



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON, VAR, TMP, VAC & GPA

**Project Address** (Location) Kyle Canyon Road & Sheep Mountain Parkway

**Project Name** Kyle Canyon and SMP **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-201-011 **Ward #** 6

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing U(PCD) Proposed \_\_\_\_\_

**Additional Information** This community will be a mix of single family attached and single family detached homes.

**Property Owner** B-NWI2, LLC **Contact** Lenny Badger

**Address** 1635 Village Center Circle, Suite #100 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** badgerl@fcglv.com **Phone** 702-242-4949

**Applicant** Tri Pointe Homes **Contact** Mina Maleki

**Address** 4675 W. Teco Ave, Suite 115 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** mina.maleki@tripointehomes.com **Phone** 702-614-1452

**Representative** Westwood Professional Services **Contact** Tanya Steadham

**Address** 5725 W. Badura Ave #100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?  Yes  No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
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**Property Owner Signature**

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Thomas J. Delore, Manager of F. Dunes

Subscribed and sworn before me

This 4th day of April, 2024

Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

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**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON, VAR, TMP, VAC & GPA

**Project Address** (Location) Kyle Canyon Road & Sheep Mountain Parkway

**Project Name** Kyle Canyon and SMP **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-301-005, -007, -015 **Ward #** 6

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing U(PCD) Proposed \_\_\_\_\_

**Additional Information** This community will be a mix of single family attached and single family detached homes.

**Property Owner** B-SWDE3, LLC **Contact** Lenny Badger  
**Address** 1635 Village Center Circle, Suite #100 **City** Las Vegas **State** NV **Zip** 89134  
**E-mail** badgerl@fcglv.com **Phone** 702-242-4949

**Applicant** Tri Pointe Homes **Contact** Mina Maleki  
**Address** 4675 W. Teco Ave, Suite 115 **City** Las Vegas **State** NV **Zip** 89118  
**E-mail** mina.maleki@tripointehomes.com **Phone** 702-614-1452

**Representative** Westwood Professional Services **Contact** Tanya Steadham  
**Address** 5725 W. Badura Ave #100 **City** Las Vegas **State** NV **Zip** 89118  
**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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**Property Owner Signature** \_\_\_\_\_

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**Print Name** Thomas J. DeBore, Manager of Owner

Subscribed and sworn before me

This 4th day of April, 2024  
Stewart

Notary Public in and for said County and State





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**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON, VAR, TMP, VAC & GPA

**Project Address** (Location) Kyle Canyon Road & Sheep Mountain Parkway

**Project Name** Kyle Canyon and SMP **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-201-012 **Ward #** 6

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing U(PCD) Proposed \_\_\_\_\_

**Additional Information** This community will be a mix of single family attached and single family detached homes.

**Property Owner** STM-KYLE, LLC **Contact** Stanley Brzysko  
**Address** 1512 Castle Wall Street **City** Las Vegas **State** NV **Zip** 89117  
**E-mail** brisco312@gmail.com **Phone** 702-733-7077

**Applicant** Tri Pointe Homes **Contact** Mina Maleki  
**Address** 4675 W. Teco Ave, Suite 115 **City** Las Vegas **State** NV **Zip** 89118  
**E-mail** mina.maleki@tripointehomes.com **Phone** 702-614-1452

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**Address** 5725 W. Badura Ave #100 **City** Las Vegas **State** NV **Zip** 89118  
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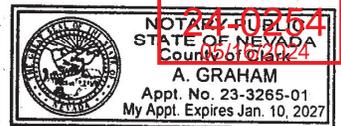
**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_  
**Partner(s)** \_\_\_\_\_

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**Property Owner Signature** Stanley Brzysko **General Partner of Brisco Holdings LP**  
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps **Manager for STM-KYLE, LLC**  
**Print Name** Stanley Brzysko

Subscribed and sworn before me  
 This 8th day of April, 2024

A. Graham  
 Notary Public in and for said County and State Clark, Nevada





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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON, VAR, TMP, VAC & GPA

Project Address (Location) Kyle Canyon Road & Sheep Mountain Parkway

Project Name Kyle Canyon and SMP Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-01-301-006, -014 Ward # 6

General Plan: Existing INCORP Proposed \_\_\_\_\_ Zoning: Existing U(PCD) Proposed \_\_\_\_\_

Additional Information This community will be a mix of single family attached and single family detached homes.

Property Owner Rancho Drive, LLC Contact \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail \_\_\_\_\_ Phone \_\_\_\_\_

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 W. Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail mina.maleki@tripoinehomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Tanya Steadham

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail lvproc@westwoodps.com Phone 702-284-5300

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City Official \_\_\_\_\_ Partner(s) \_\_\_\_\_

Partner(s) \_\_\_\_\_

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Property Owner Signature *Danny Mettr*

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Harvey Gettleson

Subscribed and sworn before me

This 5<sup>th</sup> day of December, 20 23

Chelsea Louise Sitos - California - Los Angeles County

Notary Public in and for said County and State





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**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) TMP, VAC, and VAR

**Project Address** (Location) Kyle Canyon Road & Sheep Mountain Parkway

**Project Name** Kyle Canyon and SMP - South **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-301-006, -014 **Ward #** 6

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing U(PCD) Proposed \_\_\_\_\_

**Additional Information** This community will consist of single family homes.

**Property Owner** Rancho Drive, LLC **Contact** Harvey Gettleson

**Address** 2300 West Sahara Ave Ste 1200 **City** LV **State** NV **Zip** 89102

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** Tri Pointe Homes **Contact** Mina Maleki

**Address** 4675 W. Teco Ave, Suite 115 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** mina.maleki@tripointehomes.com **Phone** 702-614-1452

**Representative** Westwood Professional Services **Contact** Tanya Steadham

**Address** 5725 W. Badura Ave #100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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**Partner(s)** \_\_\_\_\_

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**Property Owner Signature** Harvey Gettleson

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**Print Name** HARVEY GETTLESON MANAGER

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public in and for said County and State

NOTARY ATTACHED

24-0254  
10/21/2024





# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

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**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) TMP, VAC, and VAR

**Project Address** (Location) Kyle Canyon Road & Sheep Mountain Parkway

**Project Name** Kyle Canyon and SMP - South **Proposed Use** Single-Family Attached Residential

**Assessor's Parcel #(s)** 126-01-301-005, -007, -015 **Ward #** 6

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing U(PCD) Proposed \_\_\_\_\_

**Additional Information** This community will consist of single-family attached homes.

**Property Owner** B-SWDE3, LLC **Contact** Lenny Badger

**Address** 1635 Village Center Circle, Ste. 100 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** lbadger@fcglv.com **Phone** 702-242-4949

**Applicant** Tri Pointe Homes **Contact** Mina Maleki

**Address** 4675 W. Teco Ave, Suite 115 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** mina.maleki@tripointehomes.com **Phone** 702-614-1452

**Representative** Westwood Professional Services **Contact** Tanya Steadham

**Address** 5725 W. Badura Ave #100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702-284-5300

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**Partner(s)** \_\_\_\_\_

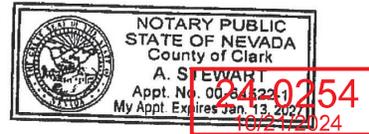
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B-SWDE3, LLC  
**Property Owner Signature** \_\_\_\_\_  
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Thomas J. DeVore, Manager of Owner

Subscribed and sworn before me  
 This 4th day of October, 2024

A. Stewart  
 Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) Kyle Canyon Road & Sheep Mountain Parkway

Project Name Kyle Canyon and SMP Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-01-301-016 Ward # 6

General Plan: Existing INCORP Proposed NA Zoning: Existing U(PCD) Proposed NA

Additional Information The execution of this application indicates support of the vacation of Randlett Way on adjacent properties. There is no right of way being vacated from this property.

