



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

23-0067
02/14/2023

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

Project Address (Location) Kyle Canyon / Oso Blanca

Project Name Kyle Canyon Gateway Unit 1 and Unit 3 Phase 1 **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 126-01-611-021 **Ward #** _____

General Plan: Existing PCD Proposed PCD **Zoning:** Existing PD Proposed PD

Additional Information Major deviation to allow 6' rear setback to lot 35.

Property Owner Tri Pointe Homes Nevada, Inc **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

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

Address 4675 W Teco Ave Suite 115 **City** Las Vegas **State** NV **Zip** _____

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 Dan Hale

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

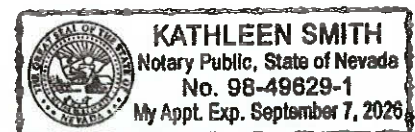
Print Name Dan Hale

Subscribed and sworn before me

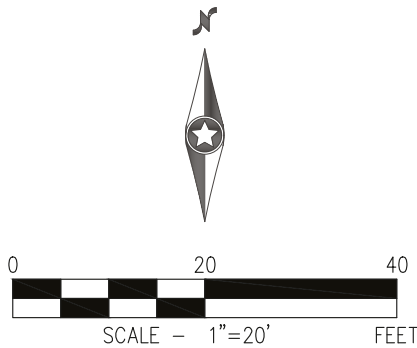
This 19 day of January, 20 23

Kathleen Smith

Notary Public in and for said County and State



j:\par2004-000 kyle canyon\dwg\figures\230110 par2004 unit 1 - lot 35 plan 1.dwg 2/14/2023 3:43 PM Karwah Lee



