



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

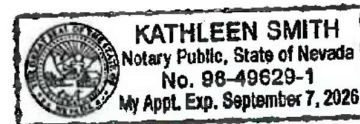
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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





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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-NWI1, 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

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_____ **Partner(s)** _____

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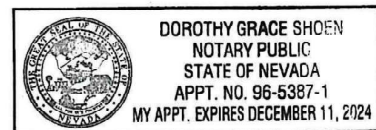
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name MARK 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
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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 Roa

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

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Partner(s) _____

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Property Owner Signature Tom Skull

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

Print Name Tom Skull

Subscribed and sworn before me See attached notary stamp
 This _____ 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

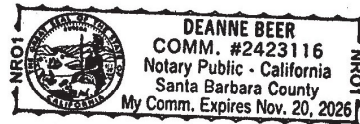
On 11/18/2024 before me, Deanne Beer, Notary Public
(insert name and title of the officer)

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



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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

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☐ Yes

☒ No

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Print Name _____

Subscribed and sworn before me

This _____

day of _____

November

, 20 24

Notary Public in and for said County and State



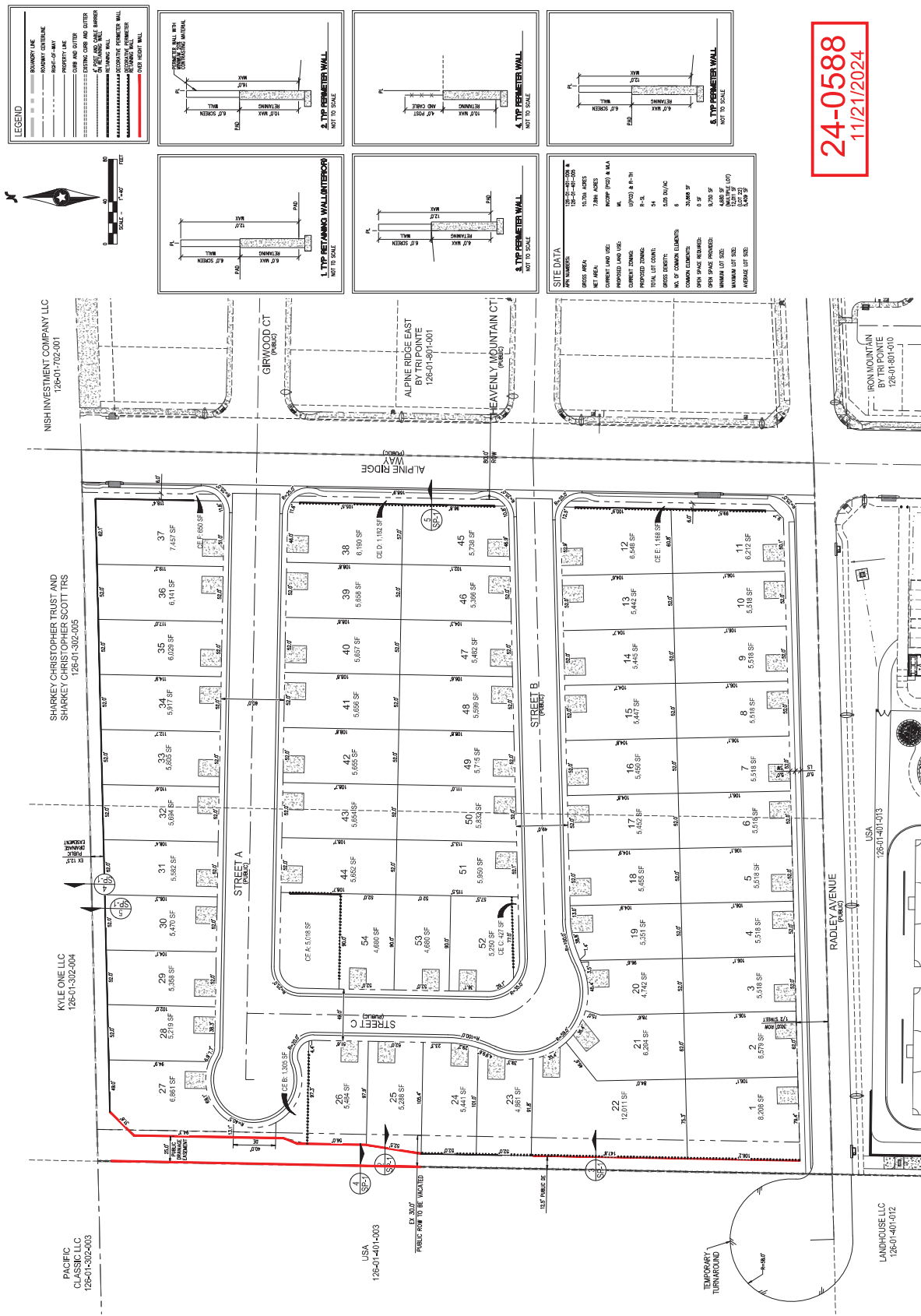
DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

pointe.
HOMES

pointe.
HOMES

pointe.
HOMES

Westwood

[illegible]



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	TREES	
	SHRUBS	
	ACACIA KATIE / MILGA	36" BOX
	ACACIA SALICINA / YELLOW ACACIA	24" BOX
	QUERCUS VIRGINIANA / CHESAPEAKE / CENTRAL LIVE OAK	36" BOX
	RHUS LANCEA / AFRICAN SUMAC MULTITRUNK	24" BOX
	SCYTHIA SECUNDIFOLIA / TEXAS MOUNTAIN LAUREL	36" BOX
	SHRUBS	
	BOULEGARD / SINGLE BLANKE AMBITON / BLONDE AMBITON ELLE GRANA	5 GAL
	CALLANCHA CALIFORNICA / RED BAY PART DUSTER	5 GAL
	CASIA TEMPHALA / DESERT CASIA	5 GAL
	DASYLIRION LONGISSIMUM / COTTLEDEE DESERT SPOON	5 GAL
	EREBOPHILA GLABRA / MANGROVE GOLF / OUTBACK SUNRISE EMB BUSH	5 GAL
	EREBOPHILA GLABRA / CANYON / WINTER BLAZE TM / WINTER BLAZE EMB BUSH	5 GAL
	ELAPORHIN VIOIDA / YELLOW SPURGE	5 GAL
	HESTERALOE PARVIFLORA / PEPER / IRISLIGHT RED YUCCA	5 GAL
	LANTANA MONTEVIDEOENSIS / RUFFLE / TINKLING LANTANA	5 GAL
	LEUCOPHYLLUM LAMNARUM / LYNNS LEGACY / LYNNS LEGACY TEXAS SAGE	5 GAL
	TEUCHOMA X ORANGE JUBILEE / ORANGE JUBILEE YELLOW BELLS	5 GAL
	TEUCHOMA CHAMBERSII / GERMANICEE	5 GAL

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	DECOMPOSED GRANITE SIZE 7/8" COLOR: PORPHYRE BOLD
	2	SYNTHETIC TURF, COLOR: GREEN
	3	PAVER PATTERNS, PAVES PATTERN AND TYPE: TID
	4	3 BOLLARD, COLOR: ANCHOR GOLD

24-0588
11/21/2024





ENLARGEMENT #1

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	1 DECOMPOSED GRANITE, SIZE 7/8", COLOR APACHE GOLD, DEPTH: 3" MINIMUM
	2 SYNTHETIC TURF, COLOR: GREEN
	3 PAVES PATHWAY, PAVES PATTERN AND TYPE: TED
	4 3 BOULDER, COLOR: APACHE GOLD
SITE AMENITIES	
	SA-101 DECOMPOSED GRANITE WALKING PATH
	SA-102 SEATING AREA
	SA-103 CANOPY SHADE TREES
	SA-104 SAFETY BOLLARD LIGHTING
	SA-105 DOG SPOT WASTE DISPENSER

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