Property Owner Alpine Village, LLC Contact Mike Chernine  
 Address 1997 Cherry Creek Cir. City Las Vegas State NV Zip 89135  
 E-mail 5960 S. Rainbow Suite 300 Las Vegas, NV 89118 Phone 702-496-2223

Applicant Tri Pointe Homes Contact Mina Maleki  
 Address 4675 W. Teco Ave, Suite 115 City Las Vegas State NV Zip 89118  
 E-mail mina.maleki@tripoinehomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Tanya Steadham  
 Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118  
 E-mail lvproc@westwoodps.com Phone 702-284-5300

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Partner(s) \_\_\_\_\_

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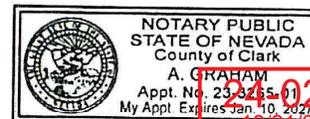
Print Name Mike Chernine

Subscribed and sworn before me \_\_\_\_\_

This 9<sup>th</sup> day of October, 2024

Clark, Nevada

Notary Public in and for said County and State



24-0254  
10/21/24



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

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**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

**Project Address** (Location) Kyle Canyon and Sheep Mountain

**Project Name** Kyle Canyon and SMP **Proposed Use** Single Family

**Assessor's Parcel #(s)** 126-01-301-008 **Ward #** 6 - Nancy Brune

**General Plan:** Existing INCORP Proposed MLA **Zoning:** Existing U(PCD) Proposed R-TH

**Additional Information** This vacation is to remove the Randlett Way right of way.

**Property Owner** Khusrow Roohani Family Trust **Contact** Khusrow Roohani

**Address** 9500 Hillwood Drive, Suite 201 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** kroohani@gmail.com **Phone** (702) 823-2300

**Applicant** Tri Pointe Homes of Nevada, Inc. **Contact** Mina Maleki

**Address** 4675 W. Teco Avenue, Suite 115 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** Mina.Maleki@TriPointeHomes.com **Phone** 702.614.1452

**Representative** Westwood Professional Services **Contact** Tanya Steadham

**Address** 5725 Badura Ave, Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702.284.5300

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**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

\_\_\_\_\_ **Partner(s)** \_\_\_\_\_

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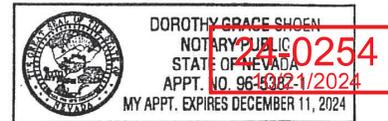
Khusrow Roohani  
**Property Owner Signature** \_\_\_\_\_

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Khusrow Roohani - Trustee

Subscribed and sworn before me  
 This 8th day of October, 2024

Dorothy Grace Shoen  
 Notary Public in and for said County and State





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**Project Address** (Location) Kyle Canyon Road & Sheep Mountain Parkway

**Project Name** Kyle Canyon and SMP - North **Proposed Use** Single-Family Residential

**Assessor's Parcel #(s)** 126-01-201-011 **Ward #** 6

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing U(PCD) Proposed \_\_\_\_\_

**Additional Information** This community will consist of single-family homes.

**Property Owner** B-NW12, LLC **Contact** Lenny Badger

**Address** 1635 Village Center Circle, Ste. 100 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** lbadger@fcglv.com **Phone** 702-242-4949

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**Partner(s)** \_\_\_\_\_

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B-NW12, LLC

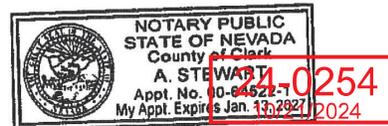
**Property Owner Signature** [Signature]

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Thomas J. DeVore, Manager of Owner

Subscribed and sworn before me  
 This 4th day of October, 2024

[Signature]  
 Notary Public in and for said County and State





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Assessor's Parcel #(s) 126-01-201-012 Ward # 6

General Plan: Existing INCORP Proposed \_\_\_\_\_ Zoning: Existing U(PCD) Proposed \_\_\_\_\_

Additional Information This community will consist of single family homes.

Property Owner STM-KYLE, LLC Contact Stanley Brzyszeko

Address 1512 Castle Wall St City Las Vegas State NV Zip 89117

E-mail brisco312@gmail.com Phone \_\_\_\_\_

Applicant Tri Pointe Homes Contact Mina Maleki

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E-mail mina.maleki@tripointehomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Tanya Steadham

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail lvproc@westwoodps.com Phone 702-284-5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?  Yes  No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official \_\_\_\_\_ Partner(s) \_\_\_\_\_

Partner(s) \_\_\_\_\_

- \* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property included in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- \* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

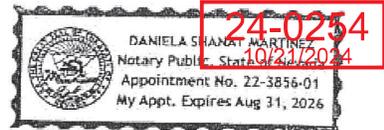
Print Name Stanley Brzyszeko GP Brisco Holding LP

Subscribed and sworn before me Manage for STM-Kyle LLC

This 3<sup>rd</sup> day of October, 2024

Notary Public in and for said County and State

State of Nevada  
County of Clark





# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

**Project Address** (Location) Kyle Canyon and Sheep Mountain

**Project Name** Kyle Canyon and SMP **Proposed Use** Single Family

**Assessor's Parcel #(s)** 126-01-201-002 **Ward #** 6 - Nancy Brune

**General Plan:** Existing INCORP Proposed MLA **Zoning:** Existing U(PCD) Proposed R-TH

**Additional Information** Vacation of parcel 126-01-299-001

**Property Owner** Kyle North Holdings, LLC **Contact** Lenny Badger

**Address** 1635 Village Center Cir., Ste. 100 **City** Las Vegas **State** NV **Zip** 89134

**E-mail** lbadger@fcglv.com **Phone** (702) 524-1001

**Applicant** Tri Pointe Homes of Nevada, Inc. **Contact** Mina Maleki

**Address** 4675 W. Teco Avenue, Suite 115 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** Mina.Maleki@TriPointeHomes.com **Phone** 702.614.1452

**Representative** Westwood Professional Services **Contact** Tanya Steadham

**Address** 5725 Badura Ave, Suite 100 **City** Las Vegas **State** NV **Zip** 89118

**E-mail** lvproc@westwoodps.com **Phone** 702.284.5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?  Yes  No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

\_\_\_\_\_ **Partner(s)** \_\_\_\_\_

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

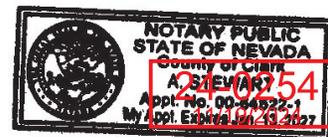
**Property Owner Signature** [Signature]

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

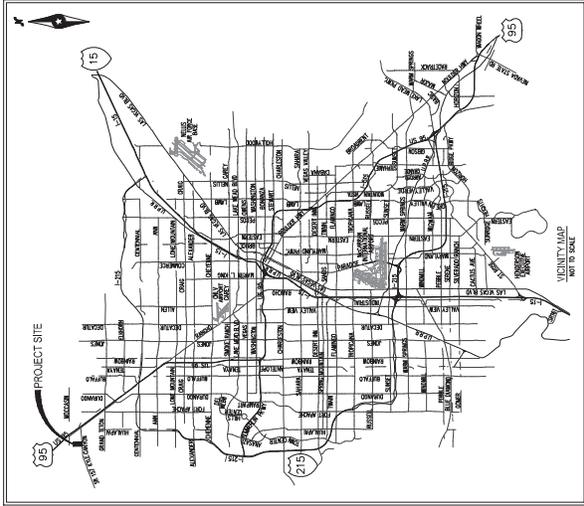
**Print Name** Thomas J. DeVore

Subscribed and sworn before me  
This 12th day of November, 2024

[Signature]  
Notary Public in and for said County and State



TENTATIVE MAP  
FOR  
KYLE CANYON AND SMP - NORTH  
A SINGLE FAMILY PROJECT LOCATED IN  
THE CITY OF LAS VEGAS, NEVADA



**DISCLAIMER NOTE**  
THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.

**UTILITY SERVICES BY**  
WATER: SOUTHWEST WATER SERVICE  
SEWER: SOUTHWEST WATER SERVICE  
GAS: SOUTHWEST GAS COMPANY  
ELECTRIC: NV ENERGY

**ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS**  
SEWER CONTRIBUTION: 1.15 GPD/SF  
WATER CONTRIBUTION: 1.15 GPD/SF  
TOTAL CONTRIBUTION: 2.30 GPD/SF

**SETBACK**  
FRONT YARD SETBACK: 15'  
SIDE YARD SETBACK: 5'  
REAR YARD SETBACK: 15'

**SITE DATA**  
APN NUMBER: 150-00-000-018  
CURRENT ZONING: R-1  
PROPOSED ZONING: R-1  
LOT AREA: 10,000 SF  
GROSS AREA: 10,000 SF  
NET COVERED AREA: 10,000 SF  
TOTAL COVERED AREA: 10,000 SF  
TOTAL UNCOVERED AREA: 10,000 SF  
TOTAL LOT AREA: 10,000 SF  
TOTAL GROSS AREA: 10,000 SF  
TOTAL NET AREA: 10,000 SF

**PARKING ANALYSIS**  
NO. OF PARKING SPACES: 2  
NO. OF PARKING SPACES PER UNIT: 2  
NO. OF PARKING SPACES PER UNIT: 2  
NO. OF PARKING SPACES PER UNIT: 2

**NOTES**  
1. THIS TENTATIVE MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.  
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.  
4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.  
5. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.

**BENCHMARK**  
CITY OF LAS VEGAS BENCHMARK 00099  
CITY OF LAS VEGAS BENCHMARK 00099  
CITY OF LAS VEGAS BENCHMARK 00099  
CITY OF LAS VEGAS BENCHMARK 00099

**MOUNTS**  
1. MOUNTS SHALL BE SETBACK FROM THE FRONT YARD BY 15 FEET.  
2. MOUNTS SHALL BE SETBACK FROM THE SIDE YARD BY 5 FEET.  
3. MOUNTS SHALL BE SETBACK FROM THE REAR YARD BY 15 FEET.

**VARIANCES**  
1. ALLOW SIDE STREET WIDE ON-OR-OFF-SIDE ARE REQUIRED

**BASIS OF BEARING**  
THE BASIS OF BEARING IS NORTH. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS. THE BEARING OF THE PROPERTY LINE IS 150-00-000-018. THE BEARING OF THE PROPERTY LINE IS 150-00-000-018. THE BEARING OF THE PROPERTY LINE IS 150-00-000-018.