SETBACK

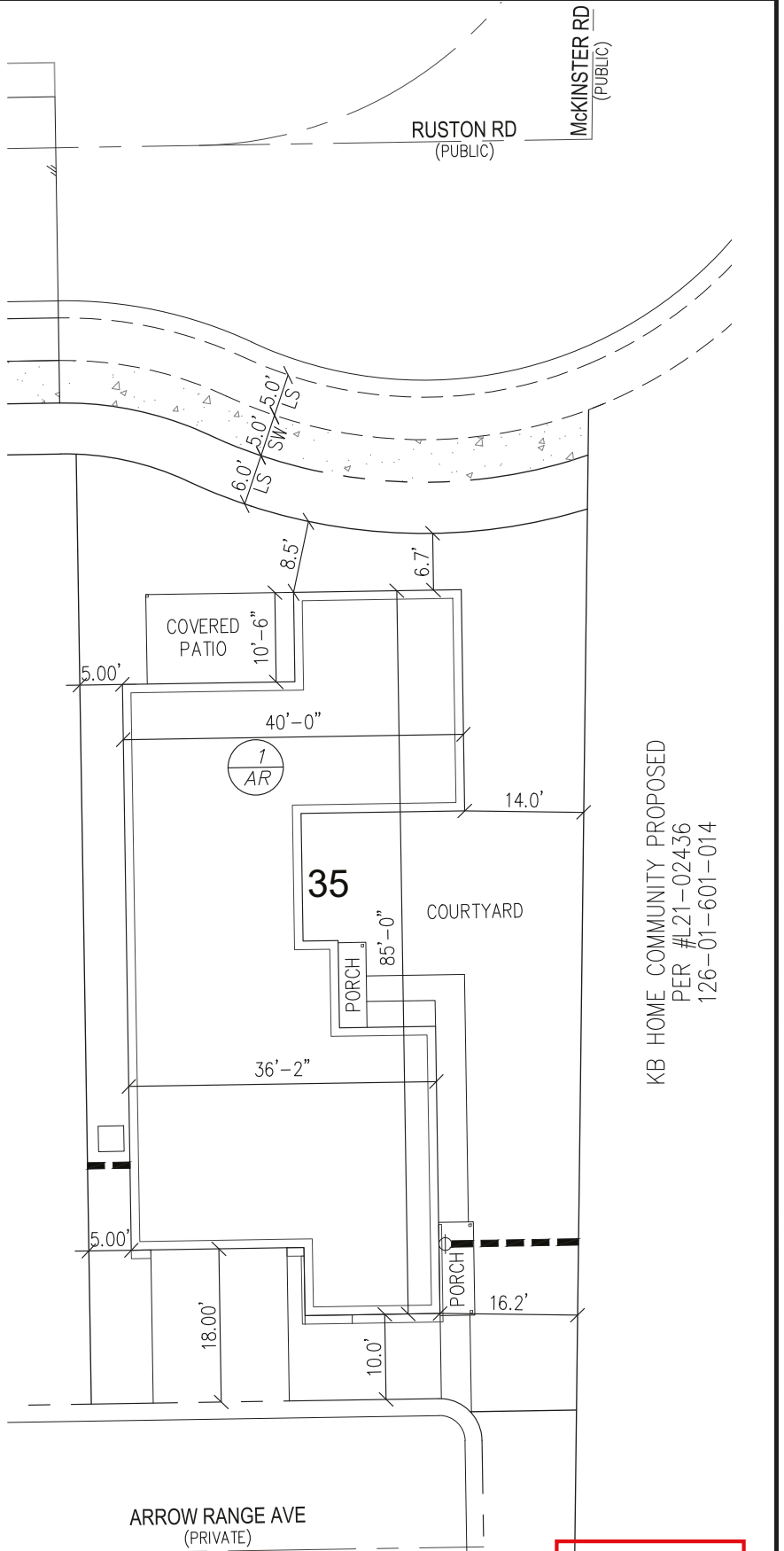
PER KYLE CANYON GATEWAY DESIGN
GUIDELINES SECTION 2.A.2

FRONT (LIVING): 10' TO SINGLE STORY LIVING
8' TO PORCH

GARAGE: 18'

SIDE YARD: 5' (10' CORNER SIDE)

REAR: 12' TO SINGLE STORY LIVING



KB HOME COMMUNITY PROPOSED
PER #L21-02436
126-01-601-014

Westwood

Phone (702) 284-5300 5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 1
AND UNIT 3 PHASE 1
LOT 35

DATE: 2/14/23

DRAFTER: KL

DESIGNER: KL

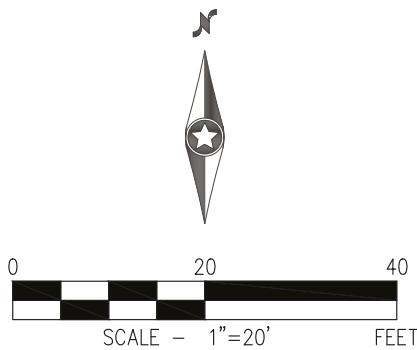
CHECKED: OQ

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PAR2004-000

EX-1

SHEET 1 OF 2

j:\par2004-000 kyle canyon\dwg\figures\230110 par2004 unit 1 - lot 35 plan 1.dwg 2/14/2023 3:43 PM Karwah Lee



