



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0588  
11/21/2024

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

Project Address (Location) Alpine Ridge and Kyle Canyon

Project Name Alpine Ridge West Add On

Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-01-401-006

Ward # 6

General Plan: Existing INCORP Proposed \_\_\_\_\_ Zoning: Existing R-TH Proposed \_\_\_\_\_

Additional Information \_\_\_\_\_

Property Owner Tri Pointe Homes Nevada, Inc.

Contact Mina Maleki

Address 4675 West 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 West 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 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

Don Hale

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

Print Name

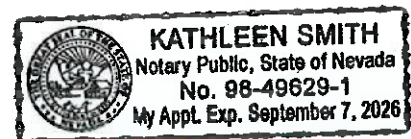
Don Hale

Subscribed and sworn before me

This 28 day of October, 2024

Kathleen Smith

Notary Public in and for said County and State





# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0588  
11/21/2024

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

Project Address (Location) Alpine Ridge and Kyle Canyon

Project Name Alpine Ridge West 10 Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-01-401-005 Ward # 6

General Plan: Existing INCORP Proposed \_\_\_\_\_ Zoning: Existing R-TH Proposed \_\_\_\_\_

Additional Information \_\_\_\_\_

Property Owner B-NW11, LLC Contact \_\_\_\_\_

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

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

Applicant Tri Pointe Homes Nevada, Inc. Contact Mina Maleki

Address 4675 West 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 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 \_\_\_\_\_

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

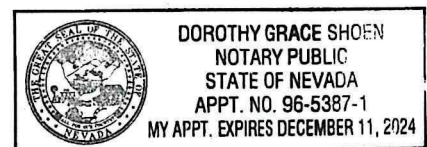
Print Name MAEK DUNFORD, MANAGER

Subscribed and sworn before me

This 28th day of October, 2024

Dorothy Grace Shoen

Notary Public in and for said County and State





# 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) Larry McBryde and Kyle Canyon

**Project Name** Alpine Ridge West 10

**Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-302-003

**Ward #** 6

**General Plan:** Existing INCORP

Proposed \_\_\_\_\_

**Zoning:** Existing \_\_\_\_\_

Proposed \_\_\_\_\_

**Additional Information** This executed application indicates support of the vacation of Larry McBryde Street from Radley Avenue to Ky Road. There is no existing right of way being vacated along this property frontage. Access to this property will be from Kyle Canyon Road.

**Property Owner** Pacific Classic, LLC

**Contact** Jake Koentopp

**Address** 9900 Covington Cross Drive, Suite 210A

**City** Las Vegas **State** NV **Zip** 89144

**E-mail** jake@koentoppdev.com

**Phone** 702-376-5850

**Applicant** Tri Pointe Homes Nevada, Inc.

**Contact** Mina Maleki

**Address** 4675 West 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 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** \_\_\_\_\_

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

**Print Name** Tom Skell

Subscribed and sworn before me

This See attached notary stamp day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for said County and State

**24-0588**  
11/21/2024

11/19/24

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Barbara


On 11/18/2024 before me, Deanne Beer, Notary Public  
(insert name and title of the officer)

personally appeared Tom Stull  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

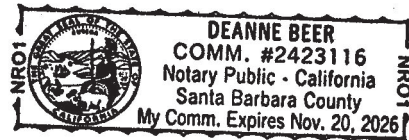
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



24-0588  
11/21/2024



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	24-0588 11/21/2024

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

**Project Address** (Location) Larry McBryde and Kyle Canyon

**Project Name** Alpine Ridge West 10 **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 126-01-302-004 **Ward #** 6

**General Plan:** Existing INCORP Proposed \_\_\_\_\_ **Zoning:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_

**Additional Information** This executed application indicates support of the vacation of Larry McBryde Street from Iron Mountain Road Road. There is no existing right of way being vacated along this property frontage. Access to this property will be from Kyle Canyon Road.