**OWNER INFORMATION**  
OWNER: KYLE CANYON AND SMP - NORTH  
OWNER: KYLE CANYON AND SMP - NORTH  
OWNER: KYLE CANYON AND SMP - NORTH  
OWNER: KYLE CANYON AND SMP - NORTH

**DEVELOPER INFORMATION**  
DEVELOPER: TRIZOLOS  
DEVELOPER: TRIZOLOS  
DEVELOPER: TRIZOLOS  
DEVELOPER: TRIZOLOS

**ENGINEER INFORMATION**  
ENGINEER: TRIZOLOS  
ENGINEER: TRIZOLOS  
ENGINEER: TRIZOLOS  
ENGINEER: TRIZOLOS

**TYPICAL LOT**  
TYPICAL LOT  
TYPICAL LOT  
TYPICAL LOT

**COVER SHEET**  
KYLE CANYON AND SMP - NORTH  
COVER SHEET  
COVER SHEET

**TRIZOLOS**  
TRIZOLOS  
TRIZOLOS  
TRIZOLOS

**DATE: 1/29/2023**  
DATE: 1/29/2023  
DATE: 1/29/2023  
DATE: 1/29/2023

**DESIGNER: OM**  
DESIGNER: OM  
DESIGNER: OM  
DESIGNER: OM

**CHECKED: DSP**  
CHECKED: DSP  
CHECKED: DSP  
CHECKED: DSP

**PROJECT NO. TR2305**  
PROJECT NO. TR2305  
PROJECT NO. TR2305  
PROJECT NO. TR2305

**TRIZOLOS**  
TRIZOLOS  
TRIZOLOS  
TRIZOLOS

**COVER SHEET**  
KYLE CANYON AND SMP - NORTH  
COVER SHEET  
COVER SHEET

**TRIZOLOS**  
TRIZOLOS  
TRIZOLOS  
TRIZOLOS

**COVER SHEET**  
KYLE CANYON AND SMP - NORTH  
COVER SHEET  
COVER SHEET

**TRIZOLOS**  
TRIZOLOS  
TRIZOLOS  
TRIZOLOS

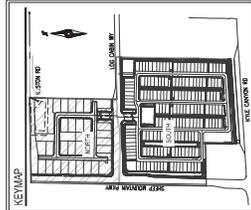
**COVER SHEET**  
KYLE CANYON AND SMP - NORTH  
COVER SHEET  
COVER SHEET

**TRIZOLOS**  
TRIZOLOS  
TRIZOLOS  
TRIZOLOS

**COVER SHEET**  
KYLE CANYON AND SMP - NORTH  
COVER SHEET  
COVER SHEET

**TRIZOLOS**  
TRIZOLOS  
TRIZOLOS  
TRIZOLOS





**LEGEND**

- BOUNDARY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- PROPOSED ELEVATION
- PROPOSED DRIVE & DRIVE
- PROPOSED DRIVE (4'-10")
- PROPOSED DRIVE (6'-0")
- PROPOSED DRIVE (8'-0")
- PROPOSED DRIVE (10'-0")
- PROPOSED DRIVE (12'-0")
- PROPOSED DRIVE (14'-0")
- PROPOSED DRIVE (16'-0")
- PROPOSED DRIVE (18'-0")
- PROPOSED DRIVE (20'-0")
- PROPOSED DRIVE (22'-0")
- PROPOSED DRIVE (24'-0")
- PROPOSED DRIVE (26'-0")
- PROPOSED DRIVE (28'-0")
- PROPOSED DRIVE (30'-0")
- PROPOSED DRIVE (32'-0")
- PROPOSED DRIVE (34'-0")
- PROPOSED DRIVE (36'-0")
- PROPOSED DRIVE (38'-0")
- PROPOSED DRIVE (40'-0")
- PROPOSED DRIVE (42'-0")
- PROPOSED DRIVE (44'-0")
- PROPOSED DRIVE (46'-0")
- PROPOSED DRIVE (48'-0")
- PROPOSED DRIVE (50'-0")
- PROPOSED DRIVE (52'-0")
- PROPOSED DRIVE (54'-0")
- PROPOSED DRIVE (56'-0")
- PROPOSED DRIVE (58'-0")
- PROPOSED DRIVE (60'-0")
- PROPOSED DRIVE (62'-0")
- PROPOSED DRIVE (64'-0")
- PROPOSED DRIVE (66'-0")
- PROPOSED DRIVE (68'-0")
- PROPOSED DRIVE (70'-0")
- PROPOSED DRIVE (72'-0")
- PROPOSED DRIVE (74'-0")
- PROPOSED DRIVE (76'-0")
- PROPOSED DRIVE (78'-0")
- PROPOSED DRIVE (80'-0")
- PROPOSED DRIVE (82'-0")
- PROPOSED DRIVE (84'-0")
- PROPOSED DRIVE (86'-0")
- PROPOSED DRIVE (88'-0")
- PROPOSED DRIVE (90'-0")
- PROPOSED DRIVE (92'-0")
- PROPOSED DRIVE (94'-0")
- PROPOSED DRIVE (96'-0")
- PROPOSED DRIVE (98'-0")
- PROPOSED DRIVE (100'-0")

**NOTES**

- SEE SHEET TM-1 FOR STREET DETAILS
- SEE SHEET TM-2 FOR STREET DETAILS



**24-0254**  
 02/04/2025

24-0254  
02/04/2025

PROJECT NO.  
TR2305

CHECKED: DSP  
DESIGNER: CM

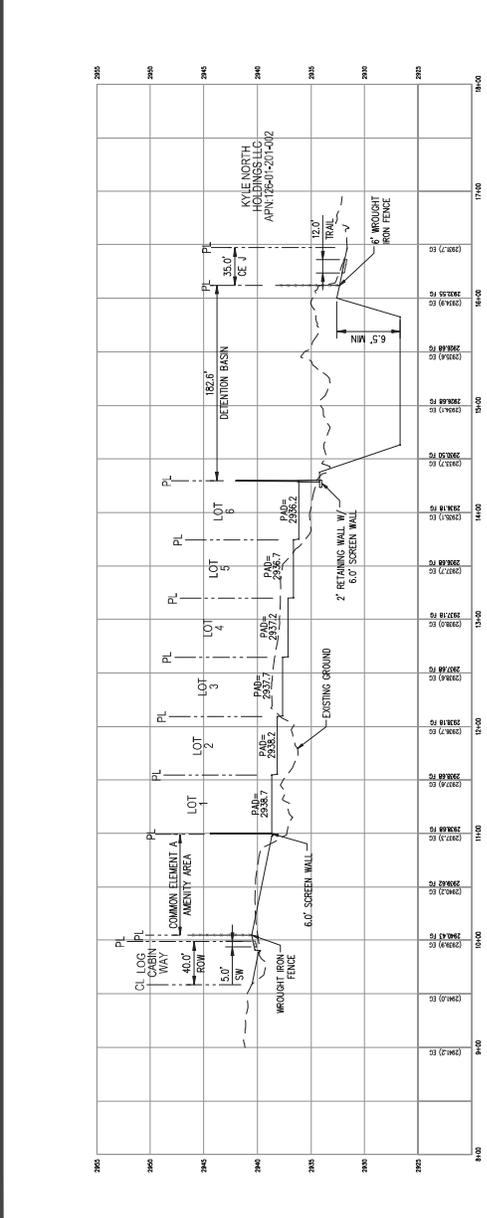
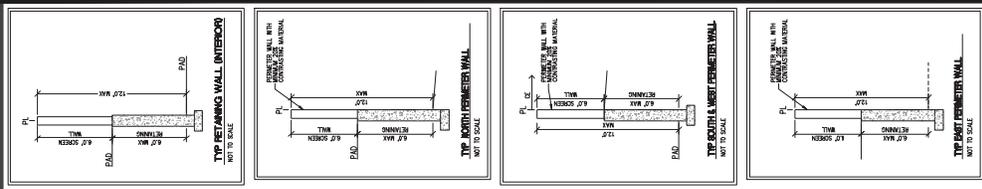
DATE: 1/29/2025  
DRAWN: CM

