh (For possible action) **10/7/26 BCC**
 - 4. **TM-26-500121-KANG, HYE KYONG: TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 4.20 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Ruffian Road and south of Ann Road within Lone Mountain. AB/jm/kh (For possible action) **10/7/26 BCC**
- VII. General Business
 - 1. Review previous year's fiscal budget requests which included more code enforcement activity, timely clean-up after storms, and reduction of light pollution. (For discussion only)
 - 2. Applications being accepted to serve on the CAC for the next 2 years. (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: September 29, 2026.
- X. Adjournment.
- XI. **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

August 25, 2026

MINUTES

Board Members:	Allison Bonanno – Chair Joseph Crapo – Vice-Chair Kimberly Burton Deborah Earl Matthew Schriever (excused)
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 6:34 p.m.
- II. Public Comment
None
- III. Approval of August 11, 2026, Minutes

Moved by: KIMBERLY BURTON
Action: Approved subject minutes as submitted, with typo correction
Vote: 4/0 - Unanimous
- IV. Approval of Agenda for August 25, 2026

Moved by: ALLISON BONANNO
Action: Approved the agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Items
Michelle Baert announced the following upcoming events in District C:
 - The Market at Mt. Crest - farmers market from 4p-8p every 2nd & 4th Friday, next market August 28th – Pet in the Park theme with resource fair.
 - October 23rd – Movie in the Park

VI. Planning & Zoning

1. **VS-26-0471-LONE MOUNTAIN ESTATES, LLC: VACATE AND ABANDON** easement of interest to Clark County located between Craig Road and Florine Avenue and Chieftain Street and Fort Apache Road within Lone Mountain. AB/ji/cv (For possible action) **9/15/26 PC**

Action: APPROVED as submitted, subject to staff conditions

Moved by: ALLISON BONANNO

Vote: 4/0 Unanimous

2. **WS-26-0482-THOMPSON, RUSSELL E. JR., & SANDERS, LAUREN BETHANY: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** allow modified driveway geometrics in conjunction with an existing single-family residence on 0.46 acres in an RS20 Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Conquistador Street and south of Wittig Avenue within Lone Mountain. AB/tpd/cv (For possible action) **9/16/26 BCC**

Action: DENIED Waiver #1 and APPROVED Waivers # 2a & 2b

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 September 8, 2026

- X. Adjournment
The meeting was adjourned at 7:12 p.m.

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0505-NOYA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of retaining walls in conjunction with a single-family residence on 0.51 acres within an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of La Madre Way and west of Grand Canyon Drive within Lone Mountain. AB/jl/kh (For possible action)

RELATED INFORMATION:

APN:

125-31-301-012

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a retaining wall up to 10 feet where 3 feet is allowed per Section 30.04.03C (a 233% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9670 W. La Madre Way
- Site Acreage: 0.51
- Project Type: Retaining wall

Site Plan & Cross Sections

The site plan shows a single-family residence centrally located on the site with driveway access from La Madre Way, a private drive, from the southwest. Plans show an existing block walls along the northern, western, and eastern property lines and an existing 10 foot retaining wall along a portion of the southern property line.

The proposal includes constructing 10 foot retaining walls near the residence in the northwest and southeast portions of the property. An additional 10 foot retaining wall is proposed along a portion of the southern property line, where it will extend the existing retaining wall. A waiver of development standards is required because the proposed retaining walls exceed the maximum allowed height per code. The applicant states that the existing 10 foot retaining wall was constructed by the southern neighbors. Waivers were not obtained for this construction.

Cross sections show a concrete driveway that will extend from the garage up to the proposed retaining wall near to the southeast. Each of the proposed retaining walls are shown with a wall less than 3 feet in height on top of the proposed retaining walls.

Applicant's Justification

The applicant states that the single-family residence is currently under construction (BD21-25866). Per the applicant, site is sloped and the proposed retaining walls are necessary to provide a driveway approach to the garage and to match the existing retaining wall. The existing 10 foot retaining wall along the southern property line were constructed by the neighbors to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0386-04	Vacate and abandon right-of-way and easements	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Southwest Gas Corporation facility
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residences
West	City of Las Vegas	R-E	Single-family residential development

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.

