



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) Patent easement vacation

Project Address (Location) 10051 Kyle Canyon Rd

Project Name Kyle Canyon & Oso Blanca Commercial Subdivision

Proposed Use _____

Assessor's Parcel #(s) 126-01-702-007 & 008

Ward # 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Kyle Canyon Next and Last Frontier, LLC

Contact Michael Swecker

Address 6655 W Sahara Ave #B200-113

City Las Vegas **State** NV **Zip** 89146

E-mail mikeswecker@gmail.com

Phone 702-528-2301

Applicant ACG Design

Contact Hailey Shinton

Address 4310 Cameron St #12-A

City Las Vegas **State** NV **Zip** 89103

E-mail hshinton@acg.design

Phone 702-931-2992

Representative ACG Design

Contact Hailey Shinton

Address 4310 Cameron St #12-A

City Las Vegas **State** NV **Zip** 89103

E-mail hshinton@acg.design

Phone 702-931-2992

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 Alan J. Perlmutter
State of Nevada County of Clark
Subscribed and sworn before me

This 19th day of December, 20 22

Alan J. Perlmutter
Notary Public in and for said County and State



23-0091
02/15/2023

EXHIBIT "A"

This Legal Description describes portions of 33 foot wide patent reservations to be vacated Lying the Southeast (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

Parcel 1 (A.P.N. 126-01-702-007):

Those portions of the West, South and East 33 foot wide right-of-way for roadway and public utilities described in the patent from The United State of America, Patent No. 1198466, dated August 20, 1959 and recorded September 25, 1959 in Book 0215 of Official Records, as Instrument No. 0174548 in the Clark County Recorder's Office, Clark County, Nevada, lying within the bounds of the follow described parcel:

The West Half (W 1/2) of the Southeast (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada.

Excepting therefrom, any portion of said land lying North of the centerline of Kyle Canyon Road Highway 39.

Also Excepting therefrom, that portion as granted to the State of Nevada by that certain DEED recorded June 8, 1992 in Book 920608 of Official Records as Instrument No. 00262 Clark County, Nevada.

And Further Excepting therefrom that portion as conveyed to the County of Clark by that certain Grant, Bargain Sale Deed recorded February 2, 1993 in Book 930202 as Document No. 01316, Clark County, Nevada.

Parcel 2 (A.P.N. 126-01-702-008):

Those portions of the West and South 33 foot wide right-of-way for roadway and public utilities as described in the patent from The United State of America, Patent No. 1233171, dated August 26, 1963 and recorded October 17, 1963 in Book 0485 of Official Records, as Instrument No. 0391194 in the Clark County Recorder's Office, Clark County, Nevada, lying within the bounds of the follow described parcel:

The East Half (E 1/2) of the Southeast (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada.



A.P.N.: 126-01-702-007 and 126-01-702-008
Job No. 200648
PAGE 2 OF 3

Excepting therefrom, that portion of land including and lying Northerly and Easterly of that portion of land conveyed to the State of Nevada for Road Purposes by that certain Deed recorded June 16, 1992 in Book 920616 as Document No. 00574 in the Office of the County Recorder of Clark County, Nevada.

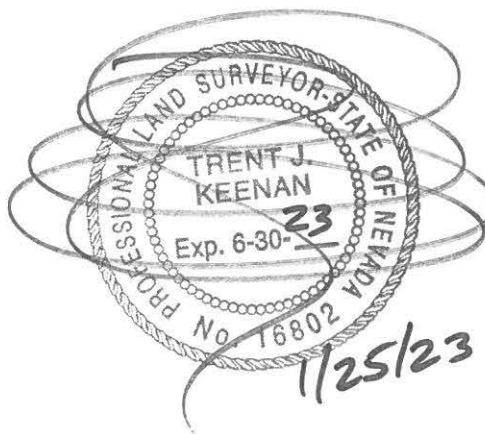
Graphically depicted on the Exhibit "B", Exhibit to Accompany Legal Description attached hereto and made a part hereof.

BASIS OF BEARINGS

Grid North as defined by the Central Meridian of the Nevada Coordinate Reference System (NCRS), Las Vegas Zone (Low Distortion Projection), North American Datum of 1983; said Meridian being coincident with 114°58' West of the Greenwich Meridian.

The bearing equation for this project would be the North Line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, having a Bearing of S 87° 24' 59" E, also being N 87° 24' 21" E as shown on map thereof on file in Book 134 of Plats, Page 54, Official Records, Clark County Nevada.