KYLE CANYON AND SMP - NORTH  
PROFILE SECTIONS

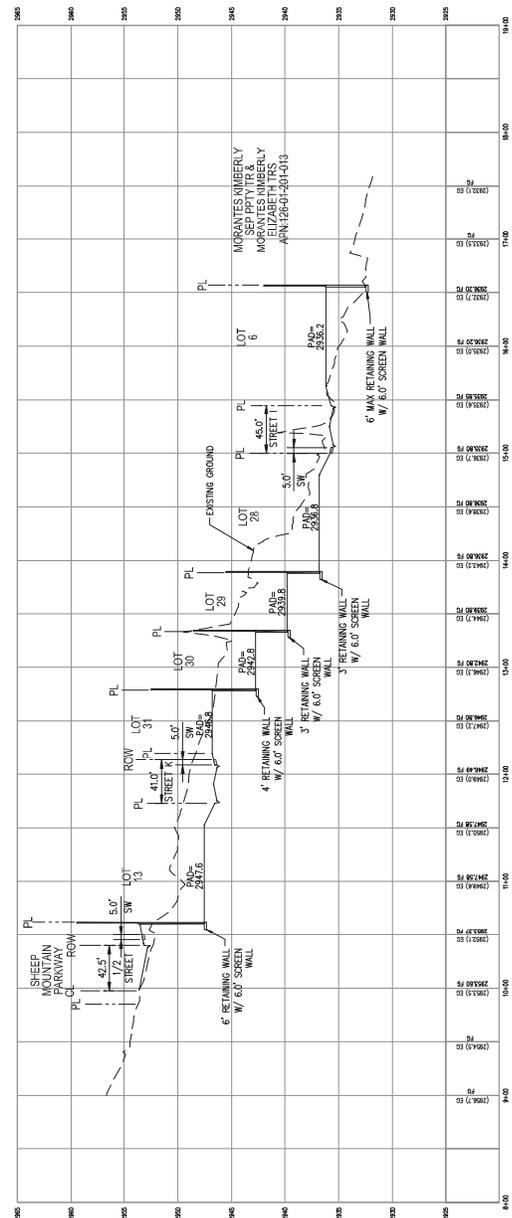
tr pointe  
HOMES

CITY OF LAS VEGAS, NEVADA

Westwood  
Westwood Residential Systems, Inc.  
5725 W. Sahara Ave. Suite 100 Las Vegas, NV 89118  
Phone: (702) 284-3300 Fax: (702) 284-5599  
L85 10/04/18



NORTH-SOUTH SECTION - PROFILE VIEW  
VERT. 1" = 6'



WEST-EAST SECTION - PROFILE VIEW  
VERT. 1" = 6'



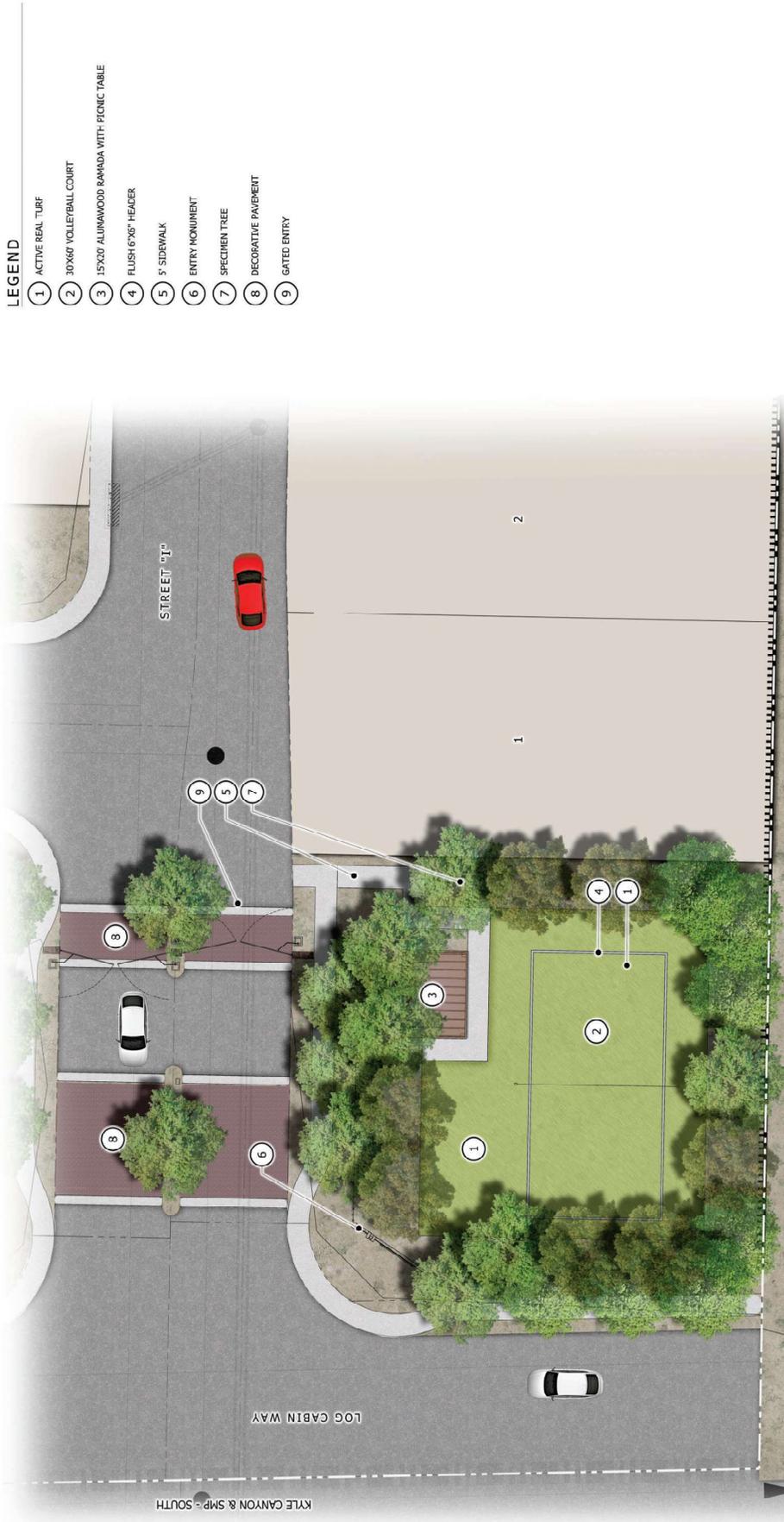






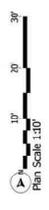






MORANITES: KIMBERLY SEP  
 PROPERTY: MORANITES  
 KIMBERLY ELIZABETH TRS  
 APN: 125-01-201-013

24-0254  
 02/18/2025



ENLARGEMENT # 1  
 NOTE: REFER TO OVERALL PLAN IN SHEET 1 OF 2.





Nevada 032257

**The United States of America,**  
To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,** is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant **Neil B. Pierson,**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 19 S., R. 59 E.,**

**Sec. 1, ~~W. 34 E. N. 71.~~**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **THIRTIETH** day of **MARCH** in the year of our Lord one thousand nine hundred and **FIFTY-SIX** and of the Independence of the United States the one hundred and **EIGHTIETH.**

[SEAL]

For the Director, Bureau of Land Management.

By *Paul M. ...*  
**Acting** Chief, Patents Section.

**24-0254**  
10/21/2024

Patent Number 11585-12

Nevada 060935

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,** has been issued showing that full payment has been made by the claimant

**Mildred I. Brunton**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 19 S., R. 59 E.,**

**Sec. 1, E½SW¼SE¼NW¼.**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **TWENTY-SIXTH** day of **AUGUST** in the year of our Lord one thousand nine hundred and **SIXTY-THREE** and of the Independence of the United States the one hundred and **EIGHTY-EIGHTH.**

[SEAL]

For the Director, Bureau of Land Management

By *Elizabeth B. Hucks*

Chief, Patents Section.

24-0254  
10/21/2024

Patent Number 1233159

Nevada 028924

**The United States of America,**  
To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**  
is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made  
by the claimant **Bessie May Meyer,**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An  
Act to provide for the purchase of public lands for home and other sites," and the acts supplemental there-  
to, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 19 S., R. 59 E.,**

**Sec. 1, N~~W~~1/4SW~~1/4~~.**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land,  
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and  
in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs  
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the  
said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way  
thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving,  
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together  
with the right to prospect for, mine, and remove the same according to the provisions of said Act of June  
1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public  
utilities purposes, to be located **along the boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of  
the Bureau of Land Management, in accordance with the  
provisions of the Act of June 17, 1948 (62 Stat., 476), has,  
in the name of the United States, caused these letters to be  
made Patent, and the Seal of the Bureau to be hereunto  
affixed.

GIVEN under my hand, in the District of Columbia, the  
**NINTH** day of **APRIL** in the year of  
our Lord one thousand nine hundred and **FIFTY-SIX**  
and of the Independence of the United States the one hundred  
and **EIGHTIETH.**

[SEAL]

For the Director, Bureau of Land Management.

By \_\_\_\_\_  
**Acting** Chief, Patents Section.

**24-0254**  
10/21/2024

Patent Number **1158750**

# The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,** has been issued showing that full payment has been made by the claimant

**Walter S. Nelson**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 19 S., R. 59 E.,**

**Sec. 1, E½NW¼NE¼SW¼.**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **TWENTY-SIXTH** day of **AUGUST** in the year of our Lord one thousand nine hundred and **SIXTY-THREE** and of the Independence of the United States the one hundred and **EIGHTY-EIGHTH**.

[SEAL]

For the Director, Bureau of Land Management.

By *Elizabeth B. Shuck*

Chief, Patents Section.

24-0254  
10/21/2024

Patent Number 1233161

Nevada 030134

**The United States of America,**  
To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant **s,** **Don C. McCrary and Margaret J. McCrary,** pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 19 S., R. 59 E.,**

**Sec. 1, ~~WINDMILL SW 1/4~~**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant **s** and to the heirs of the said claimant **s** the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, therunto belonging, unto the said claimant **s** and to the heirs and assigns of the said claimant **s** forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

There is also reserved a right of way for a Federal Aid Highway under the Act of November 9, 1921 (42 Stat. 212).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **FOURTH** day of **FEBRUARY** in the year of our Lord one thousand nine hundred and **FIFTY-NINE** and of the Independence of the United States the one hundred and **EIGHTY-FOUR.**

[SEAL]

For the Director, Bureau of Land Management.