Staff finds that the proposed retaining walls will negatively impact the neighborhood due to the massing and height. Staff has safety concerns, since the driveway is proposed next to the walls. Per the applicant, the existing retaining wall along the southern property line was constructed by the adjacent neighbors, however, a waiver for the height of that wall was not obtained. Although

the site is sloped and retaining walls might be necessary, shorter, tiered retaining walls would be more appropriate. Therefore, staff 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)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county. 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: NOYA, LLC

CONTACT: BALOVA ENGINEERING, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0505

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

TAB/CAC: Lone Mountain CAC 6:30 PM

Date: 9/8/26

Location: 4701 N. Durango Dr., Las Vegas

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: 10/6/26 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: _____ 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.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100804

ASSESSOR PARCEL #(s): 125-31-301-012

PROPERTY ADDRESS/ CROSS STREETS: 9670 West La Madre Way

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Retaining Wall Height

PROPERTY OWNER INFORMATION

NAME: NOYA LLC

ADDRESS: 4330 W. Tompkins Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: _____ CELL 702-210-0148

APPLICANT INFORMATION (information must match online application)

NAME: NOYA LLC

ADDRESS: 4330 W. Tompkins Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: _____ CELL 702-210-0148

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Balova Engineering

ADDRESS: 7495 West Azure Drive, Suite 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89130

TELEPHONE: 702-682-1706

CELL 702-682-1706

ACCELA REFERENCE CONTACT ID # _____

*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.

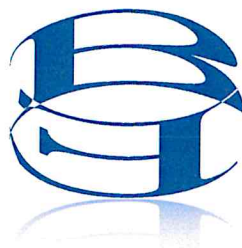

Property Owner (Signature)*

EFRAT MAIDANY

Property Owner (Print)

07/02/26

Date



July 8, 2026

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: LA MADRE CUSTOM HOME
APN 125-31-301-012
APR 26-100804

PROPERTY DESCRIPTION

This is a request for a Waiver of wall height on behalf of the property owner for a portion of a perimeter block wall. The subject property is located at 9670 West La Madre Way, Assessor's Parcel Number 125-31-301-012.

The property is a part of a 4-lot residential subdivision zoned Residential Single-Family 20 (RS20). The other three lots are fully developed with access to a gated private street.

The proposed custom home was approved by BD21-25866 and is currently under construction. A CC Building Department fence application, BD26-05469, is under review.

The wall heights, as depicted on the attached Site Plan, are as follows:

East:	existing 6-foot CMU block wall
West:	existing 6-foot CMU block wall
North:	existing 6-foot CMU block wall
South:	existing 15 linear feet 9.77-foot max high retaining wall, constructed with the adjacent development to the south to match the split-level house

The existing wall along the south property line was approved under BD19-26717. The retaining portion of the existing wall, as shown on the approved plans, is 9.77 feet.

We propose extending the existing concrete wall along the south property line. The height of the retaining portion of the wall will be up to 9.66 feet. The structural design shows a 28" extension of the retaining wall above the finished ground. The adjacent property owner has no objection to the proposed overall height of the retaining wall.

WAIVER OF DEVELOPMENT STANDARDS

Increase the height of a proposed retaining wall to 10 feet where 3 feet is the maximum per Section 30.04.06F

The retaining wall is necessary to match the existing retaining wall, mitigate the steep slopes, provide a safe approach to the house and garage, and ensure proper drainage.

We believe the requested waivers are compatible with adjacent development patterns and will not create a detrimental impact on the surrounding area. It does not materially affect the health and safety of people in the immediate vicinity.

Submittal Status

We have submitted a CC Building Department fence application BD26-100804, which is currently pending. Building application BD 21-25866-R007 is also in review.

If you require any additional information, please contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0521-KANG HYE KYONG:

VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Stephen Avenue (alignment) and between Ruffian Road and Egan Crest Drive (alignment) within Lone Mountain (description on file). AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:

126-36-501-014

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, which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the RNP-I Overlay within Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	City of Las Vegas	R-E	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-26-0522	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500121	A tentative map for an 8 lot single-family subdivision 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 4 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

- Comply with approved drainage study:
- 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 NORTH LV, LLC

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

DRAFT

- 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): 126-36-501-014

PROPERTY ADDRESS/ CROSS STREETS: 5583 Ruffian Road / SWC of Ann Road & Ruffian Road