**Property Owner** Kyle One, LLC **Contact** \_\_\_\_\_

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

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

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

**Address** 4675 West 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 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** Sylvia (Arcio) Lazarakes (Mg)

Subscribed and sworn before me

This 21st day of November, 2024

Dorothy Grace Shoen


Notary Public in and for said County and State



DOROTHY GRACE SHOEN  
NOTARY PUBLIC  
STATE OF NEVADA  
APPT. NO. 96-5387-i  
MY APPT. EXPIRES DECEMBER 11, 2024



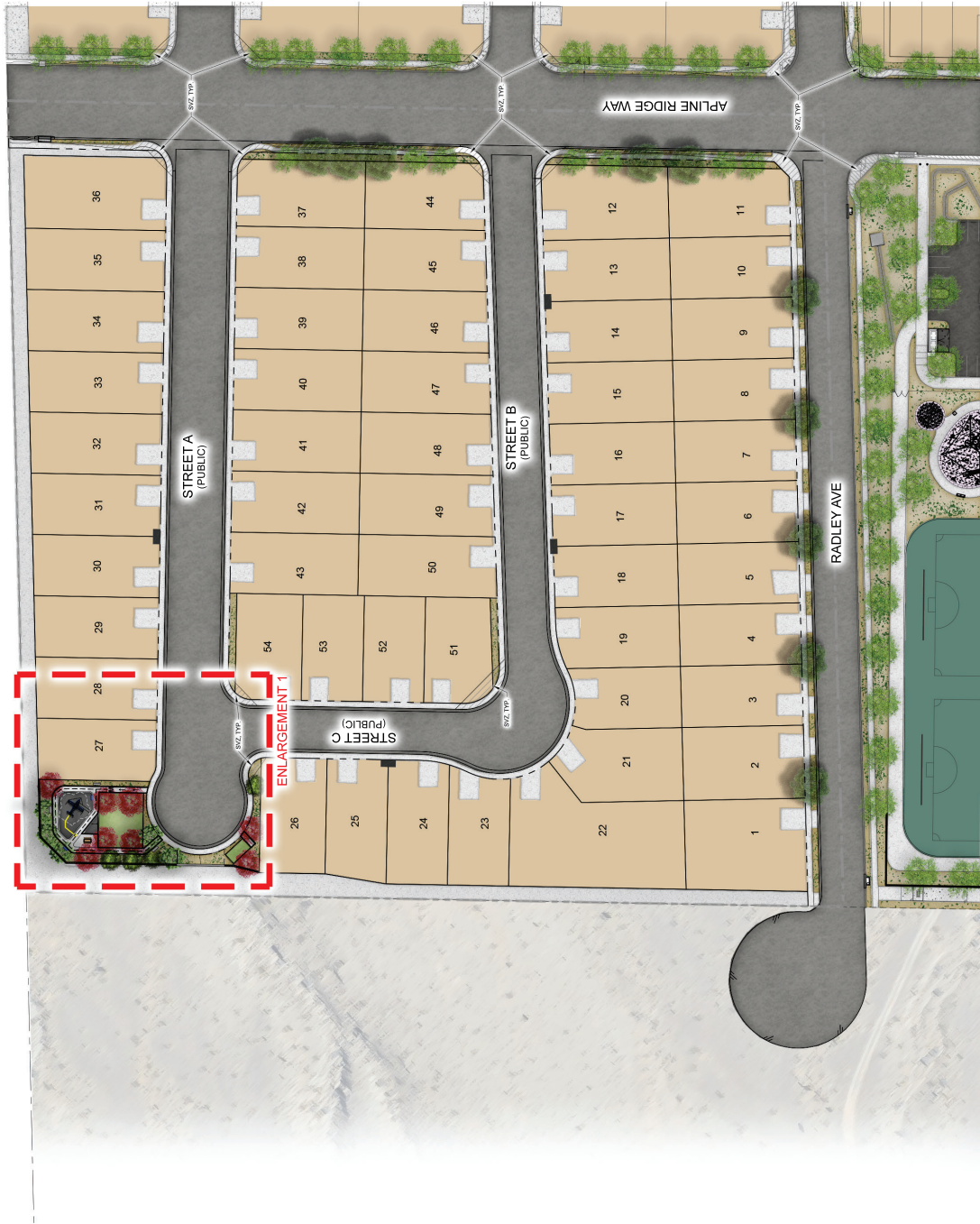
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	ACACIA ANEURA / AILGA	36" BOX	7
	ACACIA SALICINA / YELLOW ACACIA	24" BOX	9
	CHLOPSIS LINEARIS / BURBA / BURBA DESERT WILLOW	36" BOX	3
	PISTACHIA X. RED PINE / RED PINE PRISTACHE	24" BOX	6
	QUERCUS VIRGINIANA / CATHEDRAL LIVE OAK	36" BOX	12
	RHUS LANCEA / AFRICAN SUMAC MULTI TRUNK	24" BOX	3
SHRUBS			
	ROSEOLA GRACILIS / BLONDE AMBITION BLUE GRAMA	5 GAL	71
	CALLIANDRA CALIFORNICA / RED BAY FERRY DUSTER	5 GAL	12
	CASSIA NEMOPHILA / DESERT CASSIA	5 GAL	12
	DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPURGE	5 GAL	4
	EREMOPHILA GABBA / MINE NEW GOLD / OUTBACK SUNRISE EMI BUSH	5 GAL	69
	EREMOPHILA GABBA CARINOSA / WINTER BLAZE / TM / WINTER BLAZE EMI BUSH	5 GAL	8
	EUROPHORBIA REGION / YELLOW SPURGE	5 GAL	54
	HEPERALOE PARVIFLORA / TERRA / BRANDELIGHTS RED YUCCA	5 GAL	45
	LEUCOPHYLLUM LANGMANIAE / LYNN'S LEGACY / LYNN'S LEGACY TEXAS SAGE	5 GAL	44
	TEUCORIUM CHAMAEDEPHYS / GERMANIER	5 GAL	155