By

*[Signature]*

Chief, Patents Section.

24-0254  
10/21/2024

Patent Number **1192059**

Nevada 027633

**The United States of America,**  
To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**  
is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made  
by the claimant **Claire Chisholm,**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An  
Act to provide for the purchase of public lands for home and other sites," and the acts supplemental there-  
to, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 19 S., R. 59 E.,**

**Sec. 1, E<sup>1/2</sup>SW<sup>1/4</sup>SW<sup>1/4</sup>.**

The area described contains **5** acres, according to the Official Plat of the Survey of the said Land,  
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and  
in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs  
of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the  
said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way  
thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving,  
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together  
with the right to prospect for, mine, and remove the same according to the provisions of said Act of June  
1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public  
utilities purposes, to be located **along the boundaries of said land.**

**There is also reserved a right-of-way for a Federal Aid Highway under the Act  
of November 9, 1921 (42 Stat. 212).**

IN TESTIMONY WHEREOF, the undersigned authorized officer of  
the Bureau of Land Management, in accordance with the  
provisions of the Act of June 17, 1948 (62 Stat., 476), has,  
in the name of the United States, caused these letters to be  
made Patent, and the Seal of the Bureau to be hereunto  
affixed.

GIVEN under my hand, in the District of Columbia, the  
**THIRTEENTH** day of **APRIL** in the year of  
our Lord one thousand nine hundred and **FIFTY-SIX**  
and of the Independence of the United States the one hundred  
and **EIGHTIETH.**

[SEAL]

For the Director, Bureau of Land Management.

By *Debi M. Hall*  
**Acting Chief, Patents Section.**

**24-0254**  
10/21/2024

Patent Number **1158905**

Nevada 027611

**The United States of America,**  
To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**  
is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made  
by the claimants **John Klepek and Eileen Klepek,**

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An  
Act to provide for the purchase of public lands for home and other sites," and the acts supplemental there-  
to, for the following-described land:

**Mount Diablo Meridian, Nevada.**

**T. 19 S., R. 59 E.,**

**Sec. 1, ~~W<sup>2</sup>S<sup>1</sup>E<sup>1</sup>N<sup>4</sup>~~SW<sup>4</sup>.**

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land,  
on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and  
in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND  
GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant **s** and to the heirs  
of the said claimant **s** the Tract above described; TO HAVE AND TO HOLD the same, together with all  
the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the  
said claimant **s** and to the heirs and assigns of the said claimant **s** forever; subject to any vested and  
accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and  
reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way  
thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving,  
also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together  
with the right to prospect for, mine, and remove the same according to the provisions of said Act of June  
1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public  
utilities purposes, to be located **along the boundaries of said land.**

There is also reserved a right-of-way for a Federal A1A Highway under the Act  
of November 9, 1921 (42 Stat. 212).

IN TESTIMONY WHEREOF, the undersigned authorized officer of  
the Bureau of Land Management, in accordance with the  
provisions of the Act of June 17, 1948 (62 Stat., 476), has,  
in the name of the United States, caused these letters to be  
made Patent, and the Seal of the Bureau to be hereunto  
affixed.

GIVEN under my hand, in the District of Columbia, the  
**TWELFTH** day of **MARCH** in the year of  
our Lord one thousand nine hundred and **FIFTY-SIX**  
and of the Independence of the United States the one hundred  
and **EIGHTIETH.**

[SEAL]

For the Director, Bureau of Land Management.

By .....  
**Acting** Chief, Patents Section.

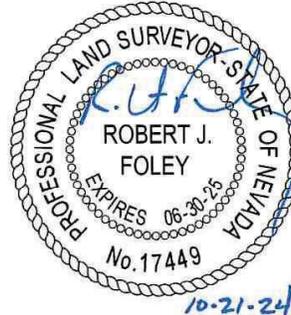
**24-0254**  
10/21/2024

Patent Number **1157949**

**EXHIBIT A**

**TRI-CORE SURVEYING, LLC**  
6753 WEST CHARLESTON BLVD.  
LAS VEGAS, NV 89146

File: 08023.0012\gl\_vac Patents.doc  
By: RF  
Page 1 of 9



**LEGAL DESCRIPTION**

**APN 126-01-301-014**

**PATENT No.1158905 OR:1154:1113184**

THE WEST 33.00 FEET, THE NORTH 33.00 FEET AND THE EAST 33.00 OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THOSE PORTIONS OF SAID EAST 33.00 AND SAID WEST 33.00 FEET LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF KYLE CANYON ROAD (SR-157);

TOGETHER WITH:

**APN 126-01-301-015**

**PATEN No.1157949 OR:394:318182**

THE WEST 33.00 FEET, THE NORTH 33.00 FEET AND THE EAST 33.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THOSE PORTIONS OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF KYLE CANYON ROAD (SR-157);

TOGETHER WITH:

**APN 126-01-301-007**

**PATENT No.1192051 OR:511:470224**

THE WEST 33.00 FEET, THE NORTH 33.00 FEET, THE EAST 33.00 FEET AND THE SOUTH 33.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THE NORTH 33.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET;

TOGETHER WITH:

**24-0254**  
10/21/2024

**APN 126-01-301-006**

**PATENT No.1233164 OR:484:390230**

THE WEST 33.00 FEET, THE NORTH 33.00 FEET, THE EAST 33.00 FEET AND THE SOUTH 33.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THE NORTH 33.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET;

TOGETHER WITH:

**APN 126-01-301-005**

**PATENT No. 1158750 OR:2035:1994209**

THE WEST 33.00 FEET, THE NORTH 33.00 FEET, THE EAST 33.00 FEET AND THE SOUTH 33.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THE NORTH 33.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET;

TOGETHER WITH:

**APN 126-01-201-011**

**PATENT No. 1158542 OR: 1144:1103974**

THE WEST 33.00 FEET, THE NORTH 33.00 FEET, THE EAST 33.00 FEET AND THE SOUTH 33.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THE SOUTH 33.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET;

TOGETHER WITH:

**APN 126-01-201-012**

**PATENT No.1233159 OR:584:470064**

THE WEST 33.00 FEET, THE NORTH 33.00 FEET, THE EAST 33.00 AND THE SOUTH 33.00 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

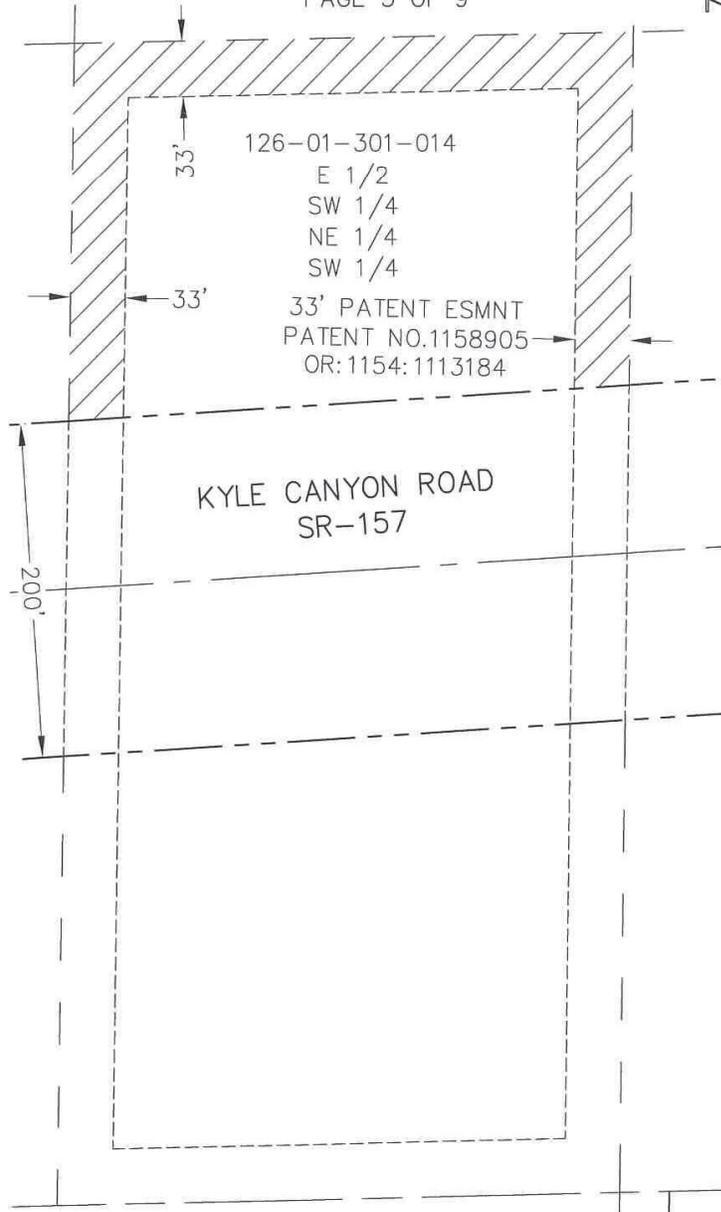
EXCEPTING THEREFROM THE SOUTH 33.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET;

AS SHOWN ON **EXHIBIT B** ATTACHED HERETO AND MADE A PART HEREOF.

**24-0254**  
10/21/2024

APN: 126-01-301-014  
GRANTOR: RANCHO DRIVE, LLC

**EXHIBIT 'B'**  
PAGE 3 OF 9



PATENT EASEMENT  
TO BE VACATED

08023.0012  
Igl\_Patents.dwg



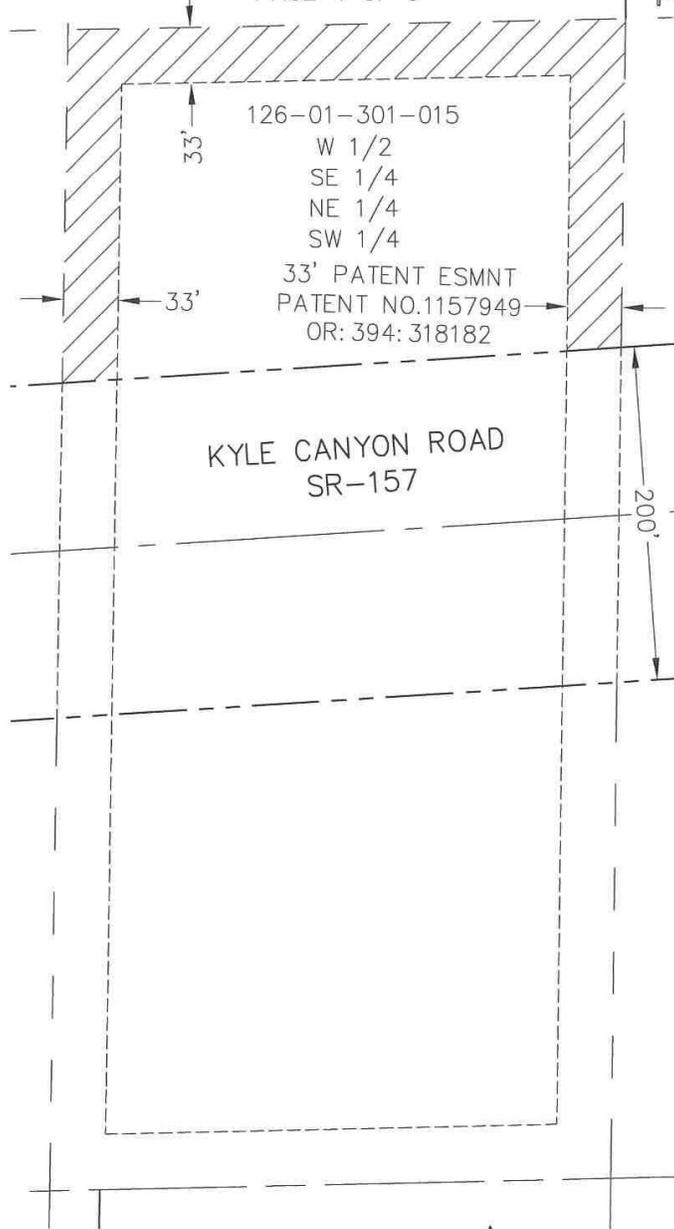
**Tri-Core**  
**SURVEYING**

WWW.TRICORESURVEYING.COM

240254  
10/21/2024

APN: 126-01-301-015  
GRANTOR: BSWDE3, LLC

**EXHIBIT 'B'**  
PAGE 4 OF 9



PATENT EASEMENT  
TO BE VACATED

08023.0012  
lgj\_Patents.dwg



**Tri-Core**  
**SURVEYING**

WWW.TRICORESURVEYING.COM

240254  
10/21/2024

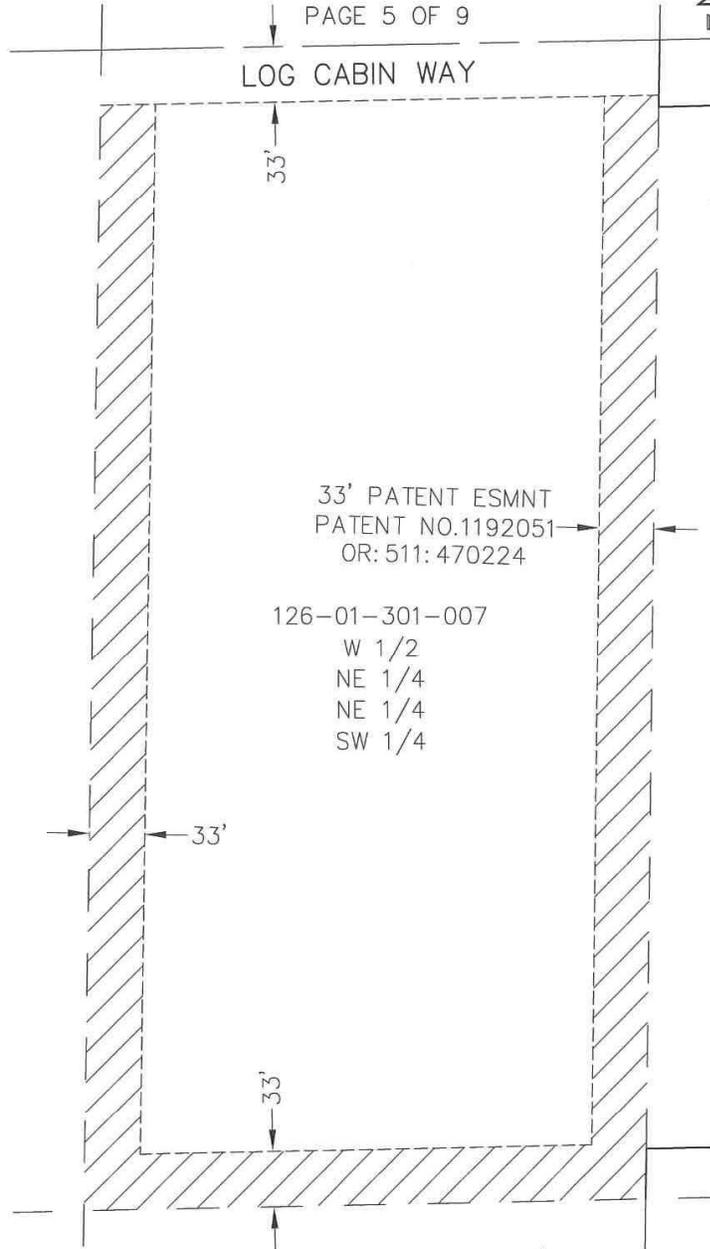
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GRANTOR: BSWDE3, LLC