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 8 SINGLE FAMILY RESIDENTIAL LOTS ON 4.2 ACRES, NEW TENTATIVE MAP APPLICATION, WAIVER OF DEVELOPMENT STANDARDS, VACATION OF PATENT EASEMENTS

PROPERTY OWNER INFORMATION

NAME: Hye Kyong Kang

ADDRESS: 1100 S. San Pedro St. #A1

CITY: Los Angeles

STATE: CA

ZIP CODE: 90015

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers

ADDRESS: 1140 North Town Center, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-824-6014

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS,

STATE: NV

ZIP CODE: 89130

REF CONTACT ID # 136396

TELEPHONE: 702-815-0720 CELL 702-308-7115

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.

Property Owner (Signature)*

HYE KYONG KANG

Property Owner (Print)

5-29-2026

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) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

May 18, 2026
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: *Justification Letter for Vacation of Patents for Ann & Ruffian South
Impulse Reference Number SB-2641, APR26-100953***

To Whom It May Concern:

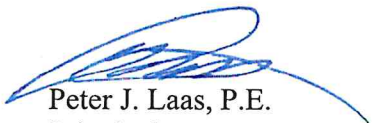
The proposed Ann & Ruffian South project is 4.2 acres generally located at the southwest corner of Ann Road and Ruffian Road, in Section 36, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 126-36-501-014.

On behalf of our client, Toll Brothers, we are requesting a vacation of the patent easement 1186163 recorded under 178:145150 O.R. being 33' along the west and south sides of the parcel and 3-feet along the east side of the parcel. The patent easement is no longer needed for roadways or public utilities.

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: Isaac Summers, Toll Brothers

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10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0522-KANG, HYE KYONG:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) reduce street intersection off-set.

DESIGN REVIEW for a single-family residential development on 4.20 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Ruffian Road and south of Ann Road within Lone Mountain.
AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:

126-36-501-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Ruffian Road where a 6-foot wide landscape strip with large trees every 30 feet on center is required per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ruffian Road where required per Section 30.04.08C.
3. Reduce the street intersection off-set between the proposed private street and Stephen Avenue to 103 feet where 125 feet is the standard per Section 30.04.08F (an 18% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.20
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.90
- Minimum/Maximum Lot Size (square feet): 21,747/24,252 (gross)/18,334/23,115 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)
- Square Feet: 3,313 (minimum)/5,008 (maximum)

Site Plan

The plan depicts a proposed 8 lot single-family detached residential development located at the southwest corner of Ruffian Road and Ann Road. The plans show the overall site is 4.20 acres with a density of 1.90 dwelling units per acre. The lots range in size from 21,747 gross square feet up to 24,252 gross square feet, and 18,334 net square feet up to 23,115 net square feet. All lots will be accessed from Ruffian Road via a 38 foot wide private street that will run west and then south to north and terminate in a cul-de-sac. A 10 foot wide landscape strip is provided along Ann Road. No landscaping is provided along Ruffian Road, and no off-site improvements are provided along Ruffian Road for this project.

Landscaping

The plan depicts a 10 foot wide landscape area along Ann Road per Title 30 requirements.

Elevations

The proposed model homes are single-story with a maximum height of 24 feet. There are 4 models with up to 3 elevations are provided for the proposed residences, which include a variety of façade design elements that can include composite roof shingles, standing seam metal roof, concrete columns, wood-look porcelain tile, fiber cement board and batten siding, lap siding, stone veneer, vertical siding, and wood-look masonry veneer. Architectural details are provided on the front of the homes with windows, variable roof line, covered entries, and varied building materials. The rear elevations generally provide variable roof lines, lots of windows and/or doors with trim, covered patios, and varied building materials. The side elevations include the variable roof lines, stucco pop-outs, wall articulation greater than 3 feet, and varied building materials.

Floor Plans

The floor plans depict a variety of options, ranging in total area from 3,313 square feet to 5,008 square feet. Residences include multiple bedrooms, great room, 3 car-attached garages and options for an RV garage, and a covered patio.

Applicant's Justification

The applicant states the design of the proposed subdivision is consistent with other developments in the area. The landscape and off-site waivers are being requested to conform to the rural character of the area, as other recent developments have been granted similar waivers along Ruffian Road. Finally, the applicant states the development would not create an adverse impact on any surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the RNP-I Overlay within Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	City of Las Vegas	R-E	Single-Family Residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-Family Residential

Related Applications

Application Number	Request
VS-26-0521	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500121	A tentative map for an 8 lot single-family subdivision 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, mitigate the urban heat island effect, and improve the overall quality of life in residential areas. The applicant has not provided compelling justification to eliminate the required street landscaping, and the site could be reconfigured to provide such landscaping. Therefore, staff cannot support the request to waive street landscaping along Ruffian Road.

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 others 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 the density and lot design of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with at least two architecture features as required by code and are similar in height and design as those in the surrounding area. However, staff is concerned with the elimination of street landscaping along Ruffian Road. For this reason, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support this request to not install full off-site improvements when there are existing full improvements in the area. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for the entry on Ruffian Road. Staff finds that the proposed 8 lot subdivision should see a low volume of traffic as Ruffian Road ends to the south. However, since staff cannot support this application in its entirety, staff 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:

- 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 4 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

- Comply with approved drainage study;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Applicant to construct a 5-foot asphalt path along Ruffian Road.

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; and an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOLL NORTH 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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-36-501-014

PROPERTY ADDRESS/ CROSS STREETS: 5583 Ruffian Road / SWC of Ann Road & Ruffian Road

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 8 SINGLE FAMILY RESIDENTIAL LOTS ON 4.2 ACRES, NEW TENTATIVE MAP APPLICATION, WAIVER OF DEVELOPMENT STANDARDS, VACATION OF PATENT EASEMENTS

PROPERTY OWNER INFORMATION

NAME: Hye Kyong Kang

ADDRESS: 1100 S. San Pedro St. #A1

CITY: Los Angeles

STATE: CA

ZIP CODE: 90015

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers

ADDRESS: 1140 North Town Center, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-824-6014

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS,

STATE: NV

ZIP CODE: 89130

REF CONTACT ID # 136396

TELEPHONE: 702-815-0720

CELL 702-308-7115

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 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.


Property Owner (Signature)*

HYE KYONG KANG
Property Owner (Print)

5-29-2026
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) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

May 18, 2026
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: *Justification Letter for Design Review and Waivers for Ann & Ruffian South
A Single-Family Residential Subdivision
Impulse Reference Number SB-2641, APR26-100953***

To Whom it May Concern:

The proposed Ann & Ruffian South project is 4.2 acres generally located at the southwest corner of Ann Road and Ruffian Road, in Section 36, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 126-36-501-014. On behalf of our client, Toll Brothers, we are requesting waivers of development standards. The proposed Ann & Ruffian South project is an eight-lot single-family residential subdivision. We are requesting four waivers of development standards:

The first request is to waive 30.04.08.F.1 which requires a 125-foot separation between intersection offsets. We are providing 103-feet. The intersections in question are the intersection of the site entrance with Ruffian Road and the intersection of Stephen Avenue with Ruffian Road. Stephen Avenue is a 60-foot right of way that serves 16-lots. This is not a heavily traveled area so the decrease in intersection separation by 18% should not create an adverse impact to traffic flow or safety.

The second request is to waive landscape requirements along Ruffian Road per 30.04.01D. A recent application to the north was approved waiving the landscape requirement under WS-24-0651. This waiver is being requested to conform to the rural character in this area. Landscaping is proposed along Ann Road and will conform to 30.04.01D.1 through 6. The existing sidewalk along Ann Road is currently detached with less than 5-feet from the curb from the 215 to Riley which is nearly 3 miles. This configuration does not comply with 30.04.01.D.7.i but recent land use applications were not required to remove and replace the existing sidewalk.

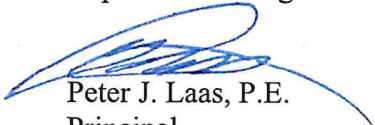
The third request is to waive Title 30.04.06.F.1 which restricts the amount of fill to no more than 3-feet a minimum of 5-feet from a shared property line. We are providing up to 5.7-feet adjacent to Ruffian Road due to the grade change from west to east.

Finally, we are respectfully requesting to waive Title 30.04.08C, which requires full offsite improvements to include partial paving, curb, gutter, and streetlights within the public right-of-way of Ruffian Road. The waiver of these portions of Title 30 is being requested to conform with rural standards that currently exist in the area. There should not be a concern about stormwater runoff or erosion as the main flow paths are contained in Ann Road and the channel to the south of the project in the Stephen Avenue alignment.