Trent J. Keenan, P.L.S.
Nevada Certificate No. 16802

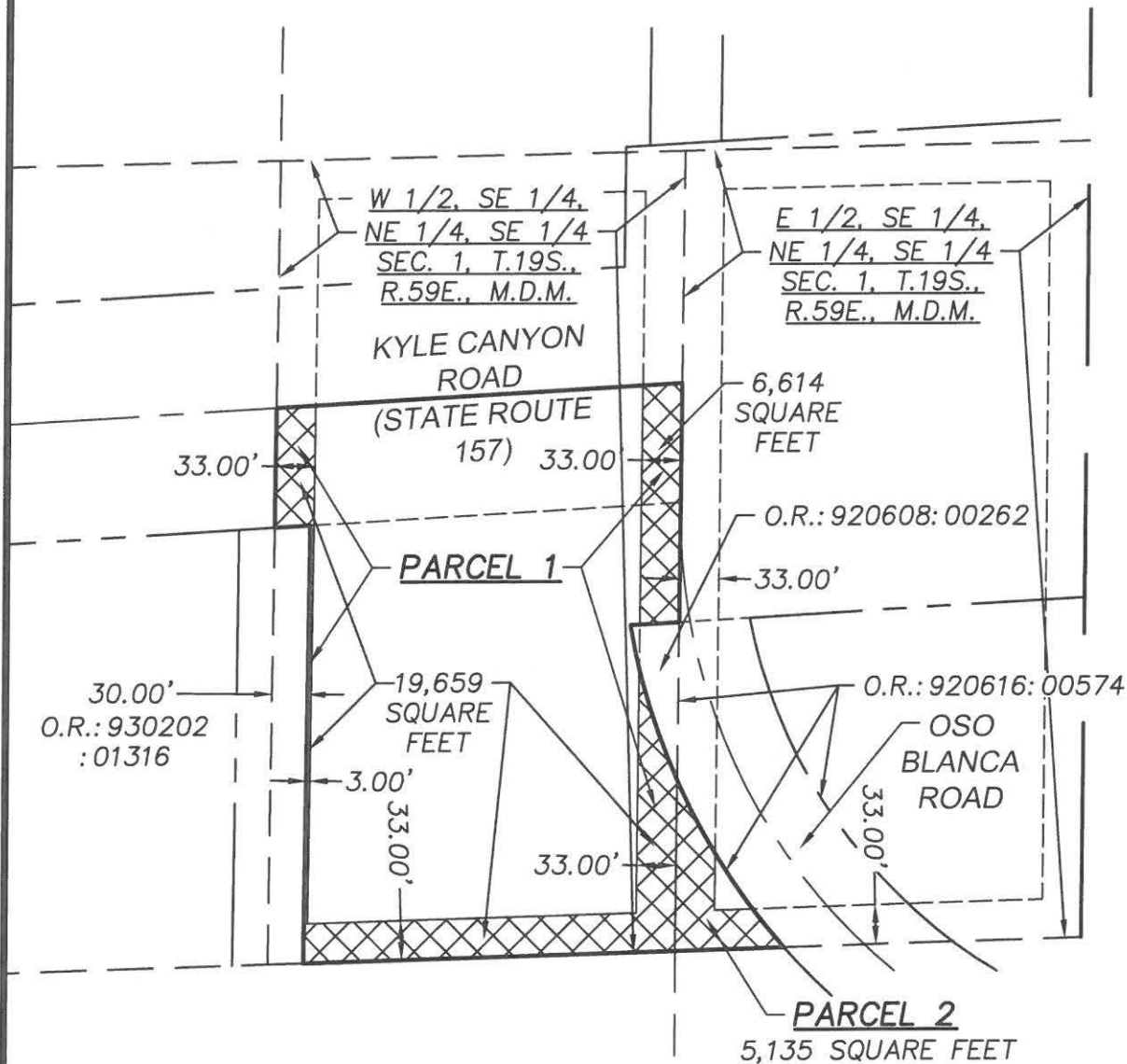


◇ 6140 Brent Thurman Way, Suite 230B ◇
◇ Las Vegas, Nevada 89148 ◇
◇ Office: (702) 823-3257 ◇ Fax: (702) 933-9030 ◇
◇ www.diamondbacklandsurveying.com ◇

23-0091
02/15/2023

A.P.N.: 126-01-702-007
AND 126-01-702-008

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1" = 150'	
JOB NUMBER: 200648	
DRAWN BY: DAW	DATE: 1/12/2023
CHECKED BY: HK	DATE: 1/16/2023
PAGE 3 OF 3	



Diamondback
Land Surveying

6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
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LICENSED IN:
NEVADA
CALIFORNIA
ARIZONA
UTAH

23-0091
02/15/2023

Closure Calculation, 10051 Kyle Canyon Road Pat Vac – Pcl 1, Area 1

North: 684157.6979' East: 224794.0288'

Segment #1 : Line

Course: N86°39'10"E Length: 33.08' North: 684159.6294' East: 224827.0524'

Segment #2 : Line

Course: S00°34'03"W Length: 434.49' North: 683725.1607' East: 224822.7490'

Segment #3 : Line

Course: N88°15'57"E Length: 276.03' North: 683733.5140' East: 225098.6525'

Segment #4 : Line

Course: N00°25'16"E Length: 204.84' North: 683938.3485' East: 225100.1581'

Segment #5 : Curve

Length: 99.23' Radius: 550.00' Delta: 010°20'15" Tangent: 49.75'

Chord: 99.10' Course: S19°01'49"E

Course In: N76°08'18"E Course Out: S65°48'04"W

RP North: 684070.1167' East: 225634.1404'

End North: 683844.6646' East: 225132.4714'

Segment #6 : Line

Course: S00°25'16"W Length: 143.18' North: 683701.4885' East: 225131.4190'

Segment #7 : Line

Course: S88°15'57"W Length: 312.14' North: 683692.0424' East: 224819.4220'

Segment #8 : Line

Course: N00°34'03"E Length: 367.20' North: 684059.2244' East: 224823.0590'

Segment #9 : Line

Course: S86°39'10"W Length: 30.07' North: 684057.4687' East: 224793.0403'

Segment #10 : Line

Course: N00°34'03"E Length: 100.23' North: 684157.6938' East: 224794.0330'

Perimeter: 2000.50' Area: 19659.29 Sq. Ft.