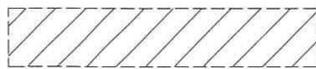
**EXHIBIT 'B'**

PAGE 5 OF 9

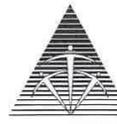


LOG CABIN WAY



 PATENT EASEMENT  
TO BE VACATED

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lgl\_Patents.dwg

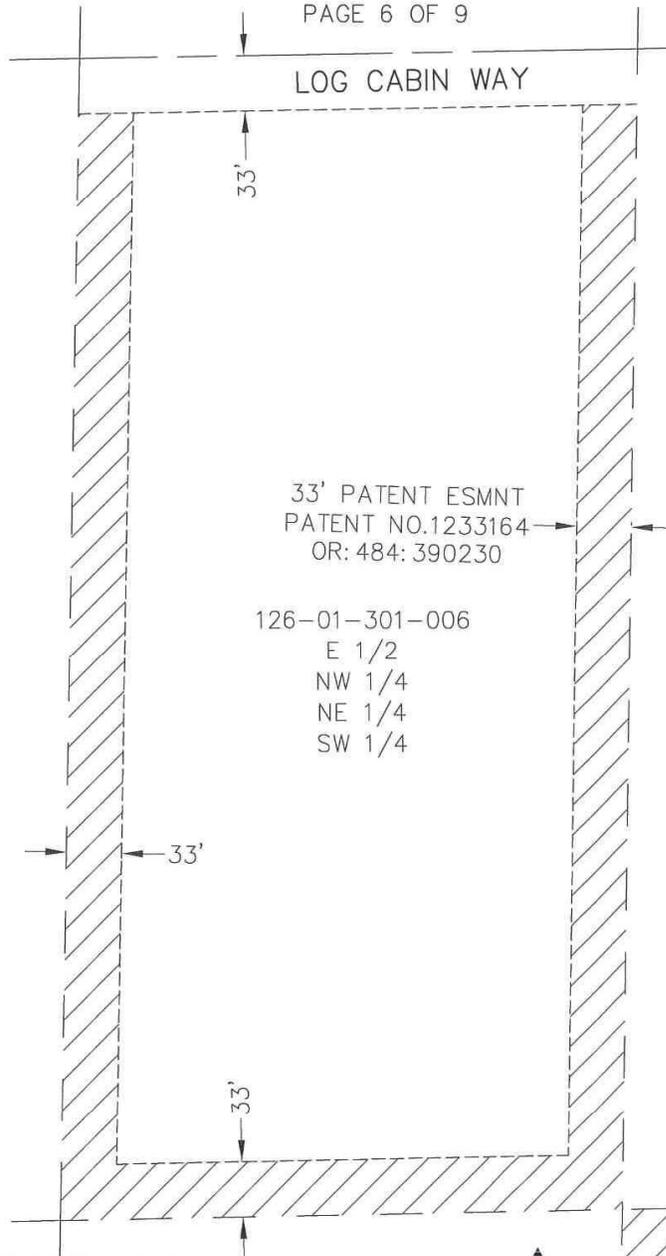


**Tri-Core**  
**SURVEYING**  
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240254  
10/21/2024

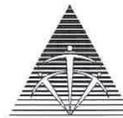
APN: 126-01-301-006  
GRANTOR: RANCHO DRIVE, LLC

**EXHIBIT 'B'**  
PAGE 6 OF 9



PATENT EASEMENT  
TO BE VACATED

08023.0012  
Igl\_Patents.dwg



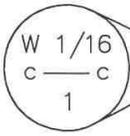
**Tri-Core**  
**SURVEYING**

WWW.TRICORESURVEYING.COM

24-0254  
10/21/2024

APN: 126-01-301-005  
GRANTOR: BSWDE3, LLC

**EXHIBIT 'B'**  
PAGE 7 OF 9



LOG CABIN WAY

SHAUMBER ROAD  
(FUTURE SHEEP MTN PKWY)

33' PATENT ESMNT  
PATENT NO.1158750  
OR: 2035: 1994209

126-01-301-005  
W 1/2  
NW 1/4  
NE 1/4  
SW 1/4

33'

33'

33'



PATENT EASEMENT  
TO BE VACATED

08023.0012  
lgl\_Patents.dwg



**Tri-Core**  
**SURVEYING**

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240254  
01/21/2024

APN: 126-01-201-011  
GRANTOR: B-NWI2, LLC

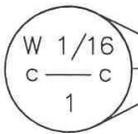
**EXHIBIT 'B'**  
PAGE 8 OF 9



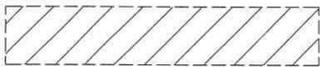
SHAUMBER ROAD  
(FUTURE SHEEP MTN PKWY)

33' PATENT ESMNT  
PATENT NO.1158542  
OR: 1144:1103974

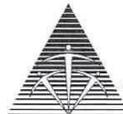
126-01-201-011  
W 1/2  
SW 1/4  
SE 1/4  
NW 1/4



LOG CABIN WAY

 PATENT EASEMENT  
TO BE VACATED

08023.0012  
lgl\_Patents.dwg

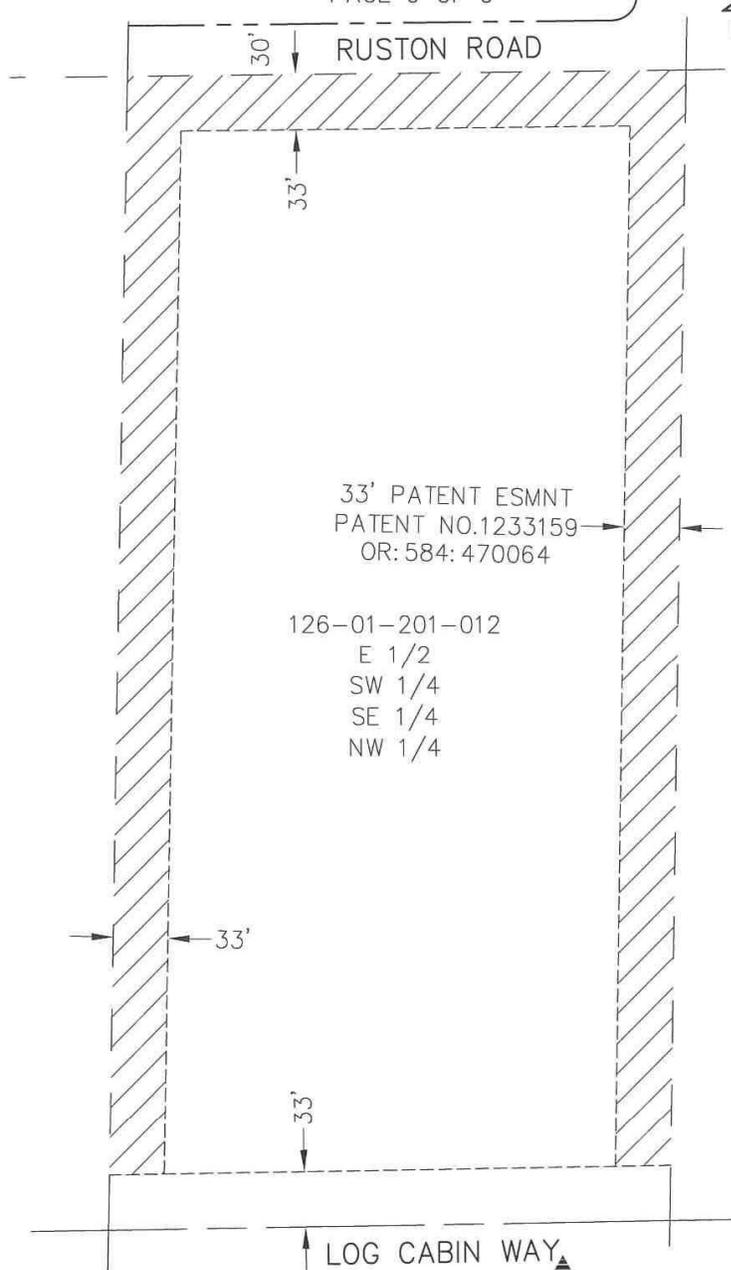


**Tri-Core**  
**SURVEYING**  
WWW.TRICORESURVEYING.COM

240254  
10/21/2024

APN: 126-01-201-012  
GRANTOR: STM-KYLE, LLC

**EXHIBIT 'B'**  
PAGE 9 OF 9



PATENT EASEMENT  
TO BE VACATED

08023.0012  
lgl\_Patents.dwg



**Tri-Core**  
**SURVEYING**

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240254  
10/21/2024

APN:126-01-301-008

OWNER: KHUSROW ROOHANI FAMILY TRUST DATED NOVEMBER 12, 1997

---

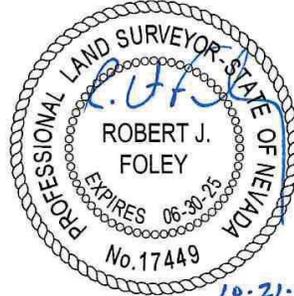
**EXHIBIT A**

**TRI-CORE SURVEYING, LLC**  
6753 WEST CHARLESTON BLVD.  
LAS VEGAS, NV 89146

File: 08023.0012\lgl\_vac RW.doc

By: RF

Page 1 of 2



**LEGAL DESCRIPTION**

**APN 126-01-301-008**  
**PUBLIC RIGHT-OF-WAY DEDICATED PER OR:2205:2164727**

THE SOUTH 30.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

TOGETHER WITH THAT SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF, BEING THE NORTHWEST CORNER OF THE INTERSECTION OF ALPINE RIDGE WAY AND RANDLETT WAY BEING BOUND AS FOLLOWS:

ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 30.00 FEET THEREOF; ON THE EAST BY THE WEST LINE OF THE EAST 40.00 FEET THEREOF; ON THE NORTHWEST BY THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 30.00 FEET AND TANGENT TO THE WEST LINE OF SAID EAST 40.00 FEET.