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, and variable roof lines, stucco pop-outs, wall articulation greater than 3-feet, and varied building materials on the left side. 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, and variable roof lines, stucco pop-outs, wall articulation greater than 3-feet, and varied building materials on the left and right sides. 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, and variable roof lines, stucco pop-outs, wall articulation greater than 3-feet, and varied building materials on the left and right sides. 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, and variable roof lines, stucco pop-outs, wall articulation greater than 3-feet, and varied building materials on the left and right sides. 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.

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 702-815-0720.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Isaac Summers, Toll Brothers

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10/07/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500121-KANG, HYE KYONG:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 4.20 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Ruffian Road and south of Ann Road within Lone Mountain.
AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:

126-36-501-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.20
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.90
- Minimum/Maximum Lot Size (square feet): 21,747/24,252 (gross)/18,334/23,115 (net)

Project Description

The plans depict a proposed 8 lot single-family detached residential development at the southwest corner of Ruffian Road and Ann Road. The plans show the overall site is 4.20 acres with a density of 1.90 dwelling units per acre. The lots range in size from 21,747 gross square feet up to 24,252 gross square feet, and 18,334 net square feet up to 23,115 net square feet. All lots will be accessed from Ruffian Road via a 38 foot wide private street that will run west and then south to north and terminate in a cul-de-sac. A 10 foot wide landscape strip is provided along Ann Road. No landscaping is provided along Ruffian Road, and no off-site improvements are provided along Ruffian Road for this project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the RNP-I Overlay within Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	City of Las Vegas	R-E	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
VS-26-0521	A vacation and abandonment of easements is a companion item on this agenda.
WS-26-0522	A waiver of development standards and design review for a single-family residential subdivision 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**

The lots are only accessible from an internal private street, and the density of the subdivision is compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the elimination of landscaping along Ruffian Road to be a self-imposed hardship. Staff is recommending denial of the accompanying waiver of development standards, which could result in design changes that affect the layout of the tentative map. As a result, staff 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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Ruffian Road.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- The vicinity map shall not include directional prefixes and the street suffixes shall be spelt out.

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; and an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** TOLL NORTH 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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 126-36-501-014

PROPERTY ADDRESS/ CROSS STREETS: 5583 Ruffian Road / SWC of Ann Road & Ruffian Road

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED 8 SINGLE FAMILY RESIDENTIAL LOTS ON 4.2 ACRES, NEW TENTATIVE MAP APPLICATION, WAIVER OF DEVELOPMENT STANDARDS, VACATION OF PATENT EASEMENTS

PROPERTY OWNER INFORMATION

NAME: Hye Kyong Kang

ADDRESS: 1100 S. San Pedro St. #A1

CITY: Los Angeles

STATE: CA

ZIP CODE: 90015

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers

ADDRESS: 1140 North Town Center, Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-824-6014

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: IMPULSE CIVIL ENGINEERING, LLC

ADDRESS: 7485 WEST AZURE DRIVE, SUITE 226

CITY: LAS VEGAS,

STATE: NV

ZIP CODE: 89130

REF CONTACT ID # 136396

TELEPHONE: 702-815-0720

CELL 702-308-7115

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.


Property Owner (Signature)*

HYE KYONG KANG
Property Owner (Print)

5-29-2026
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) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

May 18, 2026

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

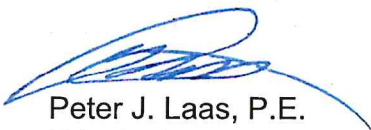
**Re: Hold Letter for
Ann & Ruffian South – Tentative Map,
Impulse Reference Number SB-2641, APR26-100953**

To Whom It May Concern:

The proposed Ann & Ruffian South project is 4.2 acres generally located at the southwest corner of Ann Road and Ruffian Road, in Section 36, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada. The site consists of parcel APN 126-36-501-014. The purpose of this letter is to acknowledge that we are aware this tentative map application will be held to approval at the Board of County Commissions hearing because it is a companion application with a waiver of development standards and will follow that application process.

If you have any questions or comments about this letter, please call me at 815-0720.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Isaac Summers, Toll Brothers

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