

LAS VEGAS, NEVADA
PARCEL NUMBER 12613116046 (P5)
WARMINGTON RESIDENTIAL NEVADA INC.
LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	DO	NOT	SCALE	PLANS
		REVISIONS				

REVISIONS		
NO	DATE	DESCRIPTION

SHEET TITLE:
ADDENDA
ELEVATIONS PLAN 4C
EUROPEAN COUNTRY

ELEVATIONS - 'C' EUROPEAN COUNTRY

City of Las Vegas 12/16/11
SCALE: 1/4" = 1'-0" Planning

A4.7

2011130

VAR-44657



WILLIAM HEZMALHACH
ARCHITECTS, INC.
2850 REINHIL WENDE SUITE 200 SANTA ANA, CA 92705-5549
949 250 0697 www.hezmalhach.com fax 949 250 1559

SFD

CLAREMONT

LAS VEGAS, NEVADA
PARCEL NUMBER 12613116046 (P5)
WARMINGTON RESIDENTIAL NEVADA INC.
LAS VEGAS, NEVADA

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REVISIONS

NO. DATE DESCRIPTION

DO NOT SCALE PLANS

SCANNED

PLAN:

PLAN 4

SHEET TITLE:

ADDENDA
ELEVATIONS PLAN 4C
EUROPEAN COUNTRY

PROJECT MANAGER: JMM

DESIGNER: AMH

DRAWN BY: AMH

REVIEWED BY: STB

STB: STB LEFT: SEMINAL

ISSUED FOR CONSTRUCTION: 2011130

DATE: 12/16/11

SHEET: A4.7

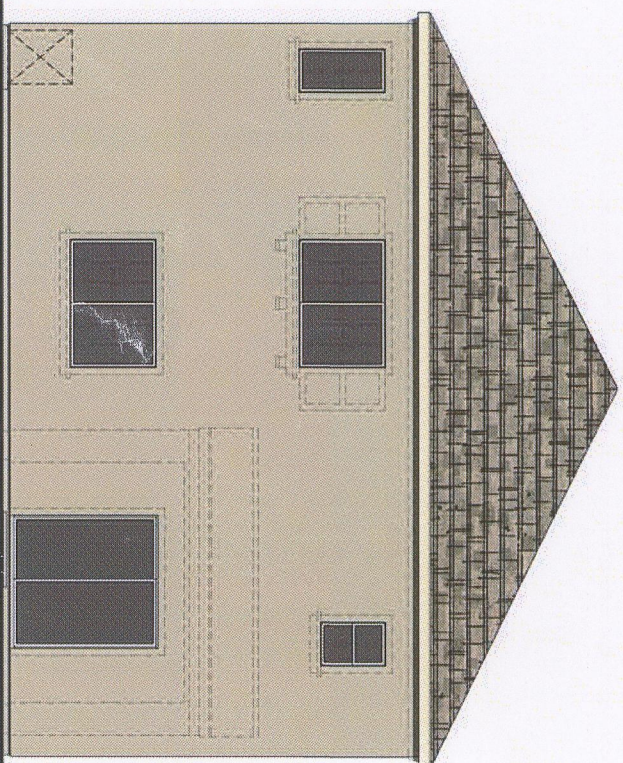
2011130

RECEIVED
FEB 21 2012

SCALE: 1/4" = 1'-0"
City of Las Vegas
Department of Planning

VAR-44657

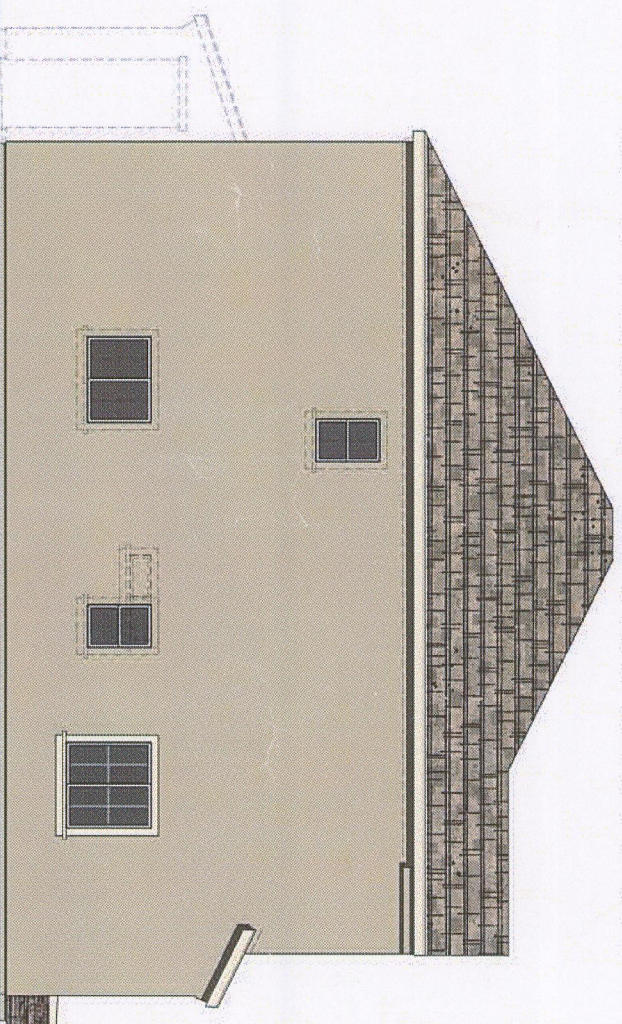
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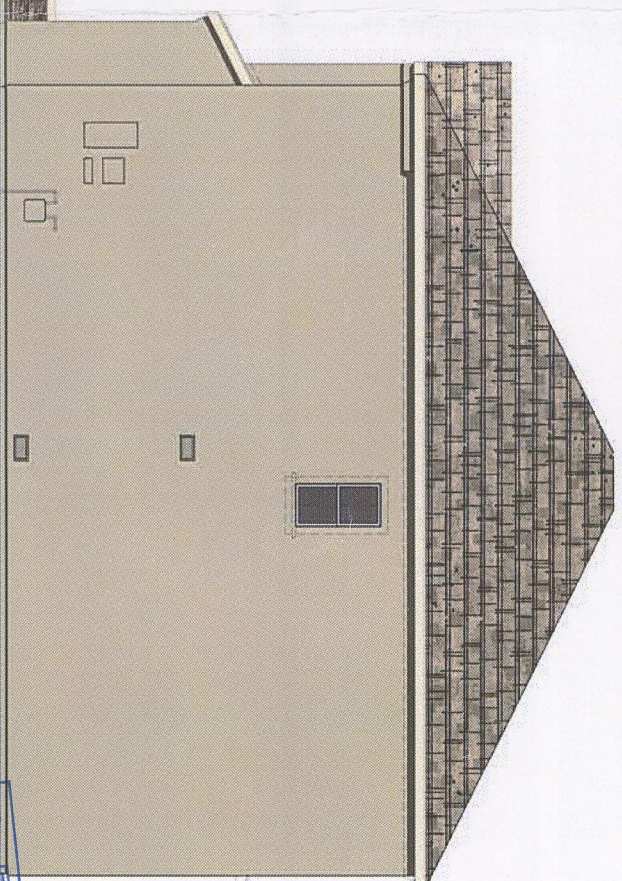
REAR



