



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



DEPARTMENT OF PLANNING

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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 _____

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Contact Mina Maleki

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City Las Vegas NV

State NV

Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com

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02/13/2025



DEPARTMENT OF PLANNING

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Department Use

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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** _____

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

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

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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

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) 126-01-201-002 **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

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E-mail lvproc@westwoodps.com / daniel.poll@westwoodps.com **Phone** 702.284.5300

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Partner(s) _____

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Property Owner Signature _____

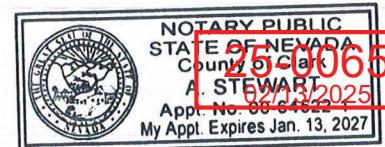
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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 LANDSCAPE OVERALL EXHIBIT



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	24" BOX	27		CALLUNDA X. BERNIA EXAR. TM HYBRID RED JAP. OLIVER	5 GAL	141
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	36" BOX	27		DAVIDSONIA LONGISSIMA / TOOTHLESS DESERT SPOON	5 GAL	198
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	24" BOX	8		ERIOGONIA GAMB. / WINDMILL GOLF / OUTRACE SURPRISE EMU BUSH	5 GAL	298
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	36" BOX	21		HEPERALUE PAPER GON. RED YUCCA	5 GAL	195
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	24" BOX	14		JAPANESE SPICEBUSH / MEXICAN MONTECUCLO	5 GAL	182
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	36" BOX	27		LANTANA MONTECUCLO / PURPLE TRAILING LANTANA	5 GAL	353
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	24" BOX	14		LEUCOPHYLLUM CAESUM / THUNDER CLOUD TM / THUNDER CLOUD BUSH	5 GAL	188
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	36" BOX	27		TECOMA STANS / SUNSET / JAPANESE YELLOW BELLS	15 GAL	58
	ACACIA STENOPHYLLA / SHEETSTING ACACIA	24" BOX	24		TEUCORIUM GAMMADIFOLIUM / GERMANDER	5 GAL	171

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	10,000 SF	1
	2,000 SF	2
	1,000 SF	3
	500 SF	1
	250 SF	2
	125 SF	1
	62.5 SF	2

Westwood

Phone (702) 284-5300
Fax (888) 937-5150
www.westwoodpa.com

5725 W. Badura Ave. STE. 100
Las Vegas, NV 89118
westwoodpa.com

Westwood Professional Services, Inc.

DATE: 03/14/2025
PROJECT #: TR12406

25-0005
03/18/2025
1-702-227-2020
1-800-642-2444



Call before you Dig
811
Call
1-800-642-2444

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
	HEPERALOE PARVIFLORA / RED YUCCA	5 GAL	195
	JUSTICIA SPICIGERA / MEXICAN HONEYBUCKLE	5 GAL	162
	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL	353
	LEUCOPHYLLUM CANDIDUM / THUNDER CLOUD TM / THUNDER CLOUD SAGE	5 GAL	169
	TECOMA STANS / SUNRISE / SUNRISE YELLOW BELLS	15 GAL	58
	TECOMA STANS / SUNRISE / SUNRISE YELLOW BELLS	5 GAL	171