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	DECOMPOSED GRANITE, SIZE: 7/8", COLOR: APACHE GOLD, DEPTH: 3" MINIMUM	9,457 SF
	CONCRETE	3,272 SF
	SYNTHETIC TURF, COLOR: GREY	1,021 SF
	NATURAL TURF AREA	1,971 SF

24-0588  
02/11/2025



ALPINE RIDGE WEST 10  
LANDSCAPE ENTITLEMENT EXHIBIT

Phone (702) 284-5300 5725 W. Badura Ave. STE. 100  
Las Vegas, NV 89118  
TollFree (888) 937-5150 westwoodpro.com  
Westwood Professional Services, Inc.

Westwood



DATE: 02/10/2025  
SCALE: 1"=40'-0"  
PROJECT #: TR2404



REFERENCE NOTES SCHEDULE PARKLETTE

SYMBOL	CODE	DESCRIPTION	QTY
	1	DECOMPOSED GRANITE, SIZE: 7/8", COLOR: APACHE GOLD, DEPTH: 2" MINIMUM	3,716 SF
	2	CONCRETE	1,591 SF
	3	SYNTHETIC TURF, COLOR: GREY	1,023 SF
	4	NATURAL TURF AREA	1,271 SF
	5	CONCRETE RUNWAY STRIPING	
	6	PICNIC TABLE	
	7	BENCH	
	8	AVIATION THEME PLAY CLIMBER	
	9	PLAY PANELS	
	10	PLANE STEERING WHEEL PANEL	
	11	STORY BOARD	
	12	DOG/POT PET WASTE STATION	
	13	ENHANCED WALL	

24-0588  
02/11/2025

ENLARGEMENT 1



DATE: 02/10/2025  
SCALE: 1"=10'-0"  
PROJECT #: TR12404

ALPINE RIDGE WEST 10  
LANDSCAPE ENTITLEMENT EXHIBIT

Phone (702) 284-5300 5725 W. Badura Ave. STE: 100  
Toll Free (888) 357-5750 Las Vegas, NV 89118  
westwoodpp.com westwoodpp.com  
Westwood Professional Services, Inc.

Westwood



24-0588  
02/11/2025

Phone (702) 284-5300  
Toll Free (888) 937-5150  
5725 W. Badura Ave. STE: 100  
Las Vegas, NV 89118  
[westwoodps.com](http://westwoodps.com)  
**Westwood Professional Services, Inc.**

Westwood





24-0588  
01/14/2025

PROJECT NO.  
TRI2404

CHECKED: DSP

DESIGNER: OM

DRAFTER: OM

DATE: 1/13/25

ST  
T19  
R59

ALPINE RIDGE WEST 10  
TENTATIVE MAP - PROFILES

**tri pointe**  
HOMES

**Westwood**