SETBACK

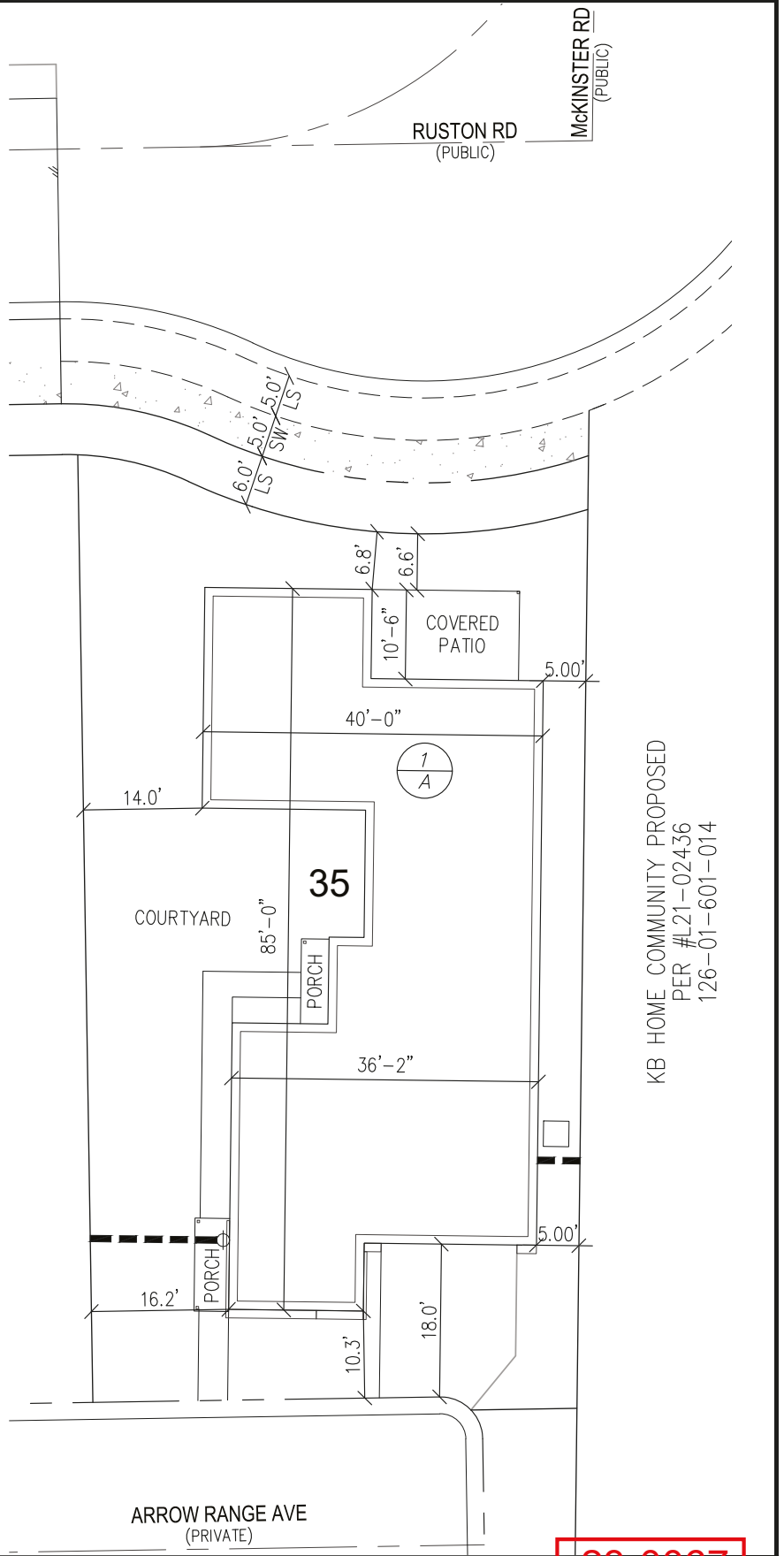
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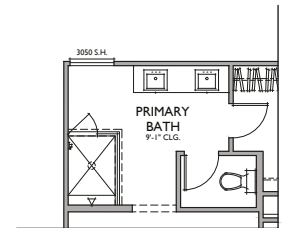
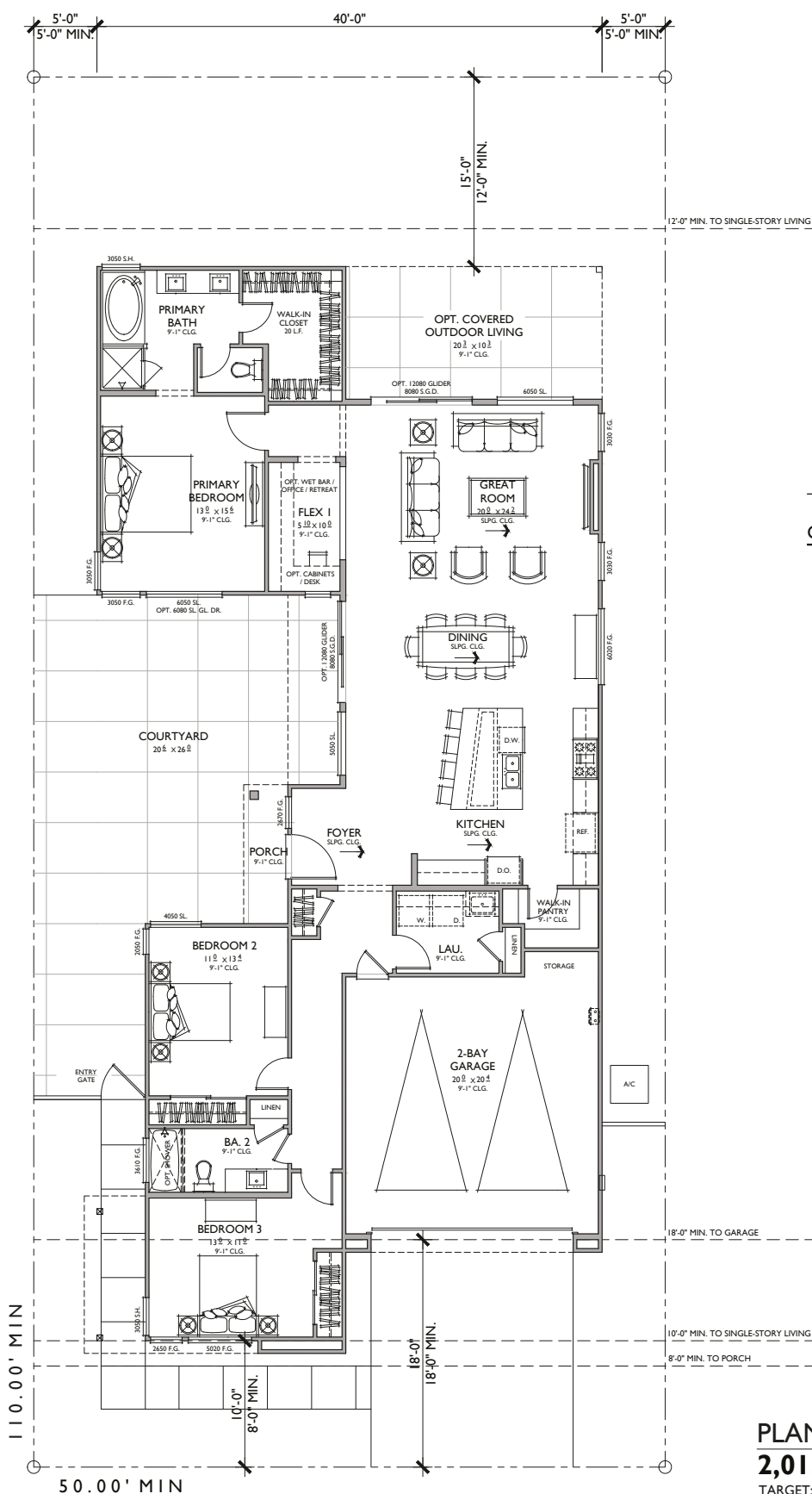
DESIGNER: KL

CHECKED: OQ

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EX-2

SHEET 2 OF 2



OPT. SPA SHOWER

PLAN IA 2,013 SQ. FT.

TARGET: ±2,000 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - BAY GARAGE

FLOOR AREA TABLE

TOTAL LIVING	2,013 SQ. FT.
2 - BAY GARAGE	414 SQ. FT.
PORCH	38 SQ. FT.
OPT. COVERED OUTDOOR LIVING	209 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION