



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, Tentative Map, Zone Change, Variance, GPA

Project Address (Location) Shaumber / Rocky Ave.

Project Name Rocky and SMP **Proposed Use** _____

Assessor's Parcel #(s) 126-01-101-012 **Ward #** _____

General Plan: Existing INCORP Proposed _____ **Zoning:** Existing U/PCD Proposed _____

Additional Information _____

Property Owner C-SWDE382, LLC **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

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

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

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

Representative Westwood Professional Services **Contact** Tanya Steadham / Dan Poll

Address 5725 Badura Avenue **City** Las Vegas **State** NV **Zip** 89118

E-mail lvproc@westwoodps.com / daniel.poll@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 SEE ATTACHED SIGNATURE PAGE

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

25-0065
02/13/2025



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Project Address (Location) Shaumber / Rocky Ave.

Project Name Rocky and SMP

Proposed Use _____

Assessor's Parcel #(s) 126-01-101-011

Ward # _____

General Plan: Existing INCORP

Proposed _____

Zoning: Existing U/PCD

Proposed _____

Additional Information _____

Property Owner C-SWDE383, LLC

Contact _____

Address _____

City _____

State _____

Zip _____

E-mail _____

Phone _____

Applicant Tri Pointe Homes Nevada, Inc.

Contact Mina Maleki

Address 4675W Teco Avenue, suite 115

City Las Vegas NV

State NV

Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com

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☒ No

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25-0065
02/13/2025



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Received By/Date

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

Project Address (Location) Shaumber / Rocky Ave.

Project Name Rocky and SMP **Proposed Use** _____

Assessor's Parcel #(s) 126-01-201-001 **Ward #** _____

General Plan: Existing INCORP Proposed _____ **Zoning:** Existing U/PCD Proposed _____

Additional Information _____

Property Owner C-SWDE384 L L C **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

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

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

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

Representative Westwood Professional Services **Contact** Tanya Steadham / Dan Poll

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Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

25-0065
02/13/2025



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

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

Project Address (Location) Shaumber / Rocky Ave.

Project Name Rocky and SMP **Proposed Use** _____

Assessor's Parcel #(s) 126-01-201-002 **Ward #** _____

General Plan: Existing INCORP Proposed _____ **Zoning:** Existing U/PCD Proposed _____

Additional Information _____

Property Owner KYLE NORTH HOLDINGS, L L C **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

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

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

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

Representative Westwood Professional Services **Contact** Tanya Steadham / Dan Poll

Address 5725 Badura Avenue **City** Las Vegas **State** NV **Zip** 89118

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Partner(s) _____

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Property Owner Signature _____

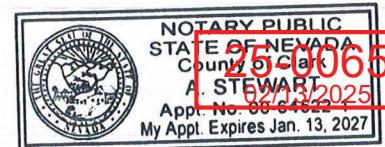
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Thomas J. DeVore, Manager

Subscribed and sworn before me A. Stewart

This 13th **day of** February, **20** 25

Notary Public in and for said County and State



ROCKY & SMP



PLANT SCHEDULE					
TRAIL	BOTANICAL COMMON NAME	SIZE	SYMBOLOGY	BOTANICAL COMMON NAME	QTY
TRAIL 1			①		
TRAIL 2			②		
TRAIL 3			③		
TRAIL 4			④		
TRAIL 5			⑤		
TRAIL 6			⑥		
TRAIL 7			⑦		
TRAIL 8			⑧		
TRAIL 9			⑨		
TRAIL 10			⑩		
TRAIL 11			⑪		
TRAIL 12			⑫		
TRAIL 13			⑬		
TRAIL 14			⑭		
TRAIL 15			⑮		
TRAIL 16			⑯		
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TRAIL 86			㊱		
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[illegible]

25-0065
03/18/2025

Westwood

Phone (770) 264-5200 5725 W. Boulder Ave. STE. 100
Tollfree (888) 937-5150 Las Vegas, NV 89118
www.westwoodps.com

DATE: 03/14/2025
PROJECT #: TR12406

ROCKY & SMP
LANDSCAPE ENLARGEMENT EXHIBIT



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	ACACIA STENOPHYLLA / SIESTRING ACACIA	24" BOX	27
	ACACIA STENOPHYLLA / SIESTRING ACACIA	36" BOX	27
	PISTACIA LENTISCUS / MASTIC TREE	24" BOX	6
	PISTACIA LENTISCUS / MASTIC TREE	36" BOX	21
	PISTACIA X RED PUSH / RED PUSH PISTACHE	24" BOX	14
	PISTACIA X RED PUSH / RED PUSH PISTACHE	36" BOX	27
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	24" BOX	41
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	36" BOX	24
SHRUBS			
	CALLIANDRA X SIERRA STAR / TM / HYBRID RED FARTY DUBSTER	5 GAL	141
	DAWSONIA LONGISSIMA / TOOTHLESS DESERT SPOON	5 GAL	196
	EREMOPHILA GLABRA / MINKENW GOLD / OUTBACK SUNRISE EMU BUSH	5 GAL	268
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	195
	JUSTICIA SPICIGERA / MEXICAN HONEY SUCKLE	5 GAL	162
	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL	353
	LEUCOSYLLUM CANDIDUM / THUNDER CLOUD / TM / THUNDER CLOUD SAGE	5 GAL	169
	TECOMA STANS / SUNRISE / SUNRISE YELLOW BELLS	15 GAL	58
	TETRADLEA CHAMADRYIS / GERMANDER	5 GAL	171

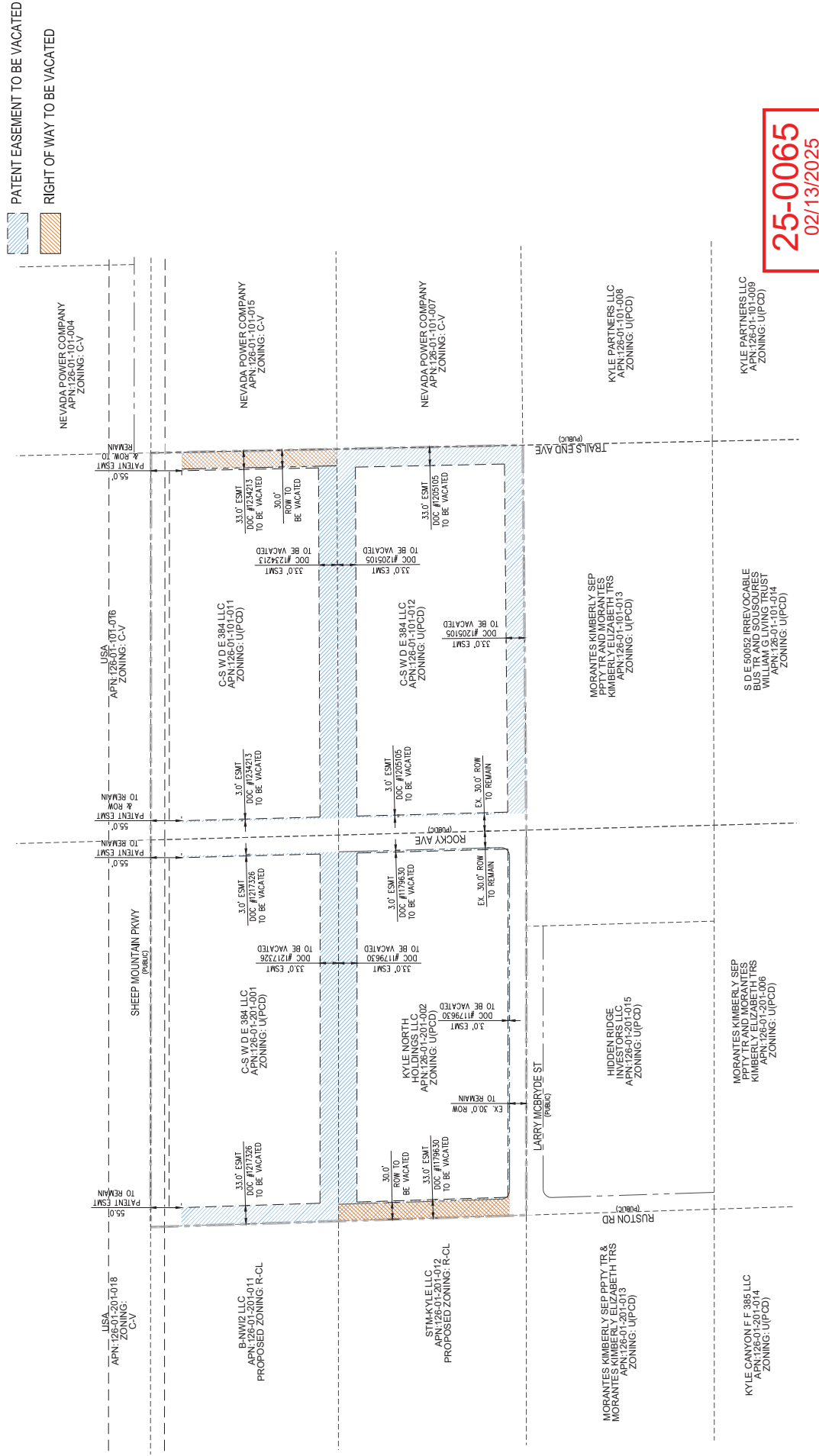
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	DECOMPOSED GRANITE SIZE 1/8"	10,561 SF	
	2	STABILIZED ROCK GROUND COVER	2,301 SF	
	3	CONCRETE	1,990 SF	
	4	NATURAL TURF / FESCUE - TROPHY PLUS	3,203 SF	
	5	SHADE RAMADA	1	
	6	BENCH	2	
	7	BACKLESS BENCH	2	
	8	PICNIC TABLE	1	
	9	CHESSCHESSEERS TABLE	2	
	10	BAG TOSS		
	11	SEATING AREA		
	12	SOCCER GOAL		
	13	SOCCER GOAL		



