



# 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-NW12, 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.
- 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

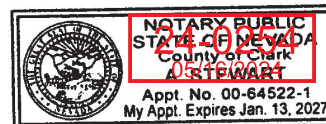
**Print Name** Thomas J. DeVore, Manager of Owners

Subscribed and sworn before me

This 4th day of April, 2024

[Signature]

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 **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

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

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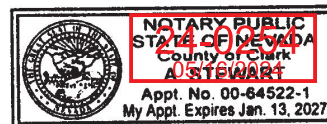
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps.

**Print Name** Thomas J. Delbore Manager of Owner

Subscribed and sworn before me

This 4th day of April, 2024

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 **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

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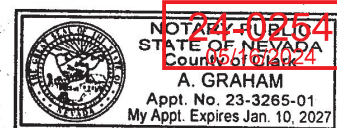
**Property Owner Signature** Stanley Brzysko General Partner of Brisco Holdings LP  
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps Manager for STM-KYLE, LLC

**Print Name** Stanley Brzysko

Subscribed and sworn before me

This 8th day of April, 2024

[Signature]  
Notary Public in and for said County and State Clark, Nevada







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**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@tripointehomes.com **Phone** 702-614-1452

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

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**Property Owner Signature** Harvey Gettleman

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

**Print Name** Harvey Gettleman

Subscribed and sworn before me  
This 5<sup>th</sup> day of December, 20 23

Chelsea Louise Silos - California - Los Angeles County  
Notary Public in and for said County and State



# KYLE CANYON AND SMP CITY OF LAS VEGAS, NEVADA

**SITE DATA**

2024 ADRES

EXISTING ZONING AND USE

UPD

PROPOSED ZONING

**LEGEND**

PROJECT SITE



24-0254  
05/16/2024



DATE: 5/13/24  
SCALE: 1"=100'  
PROJECT #: TR2305

GPA/ZONE CHANGE EXHIBIT

Phone (702) 264-5300 5725 W. Badura Ave. STE. 100  
Toll Free (888) 937-5150 Las Vegas, NV 89118  
westwoodpro.com

**Westwood**  
Westwood Professional Services, Inc.