Error Closure: 0.0059 Course: S45°09'28"E

Error North: -0.00414 East: 0.00416

Precision 1: 339044.07



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23-0091
02/15/2023

Closure Calculation, 10051 Kyle Canyon Road Pat Vac – Pcl 1, Area 1

North: 684175.7049' East: 225101.9009'

Segment #1 : Line

Course: N86°39'10"E Length: 33.07'

North: 684177.6357' East: 225134.9145'

Segment #2 : Line

Course: S00°25'16"W Length: 200.43'

North: 683977.2112' East: 225133.4414'

Segment #3 : Line

Course: S86°39'10"W Length: 33.07'

North: 683975.2803' East: 225100.4278'

Segment #4 : Line

Course: N00°25'16"E Length: 200.43'

North: 684175.7049' East: 225101.9009'

Perimeter: 467.01' Area: 6614.30 Sq. Ft.

Error Closure: 0.0000 Course: N00°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 467000000.00



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23-0091

02/15/2023

Closure Calculation, 10051 Kyle Canyon Road Pat Vac – Pcl 2

Z
E

North: 683704.2042' East: 225223.5410'

Segment #1 : Line

Course: S88°15'57"W Length: 92.08' North: 683701.4177' East: 225131.5031'

Segment #2 : Line

Course: N00°25'16"E Length: 143.18' North: 683844.5938' East: 225132.5555'

Segment #3 : Curve

Length: 69.76' Radius: 550.00' Delta: 007°16'02" Tangent: 34.93'

Chord: 69.71' Course: S27°49'57"E

Course In: N65°48'04"E Course Out: S58°32'02"W

RP North: 684070.0418' East: 225634.2259'

End North: 683782.9481' East: 225165.1022'

Segment #4 : Line

Course: S00°25'16"W Length: 47.51' North: 683735.4394' East: 225164.7531'

Segment #5 : Line

Course: N88°15'57"E Length: 32.23' North: 683736.4148' East: 225196.9683'

Segment #6 : Curve

Length: 41.77' Radius: 550.00' Delta: 004°21'03" Tangent: 20.89'

Chord: 41.76' Course: S39°31'09"E

Course In: N52°39'23"E Course Out: S48°18'20"W

RP North: 684070.0413' East: 225634.2249'

End North: 683704.2006' East: 225223.5417'

Perimeter: 426.52' Area: 5134.98 Sq. Ft.

Error Closure: 0.0037 Course: S11°39'31"E

Error North: -0.00363 East: 0.00075

Precision 1: 115262.16



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23-0091
02/15/2023

BOOK 485

391194

2-1

6-1898
(Act 1867)

Nevada, 060948

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

✓ Sheldon T. Cummings

pursuant to the provisions of the Act of Congress approved June 1, 1838 (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, E½SE¼NE¼SE¼.

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, 1838. 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 23 U.S.C. 317.

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.

For the Director, Bureau of Land Management.

By

Elizabeth B. Hicks

Chief, Patents Section.

Patent Number 1233171

23-0091
02/15/2023

Wiley H. Harlow
Box 3167
N. Las Vegas
Nev

SEAL
AFFIXED

(SEAL)

BOOK 485

391194

2-2

391194

NO
RECORDED AT THE REQUEST OF

Arley H. Harlow

OCT 17 12 36 PM '63

485

OFFICIAL RECORDS BOOK NO.
CLARK COUNTY, NEVADA
PAUL E. MOORE, REC'DER
PER *[Signature]* DEPUTY

23-0091
02/15/2023

248

BOOK 215

6-1000
(Aug. 1938)

Nevada 027691

174548

(2-1)

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
James Angelo and Elizabeth Angelo,
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, W¹SE¹NE¹SE¹.

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 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 TWENTIETH day of AUGUST, 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-FOURTH.

For the Director, Bureau of Land Management.

By

Rose M. Beall

Chief, Patents Section.

Patent Number 1198466

23-0091
02/15/2023

*Attest: Robert D. Wagner
8 Lourdes Road
Binghamton, N.Y.*

BOOK 215

174548
(2-2)

NO 174548
RECORDED AT THE REQUEST OF
Robert D. Wagner
SEP 25 4 07 PM '59
OFFICIAL RECORDS BOOK NO. 215
CLARK COUNTY, NEVADA
PAUL C. O'MALLEY, RECORDER
FEE \$ 300.00 DEPUTY

23-0091
02/15/2023