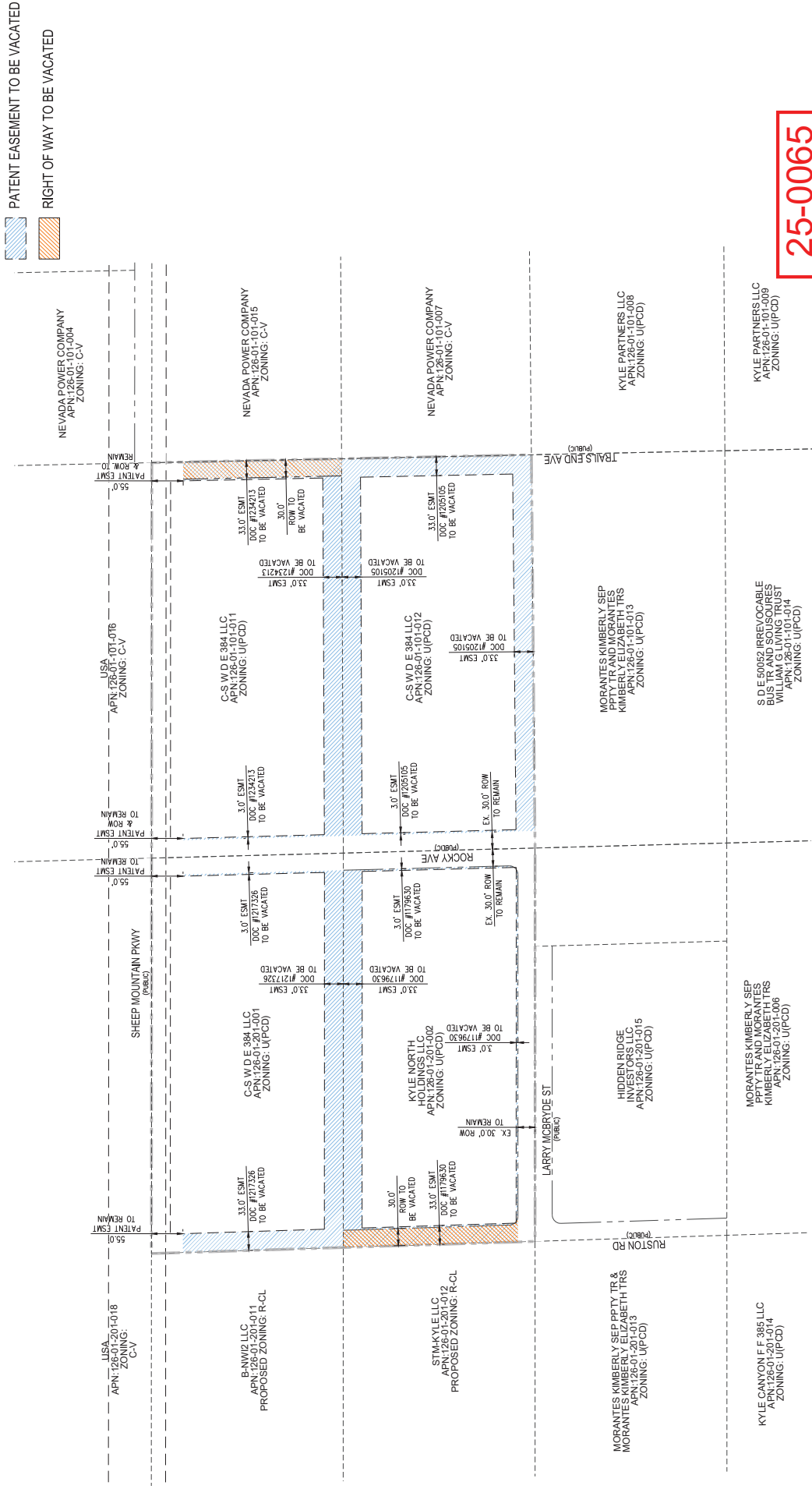
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	DECOMPOSED GRANITE SIZE 1/8"	10,661 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		



ROCKY & SMP

CITY OF LAS VEGAS, NEVADA



25-0065
02/13/2025

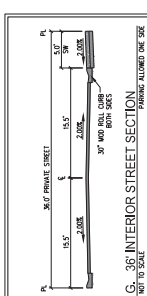
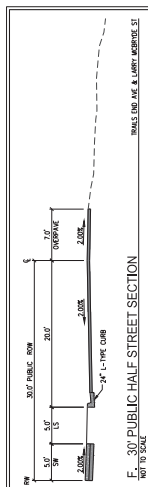
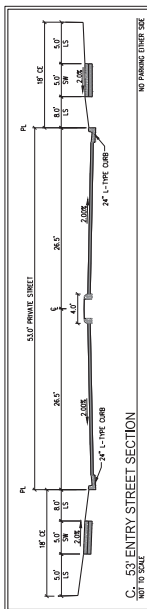


DATE: 2/13/25
SCALE: 80
PROJECT #: TRI2406

VACATION EXHIBIT

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

Westwood



THE BASIS OF BEARING IS NORTH 88°32'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, N.M.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP HIEROD ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 1667, PAGE 72 OF PLATS.

LEGAL DESCRIPTION

APNs: 126-01-201-001
THE WEST HALF (W 1/2) OF THE NORTHWEST (NW 1/4) QUARTER OF
THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW
1/4)

APNs: 126-01-201-002

DEVIATIONS FROM STANDARD
NONE

VARIANCES

DEVELOPER INFORMATION

180 SPURTELL HOMES, MENAIDA, INC
4675 W. TECO AVE., SUITE 115
FR: (702) 873-6883
CONTACT: DAN HALE

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES, LLC
5725 W. BALBOA AVE., STE. 100
LAS VEGAS, NV 89118
Ph: (702) 784-5300

ICAL LOTS

51	

The diagram illustrates a cross-section of a reinforced concrete slab. The total thickness is indicated as 18 inches. Reinforcement is shown in several layers: a top layer labeled "MIN CORNER", followed by two intermediate layers, and a bottom layer. Horizontal dimensions are provided as 110'-0", 75'-0", and 80'-0".

**ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS**

76 UNITS X 250 GPD/UNITS = 19,000 GPD
TOTAL AVERAGE CONTRIBUTION = 19,000 GPD = 0.019 MGD

SETBACK	
FRONT (VAND):	15'
GARAGE:	20'
SIDE YARD:	5' (15' CORNER SIDE)
REAR:	15'

SITE DATA	
APN NUMBERS:	126-01-201-001, 126-01-201-002, 126-01-101-011, & 126-01-101-012
GROSS AREA:	21.2± ACRES
NET AREA:	17.7± ACRES

PROPOSED ZONING:	R-GL
TOTAL LOT COUNT:	77
TOTAL DENSITY:	4.35 DU/AC
NO. OF COMMON ELEMENTS:	19
AMENITIZED OPEN SPACE:	39,385 SF

TOTAL OPEN SPACE:	91,402 SF
MINIMUM LOT SIZE:	6,050 SF (MULTIPLE LOTS)
MAXIMUM LOT SIZE:	10,256 SF
AVERAGE LOT SIZE:	(LOT 58) 6,204 SF
MINIMUM LOT WIDTH:	55' (DR 189 F. LOTS)

<p> AVERAGE LOT WIDTH: 56.4' (100' max) </p> <p> CONNECTIVITY RATIO: 1.3 </p>	<p> PARKING ANALYSIS </p> <p> NO OF UNITS = 77 units per lot </p>
---	--

NOTES

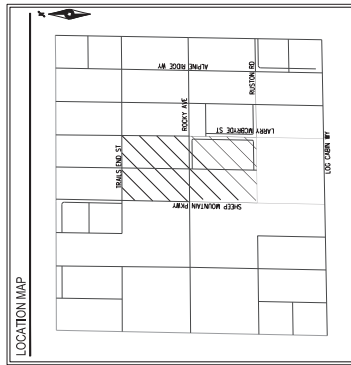
1. THERE IS NO FAULT L I STATE APPROXIMATELY 25 FEET

***MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

THESE ARE THE PROPOSED STREET SLOPES:

3. THERE ARE NO HOLES AND CORNERS EXISTING FOR THIS SUBDIVISION.
4. LANDSCAPING AND TREES TO BE PLANTED WILL BE
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL
6. TYPICALLY BE LESS THAN 5%.
7. EASMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE OBTAINED ON THE FINAL PLAN. SUFFICIENT EASEMENTS ARE INDICATED ON THE

8. MOUNTAIN VIEWWAY AND ROCKY AVE. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 10" STUDS LOCATED IN ROCKY AVE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FLOOD SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

[illegible][illegible]

CITY OF DALLAS

CLIMATE
RESOURCES & SMP
SHEET

10

T19S R59E	DATE: 3/5/2025
DRAFTER: QM	

DESIGNER: OM	CHECKED: DSP	PROJECT NO.
		TRI2406

1

TM-1
SHEET 1 OF 5

Westwood

Phone	(702) 284-5300	5725 W. Badura Ave.
Fax	(702) 284-5399	Suite 100
		Las Vegas, NV 89118

Westwood Engineering Services, Inc.

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

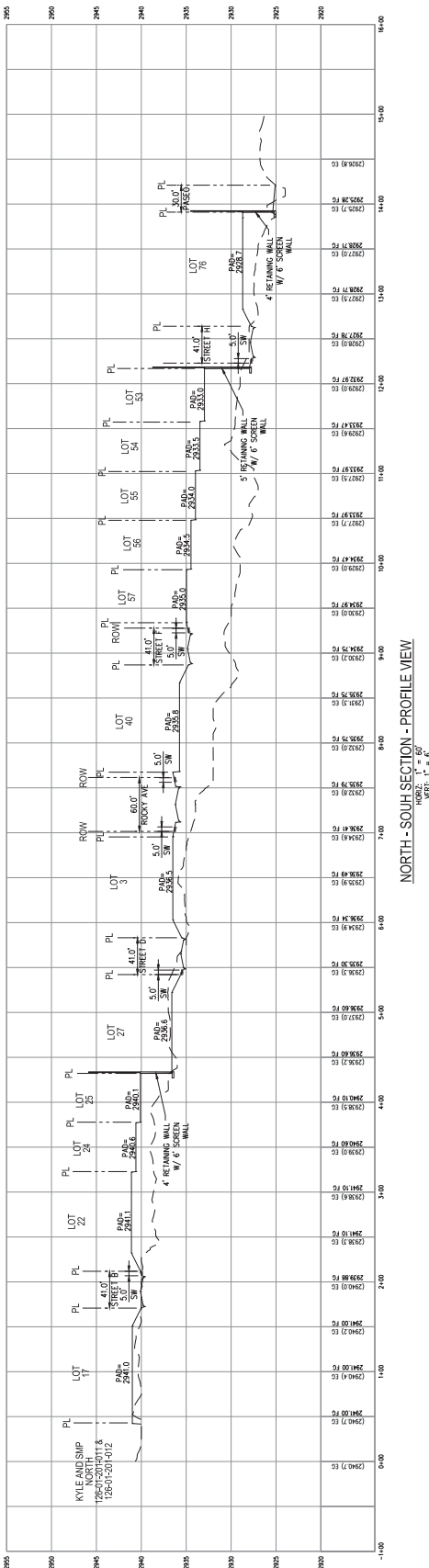
CITY OF LAS VEGAS, NEVADA

NO.

DESCRIPTION

DATE BY APP

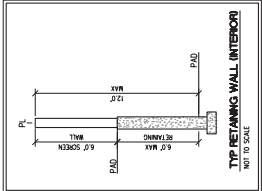
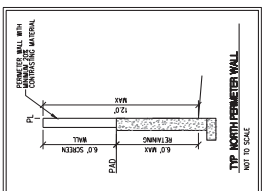
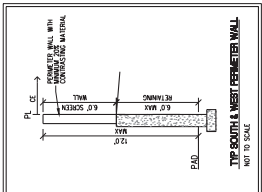
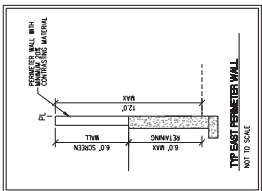
Westwood
7725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399



NORTH - SOUTH SECTION - PROFILE VIEW

VERTICAL SCALE: 1" = 6'

HORIZONTAL SCALE: 1" = 60'



25-0065
03/06/2025

PROJECT NO.
TRI2406

DESIGNER: OM

DRAFTER: OM

DATE: 3/5/2025

ST
T199
R591

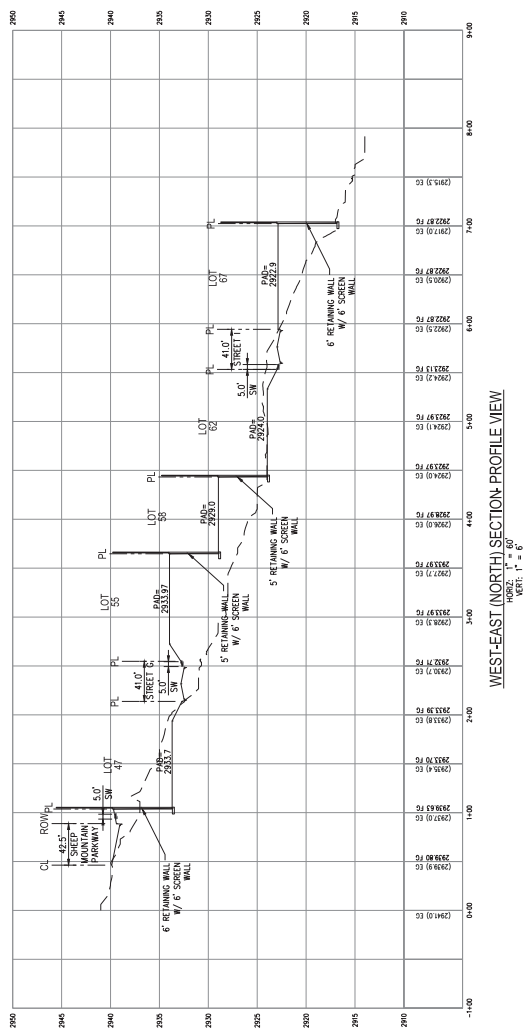
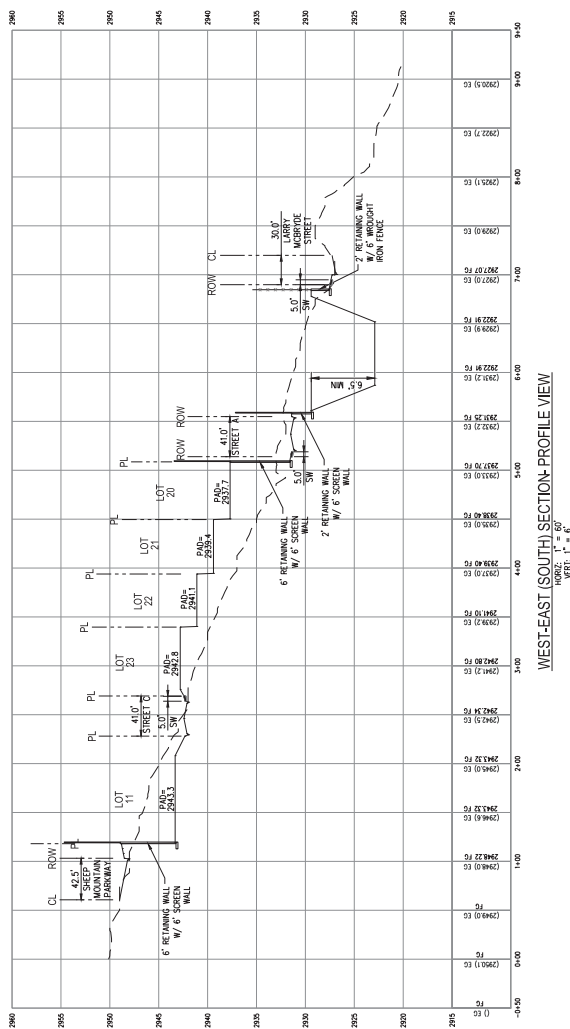
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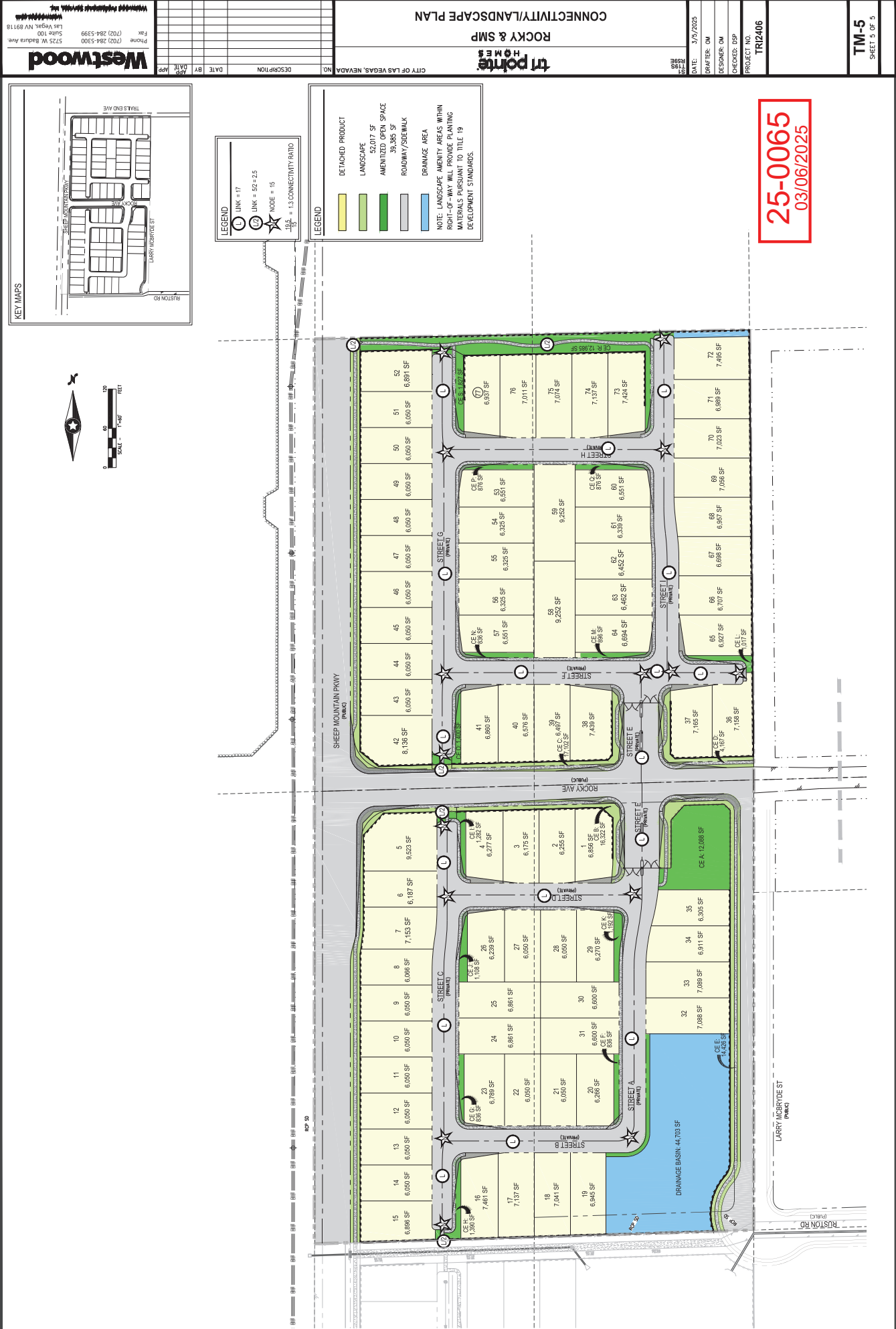
trj pointe
HOMES
ROCKY & SMP
PROFILE SECTION II

tri pointe
HOMES

Westwood

Phone (702) 284-5300
Fax (702) 284-5399
Suite 100
5725 W. Badura Ave.
Las Vegas, NV 89118





25-0065
03/06/2025

TM-5
SHEET 5 OF 5

PROJECT NO.
TR2406

CHECKED: DSP
DESIGNER: OM
DATE: 3/5/2025

Rocky & SMP
CONNECTIVITY/LANDSCAPE PLAN

CITY OF LAS VEGAS, NEVADA

Westwood
7225 W. Badura Ave
Suite 100
Las Vegas, NV 89118
Phone: (702) 284-5300
Fax: (702) 284-5399