DATE: 03/14/2025
PROJECT #: TRI2406

ROCKY & SMP



25-0065
02/13/2025



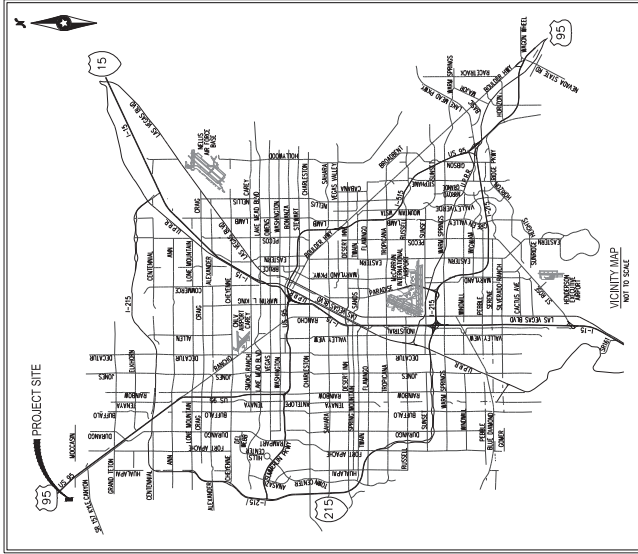
DATE: 2/13/25
SCALE: 80
PROJECT #: TRI2406

VACATION EXHIBIT

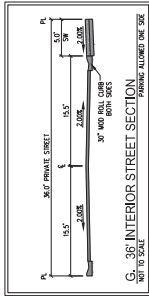
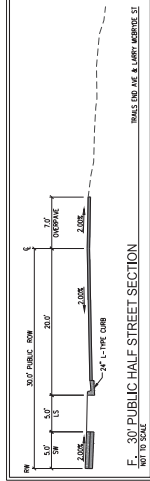
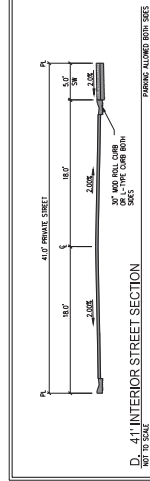
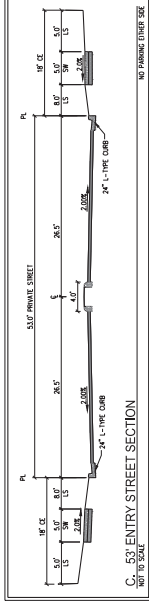
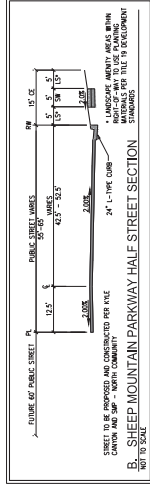
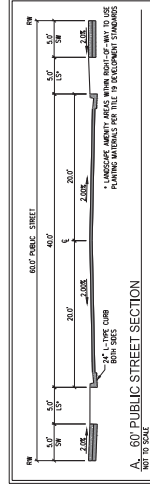
Phone (702) 284-5300
Toll Free (888) 937-5150
5725 W. Badura Ave. STE: 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