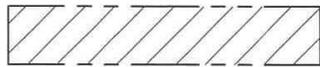
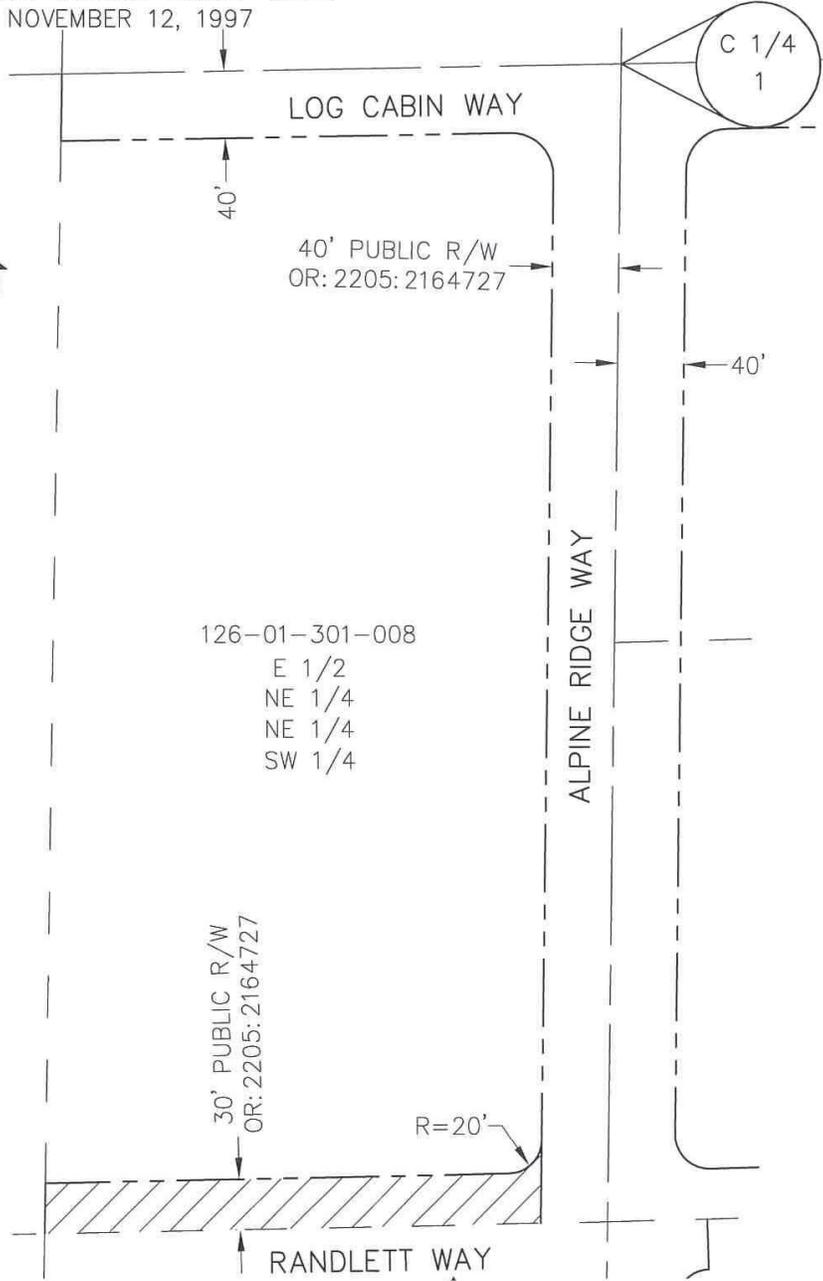
AS SHOWN ON **EXHIBIT B** ATTACHED HERETO AND MADE A PART HEREOF.

**24-0254**  
10/21/2024

APN: 126-01-301-008  
GRANTOR: KHUSROW ROOHANI FAMILY TRUST  
DATED NOVEMBER 12, 1997

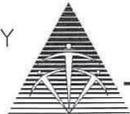


**EXHIBIT 'B'**  
PAGE 2 OF 2



PUBLIC RIGHT-OF-WAY  
TO BE VACATED

08023.0012  
lgj\_vac RW.dwg



**Tri-Core**  
SURVEYING

WWW.TRICORESURVEYING.COM

240254  
10/21/2024

PN:126-01-201-002  
OWNER: KYLE NORTH HOLDINGS, LLC

---

**EXHIBIT A**

**TRI-CORE SURVEYING, LLC**  
6753 WEST CHARLESTON BLVD.  
LAS VEGAS, NV 89146

File: 08023.0012\lgl\_vac RW\_126-01-201-002.doc  
By: RF  
Page 1 of 2

**LEGAL DESCRIPTION**

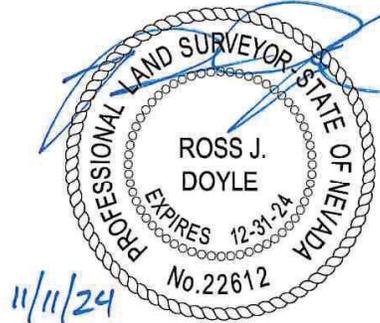
**APN 126-01-201-002**  
**PUBLIC RIGHT-OF-WAY DEDICATED PER OR:2236:2195905**

THE SOUTH 30.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

TOGETHER WITH THAT SPANDREL AREA IN THE SOUTHEAST CORNER THEREOF, BEING THE NORTHWEST CORNER OF THE INTERSECTION OF RUSTON ROAD AND LARRY McBRYDE STREET BEING BOUND AS FOLLOWS:

ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 30.00 FEET THEREOF; ON THE EAST BY THE WEST LINE OF THE EAST 30.00 FEET THEREOF; ON THE NORTHWEST BY THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 30.00 FEET AND TANGENT TO THE WEST LINE OF SAID EAST 30.00 FEET.

AS SHOWN ON **EXHIBIT B** ATTACHED HERETO AND MADE A PART HEREOF.

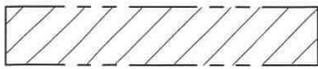
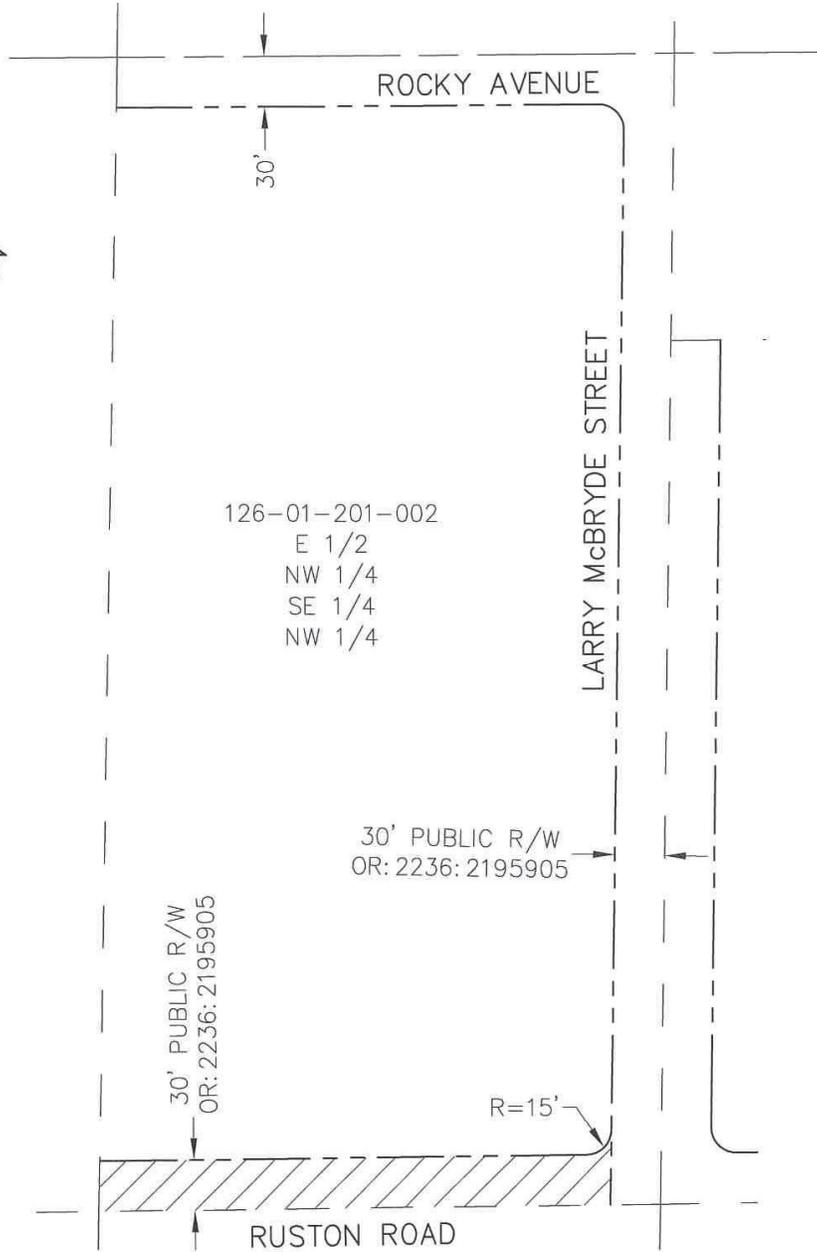


24-0254  
11/13/2024

APN: 126-01-201-002  
GRANTOR: KYLE NORTH HOLDINGS, LLC



**EXHIBIT 'B'**  
PAGE 2 OF 2



PUBLIC RIGHT-OF-WAY  
TO BE VACATED

08023.0012  
lgl\_vac RW\_126-01-201-002.dwg



**Tri-Core**  
**SURVEYING**

WWW.TRICORESURVEYING.COM

240254  
11/13/2024

# KYLE CANYON AND SMP CITY OF LAS VEGAS, NEVADA

**SITE DATA**  
 2024 ADVAZ  
 EXISTING ZONING CLAIMED LAND USE  
 UPGD  
 PROPOSED ZONING  
 PTH

**LEGEND**  
 PROPOSED SITE



**24-0254**  
05/16/2024



DATE: 5/13/24  
 SCALE: 1"=100'  
 PROJECT #: TR12305

GPA/ZONE CHANGE EXHIBIT

Phone (702) 284-5000  
 Toll Free (888) 957-5100  
 5725 W. Badara Ave. STE: 100  
 Las Vegas, NV 89118  
[www.westwood.com](http://www.westwood.com)

**Westwood**  
 Professional Services, Inc.