



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL

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October 4, 2023

Mina Maleki
Tri Pointe Homes
4675 West Teco Avenue Suite 115
Las Vegas, Nevada 89118

RE: 23-0434 [EOT1 THRU EOT123]
CITY COUNCIL MEETING OF OCTOBER 4, 2023

Dear Applicant:

The City Council at a regular meeting held on *October 4, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 8.77 acres of a 28.22-acre site at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APN 126-01-810-001), R-TH (Single Family Attached) Zone, Ward 6 (Brune)

23-0434 [EOT1 thru EOT123]

This approval is subject to the following conditions:

23-0434-EOT1 Conditions:

Planning

1. This approval shall expire on August 18, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for 21-0315-VAR1 and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0434 EOT2 through EOT123 Conditions:

Planning

1. This approval shall expire on August 18, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for 21-0315-VAR3 through VAR5, 21-0315-VAR9 through VAR45, 21-0315-VAR52 through VAR57, 21-0315-VAR70 through VAR145 and all other related actions as required by the Department of Community Development and the Department of Public Works.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 4, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew
cc:

Tanya Steadham
Westwood Professional Services
5725 West Badura Avenue Suite 100
Las Vegas, Nevada 89118