Westwood

TENTATIVE MAP
FOR
ROCKY & SMP
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA



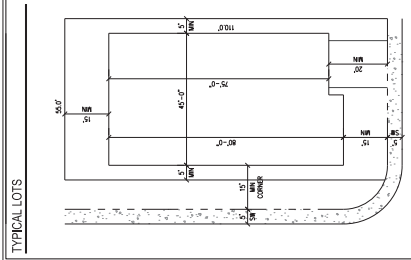
TYPICAL STREET SECTIONS



BENCHMARK
CITY OF LAS VEGAS BENCHMARK DESIGN
ELEVATION=4255.5 METERS (NAVD83)
CORNER OF ALPINE ROAD AND E. COLUMBIA
ELEVATION=2824.4 (5) STREET TIE (NAVD83)

BASIS OF BEARING
THE BASIS OF BEARING IS NORTH. BEARING OF EACH BEING THE BEARING OF THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD. AS SHOWN BY MAP HEREON ON FILE IN THE CLARK COUNTY RECORDERS' OFFICE IN BOOK PAGE 72 OF PLATS.

LEGAL DESCRIPTION
APN: 125-01-001-001
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-002
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-003
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-004
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-005
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-006
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-007
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-008
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-009
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.
APN: 125-01-001-010
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 29 EAST, NEAD.



ENGINEER INFORMATION
WESTWOOD PROJECTS, INC.
1400 S. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89102
TEL: (702) 251-1000
FAX: (702) 251-1001
WWW.WESTWOODPROJECTS.COM

DEVELOPER INFORMATION
WESTWOOD PROJECTS, INC.
1400 S. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89102
TEL: (702) 251-1000
FAX: (702) 251-1001
WWW.WESTWOODPROJECTS.COM

OWNER INFORMATION
CITY OF LAS VEGAS
1400 S. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89102
TEL: (702) 251-1000
FAX: (702) 251-1001
WWW.CITYOFVegas.COM

VARIANCES
1. ALPINE STREET WIDE CUL-DE-SAC ARE REQUIRED

DISCLAIMER NOTE
THIS TENTATIVE MAP IS PREPARED BY THE ENGINEER FOR THE CITY OF LAS VEGAS. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND THE INFORMATION PROVIDED HEREON IS BASED ON THE INFORMATION PROVIDED BY THE CITY OF LAS VEGAS. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND THE INFORMATION PROVIDED HEREON IS NOT A SUBSTITUTE FOR A SURVEY. THE CITY OF LAS VEGAS IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

UTILITY SERVICES BY	ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
WATER: LAS VEGAS VALLEY WATER DISTRICT	SEWER: LAS VEGAS VALLEY WATER DISTRICT
GAS: LAS VEGAS VALLEY WATER DISTRICT	STORM: LAS VEGAS VALLEY WATER DISTRICT
ELECTRICITY: LAS VEGAS VALLEY WATER DISTRICT	TELEPHONE: LAS VEGAS VALLEY WATER DISTRICT
TELEVISION: LAS VEGAS VALLEY WATER DISTRICT	INTERNET: LAS VEGAS VALLEY WATER DISTRICT

SETBACK	SITE DATA
FRONT (MIN): 15'	APN: 125-01-001-001
REAR (MIN): 15'	125-01-001-002
SIDE (MIN): 15'	125-01-001-003
	125-01-001-004
	125-01-001-005
	125-01-001-006
	125-01-001-007
	125-01-001-008
	125-01-001-009
	125-01-001-010

PARKING ANALYSIS	NOTES
1. 77 SPACES	1. 77 SPACES
2. 77 SPACES	2. 77 SPACES
3. 77 SPACES	3. 77 SPACES
4. 77 SPACES	4. 77 SPACES
5. 77 SPACES	5. 77 SPACES
6. 77 SPACES	6. 77 SPACES
7. 77 SPACES	7. 77 SPACES
8. 77 SPACES	8. 77 SPACES
9. 77 SPACES	9. 77 SPACES
10. 77 SPACES	10. 77 SPACES

TM-1
SHEET 1 OF 5

Westwood
7725 W. Badami Ave.
Suite 100
Las Vegas, NV 89118
Phone: (702) 284-5300
Fax: (702) 284-5399
www.westwoodproject.com

DATE	BY	APP

CITY OF LAS VEGAS, NEVADA	DESCRIPTION

DATE	3/5/2025
DRAWN	DM
CHECKED	DM
DESIGNED	DM
PROJECT NO.	TR2406

COVER SHEET
ROCKY & SMP
HOMES

25-0065
03/06/2025

PROJECT NO.
TR2406

DATE 3/5/2025

DRAWN BY OM

DESIGNED BY OM

CHECKED BY DSP

APPROVED BY DSP

PROFILE SECTION I
ROCKY & SMP
HOMES

CITY OF LAS VEGAS, NEVADA

NO.

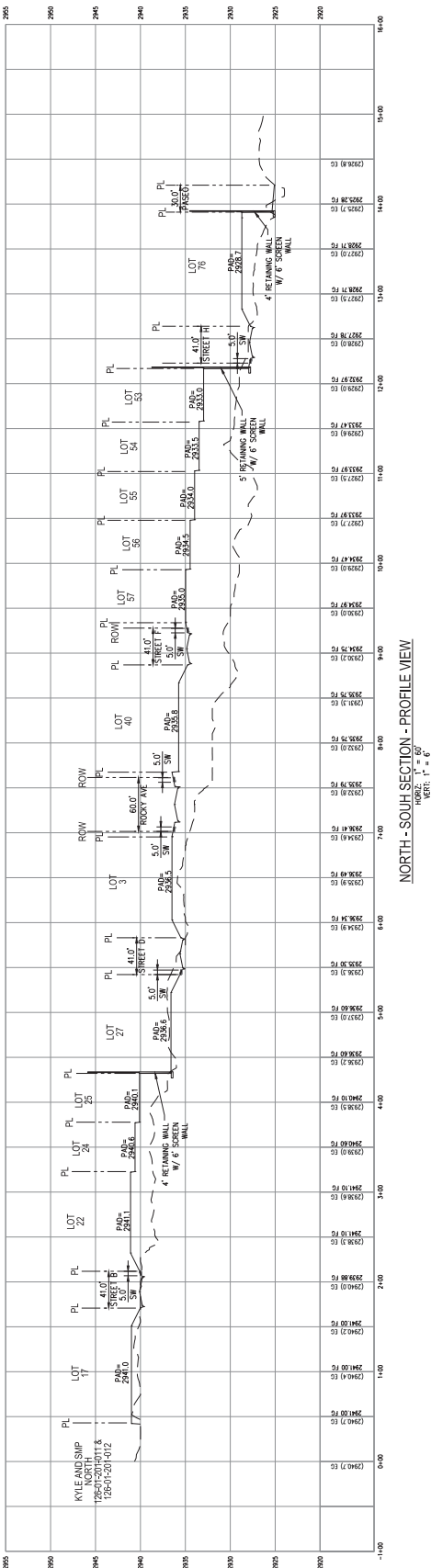
DESCRIPTION

DATE

BY

APP

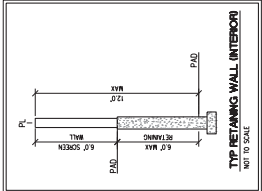
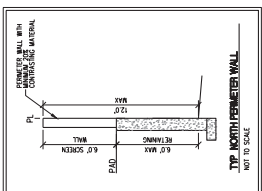
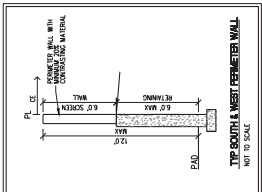
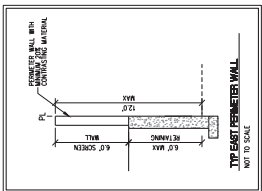
Westwood
7725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399



NORTH - SOUTH SECTION - PROFILE VIEW

VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE: 1" = 60'



ROCKY & SMP
CONNECTIVITY/LANDSCAPE PLAN

CITY OF LAS VEGAS, NEVADA

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