FRONT

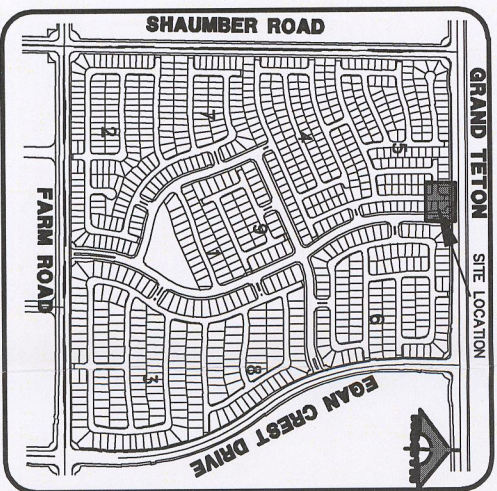
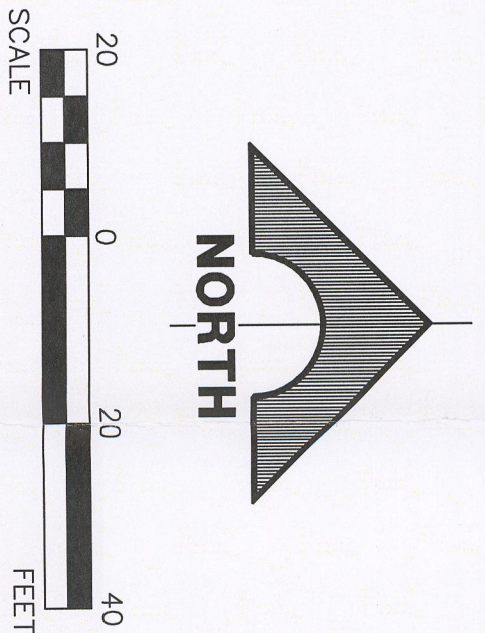
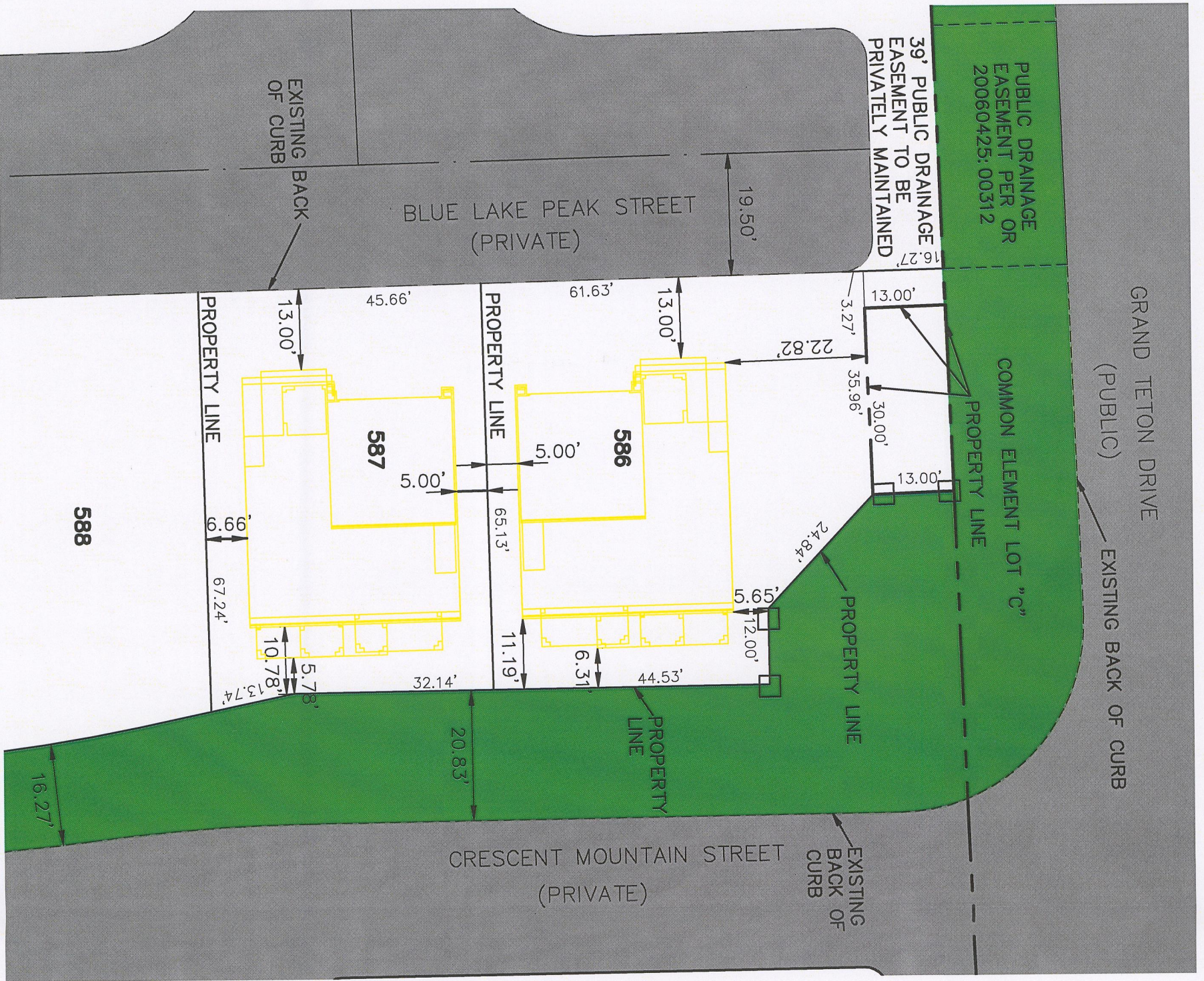


LEFT



RIGHT

ELEVATIONS - 'C' EUROPEAN COUNTRY



KEY MAP

DENSITY:

MEDIUM LOW DENSITY RESIDENTIAL

TYPICAL INTERIOR LOT SIZE:

44.0' X 69.0' = 3036 SQ. FT.

PROPERTY SIZE SIZE:

LOT 586 - 3692 SQ. FT.
LOT 587 - 2980 SQ. FT.

BUILDING SIZE (FIRST FLOOR):

PLAN 1 - 719 SQ. FT.
PLAN 2 - 783 SQ. FT.
PLAN 3 - 829 SQ. FT.
PLAN 4 - 807 SQ. FT.

BUILDING SIZE (TOTAL AREA):

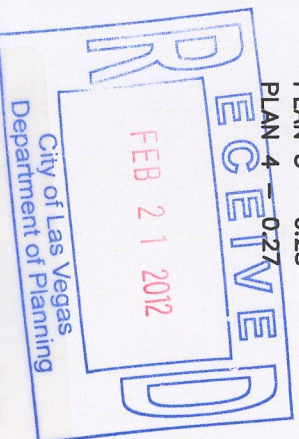
PLAN 1 - 1612 SQ. FT.
PLAN 2 - 1905 SQ. FT.
PLAN 3 - 1951 SQ. FT.
PLAN 4 - 1990 SQ. FT.

FLOOR AREA RATIO (LOT 586):

PLAN 1 - 0.19
PLAN 2 - 0.21
PLAN 3 - 0.22
PLAN 4 - 0.22

FLOOR AREA RATIO (LOT 587):

PLAN 1 - 0.24
PLAN 2 - 0.26
PLAN 3 - 0.28
PLAN 4 - 0.27



VAR-44657

WARMINGTON RESIDENTIAL NEVADA, INC.
NORTHERN TERRACE AT PROVIDENCE UNIT 5
SITE PLAN
LOTS 586 AND 587

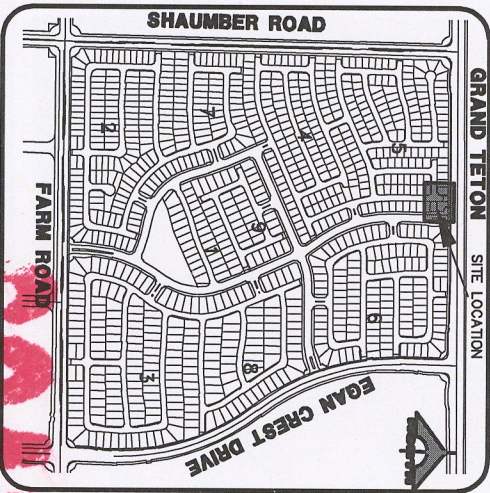
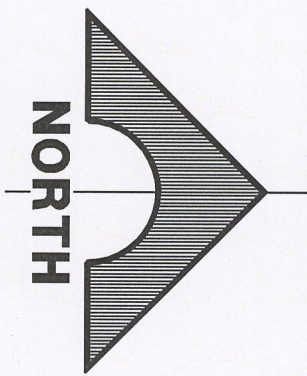
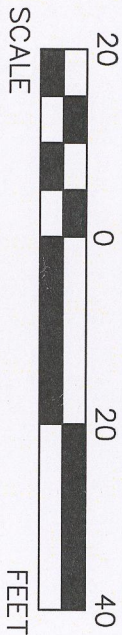
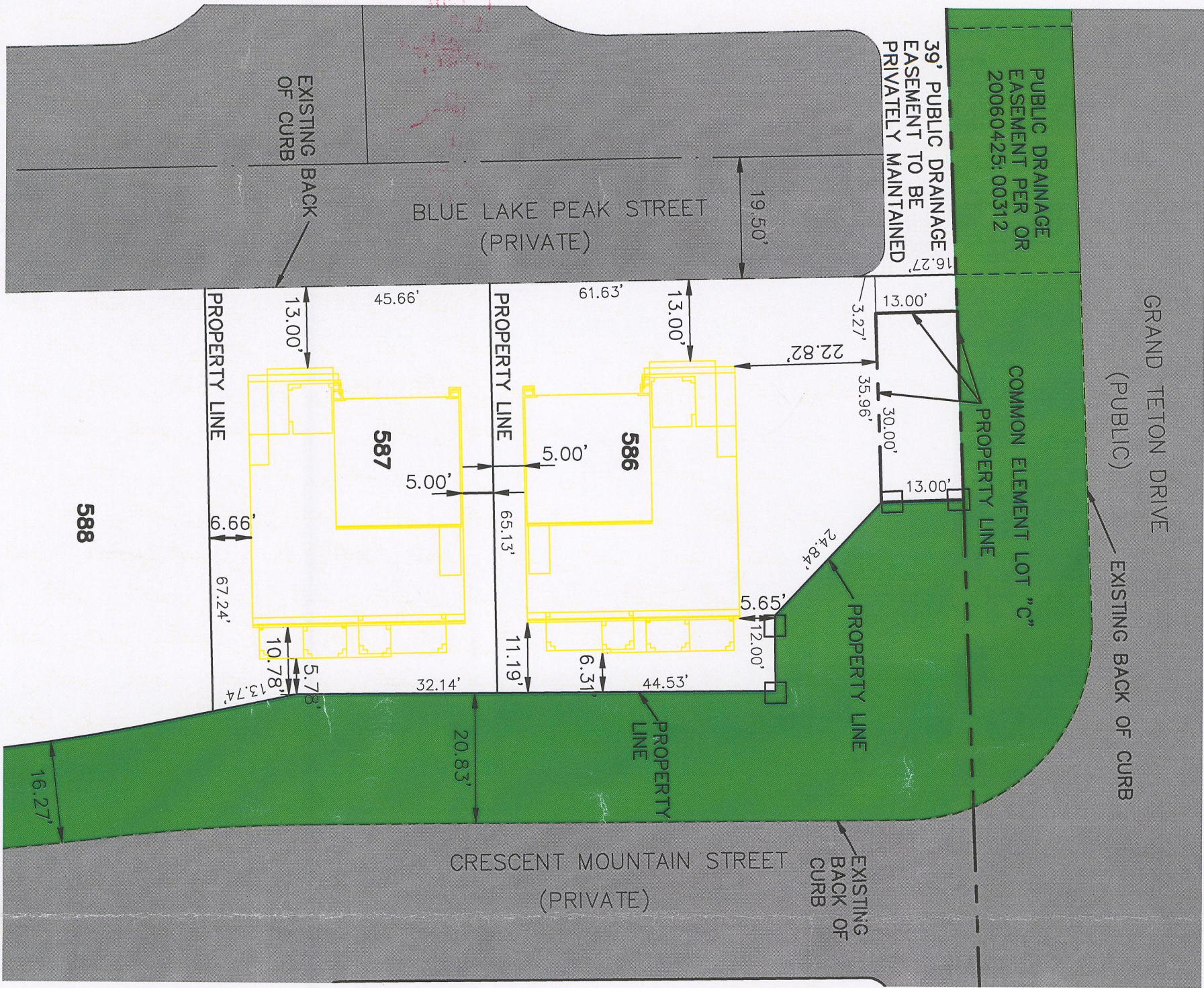


G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146
T: 702.804.2000 • F: 702.804.2299 • GCWALLACE.COM

SHEET

1

1 OF 1 SHTS



KEY MAP

DENSITY:

MEDIUM LOW DENSITY RESIDENTIAL

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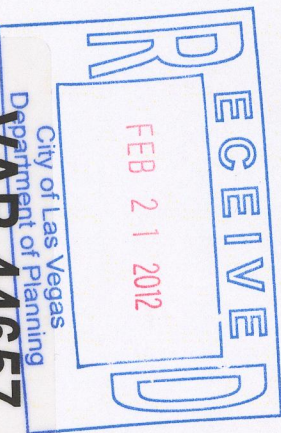
FLOOR AREA RATIO (LOT 587):

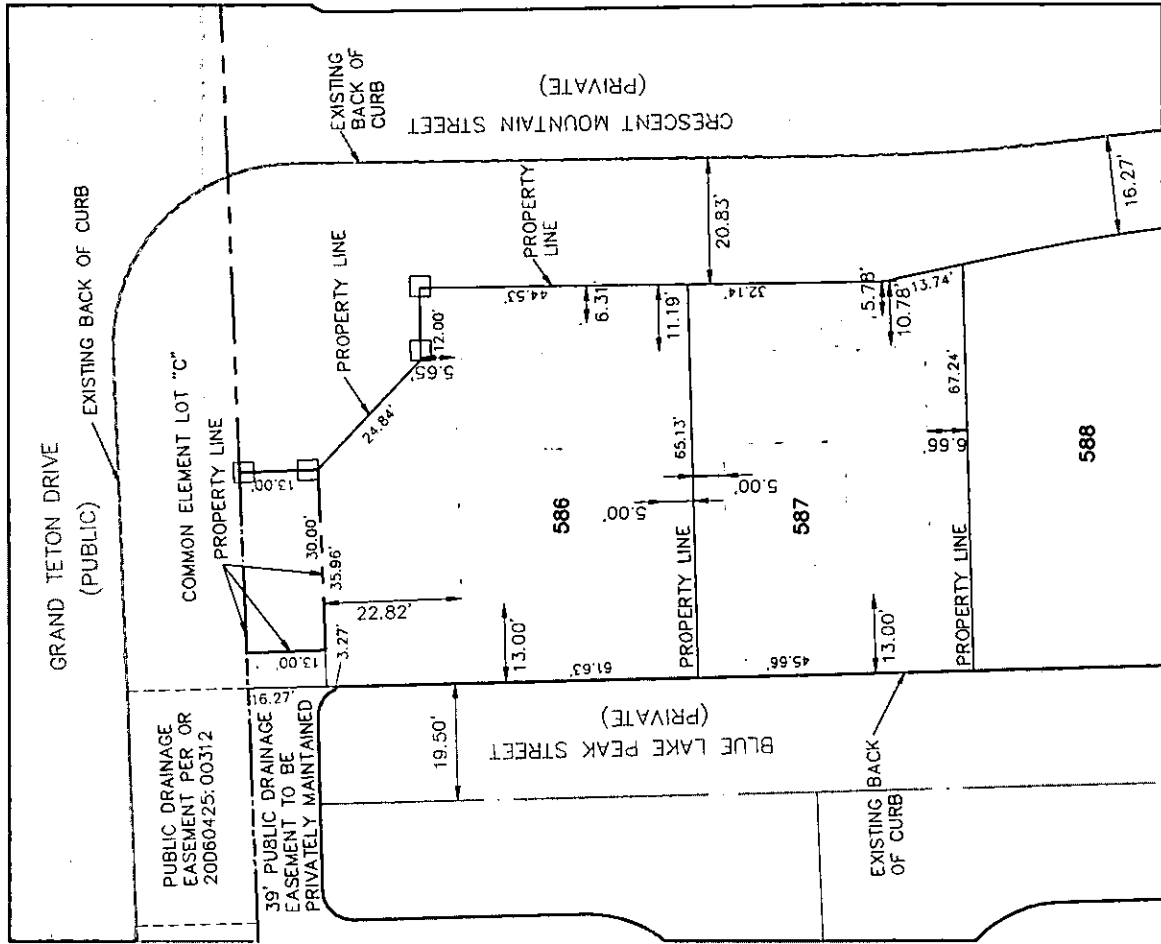
PLAN 1 - 0.24
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FLOOR AREA RATIO (LOT 586):

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PLAN 4 - 0.22

SUBMITTED

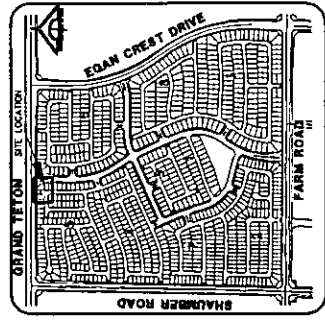
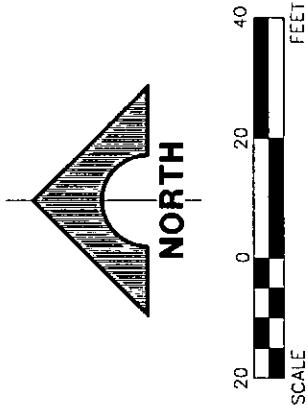




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ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD. - LAS VEGAS, NV 89146
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WARRINGTON RESIDENTIAL NEVADA, INC.
NORTHERN TERRACE AT PROVIDENCE UNIT 5
SITE PLAN
LOTS 586 AND 587

SHEET
1
1 OF 1 SHEETS



DENSITY: MEDIUM LOW DENSITY RESIDENTIAL
TYPICAL INTERIOR LOT SIZE: 44.0' X 89.0' = 3036 SQ. FT.

FLOOR AREA RATIO (LOT 586):
PLAN 1 - 0.19
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PLAN 4 - 0.22

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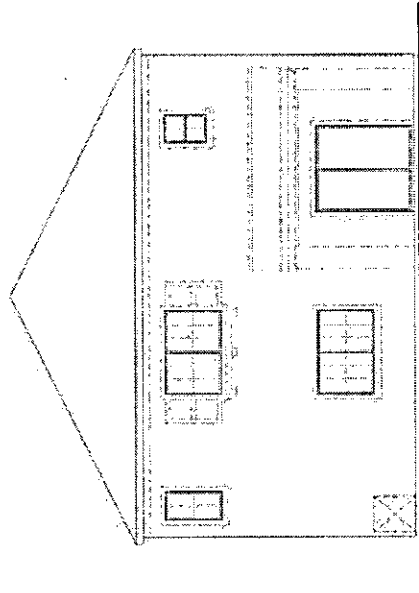
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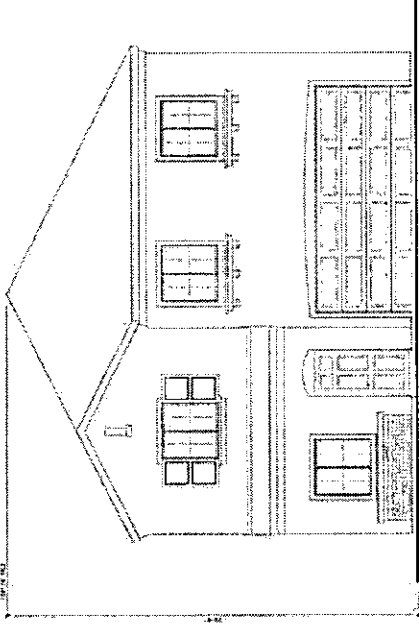
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FEB 21 2012

City of Las Vegas
Department of Planning

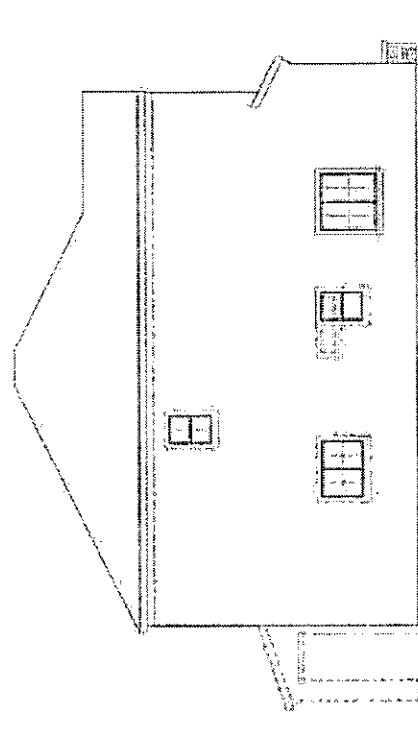
VAR-44657



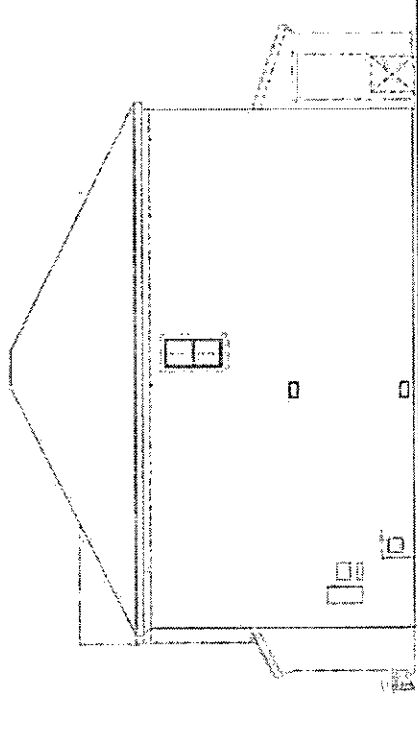
REAR



FRONT



LEFT



ELEVATIONS - 'C' EUROPEAN COUNTRY

RECEIVED
 SCALE: 1/4" = 1'-0"
 FEB 21 2012
 City of Las Vegas
 Department of Planning

VAR-44657

W
 WILLIAM HENRICH
 ARCHITECT
 1000 S. LAS VEGAS BLVD. SUITE 100
 LAS VEGAS, NV 89101
 702.735.1234

CLAREMONT
 LAS VEGAS, NEVADA
 WASHINGTON RESIDENTIAL NEVADA INC.
 PARCEL NUMBER 12613116046 (P5)
 SFD

REVISIONS
 NO. DATE DESCRIPTION
 1 12/18/11 A4.7

NO.	DATE	DESCRIPTION
1	12/18/11	A4.7

PLAN 4

SHEET TITLE
 ADDENDA
 ELEVATIONS PLAN 4C
 EUROPEAN COUNTRY

DATE 12/18/11
SHEET A4.7
SCALE 1/4" = 1'-0"

2011130



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

April 11, 2012

Ms. Lisa Albanez
Estancia Desert, LLC
2020 Main Street, Suite #1100
Irvine, California 92614

**RE: VAR-44657 - VARIANCE
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Ms. Albanez:

Your request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED on 0.15 acres at 7950 and 7954 Blue Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on April 10, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. The applicant shall notify buyers of the existence of this Variance
2. Conformance to the approved conditions for Rezoning (ZON-1520).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Ms. Lisa Albanez
Estancia Desert, LLC
VAR-44657 - Page Two
April 11, 2012

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

This action by the Planning Commission on **April 10, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 23, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Reddie
Warmington Residential Nevada, Inc.
8363 West Sunset Road, Suite #200
Las Vegas, Nevada 89113

Mr. Michael Fang
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



March 29, 2012

Ms. Lisa Albanez
Estancia Desert, LLC
2020 Main Street, Suite #1100
Irvine, California 92614

**RE: VAR-44657 - VARIANCE
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Ms. Albanez:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, April 4, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Scott Reddie
Warmington Residential Nevada, Inc.
8363 West Sunset Road, Suite #200
Las Vegas, Nevada 89113

Mr. Michael Fang
GC Wallace, Inc.
1555 South Rainbow Boulevard
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LAS VEGAS CITY COUNCIL

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CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

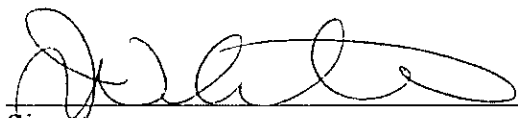


CASE NUMBER: VAR-44657

MEETING DATE: 4/10/12 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.




Signature

3-30-12
Date

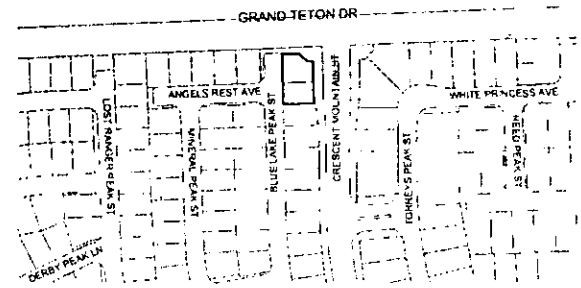
This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY

Application Information

VAR-44657 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED on 0.15 acres at 7950 and 7954 Blue Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

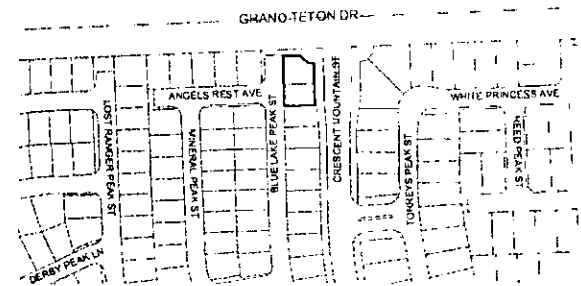
Meeting: Planning Commission
Date: April 10, 2012
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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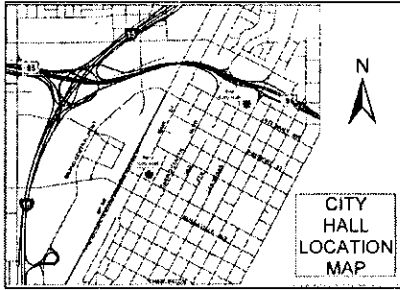
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

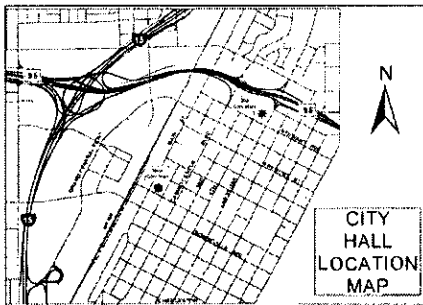
Please use available blank space on card for your comments.

VAR-44657

Planning Commission Meeting of 4/10/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐

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this Request

☐

I OPPOSE
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Please use available blank space on card for your comments.

VAR-44657

Planning Commission Meeting of 4/10/2012

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 14, 2012
Re: **VAR-44657** Warmington Residential Nevada, Inc. 7950 and 7954 Blue Lake Peak St.
Request for a Variance rear yard setbacks

COMMENTS:

We have no comment on the Request for a Variance application to allow a 10-foot rear yard setback where 15 feet is required and a five-foot rear yard setback for a patio cover where 10 feet is required at 7950 and 7954 Blue Lake Peak Street.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: April 10, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

VAR-44657

Antelope HOA

Brighton at Providence HOA

Broadstone Montecito Apartments

Chestnut Hill at Providence HOA

Grand Teton Village HOA

Hearthstone/Brookstone HOA

Kensington at Providence HOA

Madison Colony at Providence HOA

Manchester Park HOA

Providence Master Association

Turtle Rock HOA

Windimere at Providence HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

VAR-44657

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONECUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

VAR-44657 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED at 7950 and 7954 Blue Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development) Zone [ML (Medium Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

PLANNING COMMISSION: *APRIL 10, 2012*
CITY COUNCIL: *MAY 16, 2012*

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: *MARCH 9, 2012*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 02/22/2012 10:07 AM

Submitted By

Page 1

A/P # 44657 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/21/2012 15:21	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-44657 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON RESIDENTIAL NEVADA, INC. - OWNER: ESTANCIA DESERT, LLC. - For possible action on a request TO ALLOW A 10-FOOT, 5-INCH REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT, FIVE-INCH REAR YARD SETBACK FOR A PATIO COVER WHERE 10 FEET IS REQUIRED at 7950 and 7954 Bule Lake Peak Street (APNs 126-13-116-088 and 089), PD (Planned Development), Ward 6 (Ross).

Parent A/P #

Project #	44657	Project/Phase Name	NORTHERN TERRACE AT PROVIDENCE	Phase #	
Size/Area	0.15 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12613116088

Location

Owner/Tenant

Contact ID	AC1702938	Name	ESTANCIA DESERT L L C	Organization	% G FEARNES
Mailing Address	2020 MAIN ST #1100			State/Province	CA
City	IRVINE			Country	☐ Foreign
ZIP/PC	92614-8234			Evening Phone	
Day Phone	(949)724-5900 x			Mobile #	
Fax	(949)724-1919				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7954 BLUE LAKE PEAK ST
LAS VEGAS, 89166-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613116088
12613116089

Report Date 02/22/2012 10:07 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1702938 ☐ Foreign
Effective Expire
Name ESTANCIA DESERT L L C
Day Phone (949)724-5900 x Eve Phone Organization % G FEARNs
Pager PIN # Position
Fax (949)724-1919 Mobile Profession
E-Mail
Address 2020 MAIN ST #1100
IRVINE, CA 92614-8234
Seasonal Addr
Valid From To
Comments Lisa Albanez
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary N Capacity APPL Contact ID AC1711730 ☐ Foreign
Effective Expire
Name G.C. WALLACE INC
Day Phone (702)804-2000 x Eve Phone Organization
Pager PIN # Position
Fax (702)804-2299 Mobile Profession
E-Mail
Address 1555 S RAINBOW BLVD
LAS VEGAS, NV 89146
Seasonal Addr
Valid From To
Comments No Comments

Report Date 02/22/2012 10:07 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Certificate

Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1994997 ☐ Foreign
Effective Expire
Name WARMINGTON RESIDENTAIL NEVADA INC
Day Phone (702)248-4883 x Eve Phone Organization
Pager PIN # Position
Fax (702)248-8430 Mobile Profession
E-Mail
Address 8363 W SUNSET RD SUITE 200
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Certificate

Orientation Attended

There are no items in this list

Report Date 02/22/2012 10:07 AM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
OEVCO	
NEIGH P&S	
B&S PLAN	
LANO DEV	
FLOOD	
SEWER	
TRAFFIC	
SURVEY	
TEFO	
SID	
ROW	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	02/21/2012 15:36	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/21/2012 15:36	30.00
PROCESSING FEE	P	02/21/2012 15:36	300.00

Total Unpaid

0.00

Total Paid

830.00

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type

ID

Status

Waived

Issued

Started

Completed

Comp By

485006	DEVCO	1	Incomplete	☐	02/22/2012 10:06
485007	NEIGH P&S	1	Incomplete	☐	02/22/2012 10:06

Report Date 02/22/2012 10:07 AM

Submitted By

Page 5

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp. By
485008	B&S PLAN	1	Incomplete	☐	02/22/2012 10:06			
485009	LAND DEV	1	Incomplete	☐	02/22/2012 10:06			
485010	FLOOD	1	Incomplete	☐	02/22/2012 10:06			
485011	SEWER	1	Incomplete	☐	02/22/2012 10:06			
485012	TRAFFIC	1	Incomplete	☐	02/22/2012 10:06			
485013	SURVEY	1	Incomplete	☐	02/22/2012 10:06			
485014	TEFO	1	Incomplete	☐	02/22/2012 10:06			
485015	SID	1	Incomplete	☐	02/22/2012 10:06			
485016	ROW	1	Incomplete	☐	02/22/2012 10:06			
485017	FIRE ENG	1	Incomplete	☐	02/22/2012 10:06			
485018	ENGDESIGN	1	Incomplete	☐	02/22/2012 10:06			

Activity Review Detail

Detail SUBMITTAL CHECKLIST (VAR)

Modified By MREX

Modified Date/Time 02/21/2012 15:20

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Statement of Financial Interest	Y Laser Print Floor Plan
	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Comments	Approved By	Approved Date	Applied By	Applied Date	Assigned
--	----------------------	-------------	---------------	------------	--------------	----------

Z-LEGAL

984387

02/21/2012 15:21

N

Report Date 02/22/2012 10:07 AM

Submitted By

Page 6

Check Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Comments
Condition Required						

Project ID	AP Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
04/10/2012	PC	SCHEDULED	0	0	0
MREX	02/21/2012				

Template Type/AP #	AP Type	Status	Stage
No children exist for this project			

Employee	Last	First	MI	Comments
Employee ID				
No Employee Entries				

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	02/21/2012 15:36		0.00
	MICHAEL FANG; G C WALLACE; CK#100710; 702-804-2000;				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Northern Terrace at Providence Unit 5 Lots 586 and 587 Variance
 Project Address (Location) 7954 and 7950 Blue Lake Peak Street
 Project Name Northern Terrace at Providence Unit 5 Proposed Use SF Residential
 Assessor's Parcel #(s) 126-13-116-088 & 089 Ward # 6 - Ross
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage N/A Floor Area Ratio Varies (0.19-0.28)
 Gross Acres 0.15 Lots/Units 2 Density Medium Low Density
 Additional Information _____

PROPERTY OWNER Estancia Desert LLC Contact Lisa Albanez
 Address 2010 Main Street, Suite 1100 Phone: 949-724-5900 Fax: 949-724-1919
 City Irvine State CA Zip 92614
 E-mail Address lalbanez@tripacificllc.com

APPLICANT Warmington Residential Nevada, Inc. Contact Scott Reddie
 Address 8363 W. Sunset Rd., Suite 200 Phone: (702) 248-4883 Fax: (702) 248-8430
 City Las Vegas State NV Zip 89113
 E-mail Address Scott@warmingtongroup.com

REPRESENTATIVE G.C. Wallace, Inc. Contact Michael Fang
 Address 1555 S. Rainbow Blvd. Phone: (702) 804-2000 Fax: (702) 804-2299
 City Las Vegas State NV Zip 89146
 E-mail Address MFang@gcwallace.com

Property Owner Signature*

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

Print Name Lisa Albanez

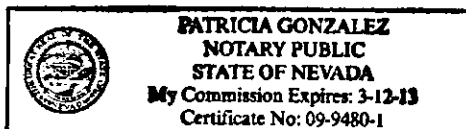
Subscribed and sworn before me

This 10 day of February, 20 12

Clark, Nevada

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-44657</u>
Meeting Date:	<u>4/10/2012</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>2/21/2012</u>
Received By:	<u>MREX</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-44657** APN: 126-13-116-088 & 089

Name of Property Owner: ESTANCIA DESERT LLC

Name of Applicant: Warmington Residential Nevada, Inc.

Name of Representative: G.C. Wallace, Inc.

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): _____

APN: _____

Signature of Property Owner: _____

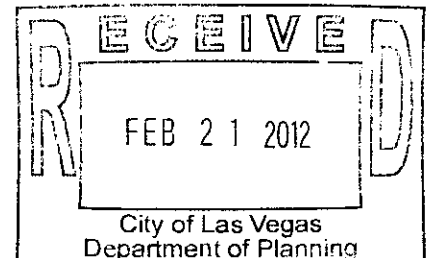
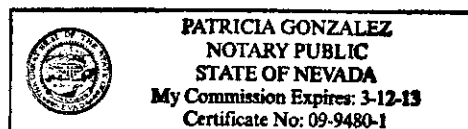
Print Name: Lisa C. Attanez

Subscribed and sworn before me

This 19 day of February, 2012

Patricia Gonzalez Clark, Nevada
Notary Public in and for said County and State

Revised 11-14-06



F:\depot\Application Packet\Statement of Financial Interest.pdf



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

1/11/2012

Scott Reddie
Warmington Homes
8363 West Sunset Road
Suite 200
Las Vegas, NV 89113

VIA: E-mail (scott@warmingtongroup.com) and Prolog Website

**RE: Providence Master Plan Community
Plotting Variance Request
POD: 102, 107, 108, 202, 204, & 206 – Northern Terrace
LOTS: 586 & 587**

Dear Scott:

The Providence Design Review Committee (DRC) is in receipt of your request for a waiver to allow the rear yard setback to be 10.5' for the house and 5.5' for the patio.

The DRC agrees to grant this waiver on lots 586 and 587.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

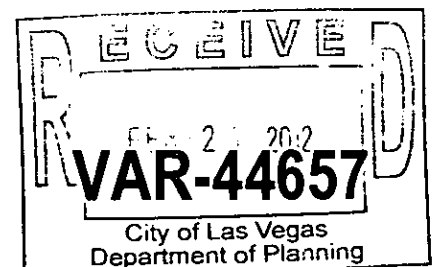
Sincerely,
Providence Design Review Committee


Chris Dingell
Planning Coordinator

cc via email: none

Enclosures: (none)

Document in Prolog Manager 2007 R1



431-033

February 10, 2012

City of Las Vegas - Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Re: Justification for Northern Terrace at Providence Unit 5 Lots 586 and 587 Rear Yard
Setback Variance (CLV Drawing No. 107Y4891-5)**

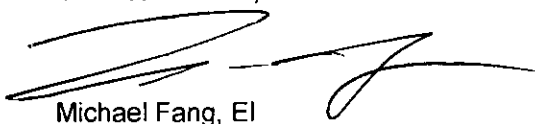
To Whom It May Concern;

On behalf of Warmington Residential Nevada, Inc., G.C. Wallace, Inc., is submitting a request for a Variance on the rear yard setback for lots 586 and 587 to be 10.5' minimum to the house and 5.5' minimum to the patio. Northern Terrace at Providence Unit 5 consists of 154 lots. This request is affecting roughly 1% of the Unit 5 lots. According to Cliff's Edge (Providence) Master Development Plan and Design Guidelines, the minimum rear yard setback requirement for the medium low density residential is 15' (10' allowed for up to 50% of the product width) to the house and 10' to the patio. Due to the increase width of the common lot and the street behind lots 586 and 587, the depth of these lots is less than the typical lot depth on Blue Lake Peak Street. The DRC has reviewed and granted this Variance on lots 586 and 587 (see attached letter).

Please feel free to call me at 804-2188 if you need any additional information or have any questions.

Cordially,

G. C. WALLACE, INC.


Michael Fang, EI

Attachment

C: File
J. Johnson, GCW



BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q06-00232-3-010746

DATE ISSUED: 09/14/09

TYPE OF LICENSE: ENGINEERS SURVEYORS

41 PROS

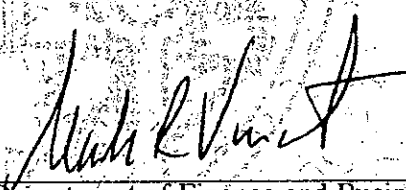
BUSINESS LOCATION: 1555 S RAINBOW BL

ISSUE TO: G C WALLACE INC

DBA:
G C WALLACE INC
1555 S RAINBOW BL
LAS VEGAS NV 89146

PRINCIPAL(S)

DUDDLESTEN, JAMES, CEO/PRES
VANWOERKOM, JAMES, CFO


Director, Department of Finance and Business Services

Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.

RECEIVED

FEB 21 2012

City of Las Vegas
Department of Planning



INITIAL LIST OF MANAGERS OR MANAGING MEMBERS AND REGISTERED AGENT OF

Estancia Desert, LLC

NAME OF LIMITED-LIABILITY COMPANY

FILE NUMBER

E0058292009-4

FOR THE FILING PERIOD OF Feb, 2009 TO Feb, 2010

Filed in the office of

Ross Miller
Secretary of State
State of Nevada

Document Number

20090218490-35

Filing Date and Time

03/04/2009 8:27 AM

Entity Number

E0058292009-4

The entity's duly appointed registered agent in the State of Nevada upon whom process can be served is:

CSC Services of Nevada, Inc.
502 East John Street
Carson City, NV 89706

A FORM TO CHANGE REGISTERED AGENT INFORMATION CAN BE FOUND ON OUR WEBSITE:
www.nvsos.gov

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

☒ Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

****YOU MAY NOW FILE YOUR INITIAL LIST ONLINE AT www.nvsos.gov****

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. If there are additional managers or managing members, attach a list of them to this form.
3. Return the completed form with the \$125.00 filing fee. A \$75.00 penalty must be added for failure to file this form by the last day of the first month following organization date.
4. Make your check payable to the Secretary of State. Your canceled check will constitute a certificate to transact business.
5. **Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
6. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
7. Forms must be in the possession of the Secretary of State on or before the last day of the first month following the initial registration date. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties.

FILING FEE: \$125.00 LATE PENALTY: \$75.00

NAME Estancia West, LLC		(DOCUMENT WILL BE REJECTED IF TITLE NOT INDICATED)	
ADDRESS 2020 Main Street, Suite 1100		☐ MANAGER	☒ MANAGING MEMBER
CITY Irvine	STATE CA	ZIP CODE 92614	
NAME		(DOCUMENT WILL BE REJECTED IF TITLE NOT INDICATED)	
ADDRESS		☐ MANAGER	☐ MANAGING MEMBER
CITY	STATE	ZIP CODE	
NAME		(DOCUMENT WILL BE REJECTED IF TITLE NOT INDICATED)	
ADDRESS		☐ MANAGER	☐ MANAGING MEMBER
CITY	STATE	ZIP CODE	
NAME		(DOCUMENT WILL BE REJECTED IF TITLE NOT INDICATED)	
ADDRESS		☐ MANAGER	☐ MANAGING MEMBER
CITY	STATE	ZIP CODE	
NAME		(DOCUMENT WILL BE REJECTED IF TITLE NOT INDICATED)	
ADDRESS		☐ MANAGER	☐ MANAGING MEMBER
CITY	STATE	ZIP CODE	

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of NRS 380.700 and acknowledges that pursuant to NRS 239.330, it is a category C filer to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X 
Signature of Manager or Managing Member

Title
See Exhibit "A" attached

Nevada Secretary of State Initial List Manager/Mem
Revised: 7-1-03

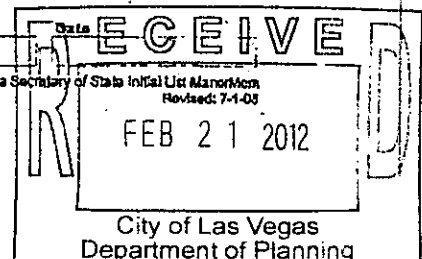


EXHIBIT "A" TO
INITIAL LIST OF MANAGERS OR MANAGING MEMBERS AND REGISTERED
AGENT
OF
ESTANCIA DESERT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Signature of Manager or Managing Member:

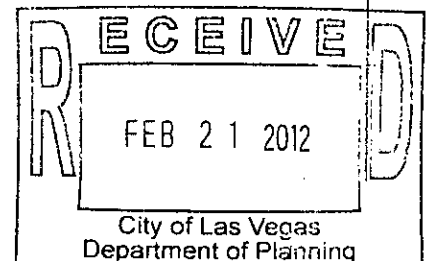
Dated: February 25, 2009

ESTANCIA WEST, LLC,
a Delaware limited liability company

By: _____

Name: Geoffrey S. Fearn

Its: Authorized Signatory



PLEASE FOLD THIS SHIPPING DOCUMENT IN HALF AND PLACE IT IN A WAYBILL POUCH AFFIXED TO YOUR SHIPMENT SO THAT THE BARCODE PORTION OF THE LABEL CAN BE READ AND SCANNED. ***WARNING: USE ONLY THE PRINTED ORIGINAL LABEL FOR SHIPPING. USING A PHOTOCOPY OF THIS LABEL FOR SHIPPING PURPOSES IS FRAUDULENT AND COULD RESULT IN ADDITIONAL BILLING CHARGES, ALONG WITH THE CANCELLATION OF YOUR FEDEX ACCOUNT NUMBER.

From: Origin ID: CSNA (702) 882 3072
Kristen Myers/JYH
CSC - CARSON CITY
502 E. JOHN ST ROOM E

CARSON CITY, NV 89706



CL605010721/23

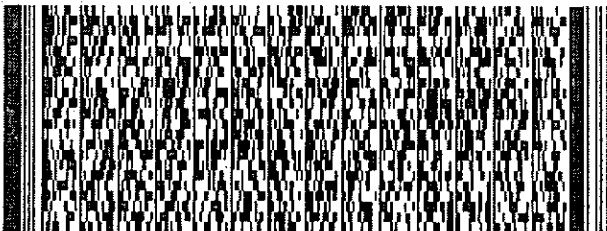
SHIP TO: (949) 553 1313 BILL SENDER
**ALLEN MATKINS LECK GAMBLE &
GINNIA TRISTAN
5TH FLOOR
1900 MAIN STREET
IRVINE, CA 92614**

Ship Date: 13MAR09
ActWgt: 11LB
System#: 675975/FXRS0776
Account#: S 117130169

Delivery Address Bar Code



Ref # NYC911532 020 E3530-003
Invoice #
PO #
Dept #



PRIORITY OVERNIGHT

MON

TRK# 9328 1929 0585

FORM
0201

Deliver By:
16MAR09

SNA A1

92614 -CA-US

WZ APVA



CORPORATION SERVICE COMPANY

www.cscglobal.com

CSC- New York
Suite 3100
1133 Avenue of the Americas
New York, NY 10036
212-299-5600
212-299-5656 (Fax)

Matter# E3530-003
Project Id :

Order# 911532-20
Order Date 03/03/2009

Entity Name : ESTANCIA DESERT, LLC
Jurisdiction : NV-Secretary of State
Request for : Other
File# : E0058292009-4
File date : 03/04/2009
Result : Filed

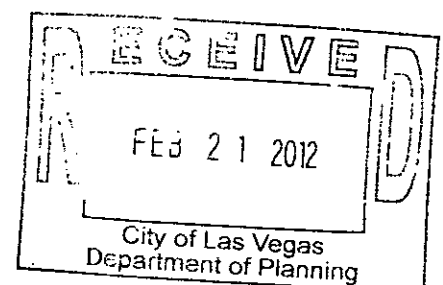
Ordered by GINNIA TRISTAN at ALLEN MATKINS LECK GAMBLE & MALLORY LLP

Thank you for using CSC. For real-time 24 hour access to the status of any order placed with CSC, access our website at www.cscglobal.com.

If you have any questions concerning this order or CSCGlobal, please feel free to contact us.

Kristen Myers
kmyers1@cscinfo.com

The responsibility for verification of the files and determination of the information therein lies with the filing officer; we accept no liability for errors or omissions.



ESTANCIA DESERT, LLC
MEMBER RESOLUTION AND CONSENT

The undersigned, being the sole member of ESTANCIA DESERT, LLC, a Delaware limited liability company (the "**Company**"), does hereby consent to the adoption of and hereby adopts the following resolutions and hereby grants the consents set forth below and directs that this resolution and consent ("**Consent**") be filed with the records of the Company.

I. Appointment of Authorized Signatories

WHEREAS, Estancia West, LLC, a Delaware limited liability company, is the sole member of the Company (the "**Member**");

WHEREAS, pursuant to the terms of the Limited Liability Company Agreement of Estancia Desert, LLC, effective as of August 27, 2010, the management of the Company is vested with the Member;

WHEREAS, the Member now desires to appoint authorized signatories (collectively, the "**Authorized Signatories**" and individually, an "**Authorized Signatory**") of the Company to act on behalf of the Company;

NOW THEREFORE, BE IT RESOLVED, that the following persons are hereby elected as Authorized Signatories of the Company:

Name

Geoffrey S. Fearn

Paul Lucatuorto

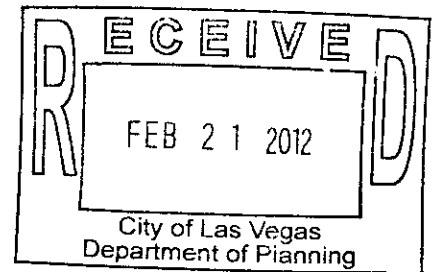
Lisa Albanez

Mike Zarola

Paul Manning

Julie Hansen

Blake Pickett



FURTHER RESOLVED, that the above Authorized Signatories of the Company shall serve until their authority is revoked by the Member in its sole and absolute discretion.

II. Authority to Execute Documents

WHEREAS, the Company currently owns that certain real property located in the City of Las Vegas, County of Clark, State of Nevada, commonly known as the Cliff's Edge property (the "**Property**");

WHEREAS, it has been proposed that each of the Authorized Signatories of the Company be severally authorized to execute and deliver any and all agreements, documents and/or instruments that relate to the acquisition, entitlement, subdivision, ownership, operation, development, leasing, managing, maintaining, marketing, financing, refinancing, selling and/or exchanging of the Property;

WHEREAS, the Member now desires to authorize the Authorized Signatories of the Company to act on behalf of the Company and to execute and deliver any and all agreements, documents and/or instruments that relate to the acquisition, entitlement, subdivision, ownership, operation, development, leasing, managing, maintaining, marketing, financing, refinancing, selling and/or exchanging of the Property;

NOW THEREFORE, BE IT RESOLVED, that each Authorized Signatory of the Company is hereby severally authorized to execute and deliver any and all agreements, documents and/or instruments that relate to the acquisition, entitlement, subdivision, ownership, operation, development, leasing, managing, maintaining, marketing, financing, refinancing, selling and/or exchanging of the Property; and

FURTHER RESOLVED, from and after the effective date of this Consent, the signature of any Authorized Signatory of the Company shall suffice to bind the Company on any and all matters related to the execution and delivery of any and all agreements, documents and/or instruments that relate to the acquisition, entitlement, subdivision, ownership, operation, development, leasing, managing, maintaining, marketing, financing, refinancing, selling and/or exchanging of the Property.

Ratification of Prior Acts

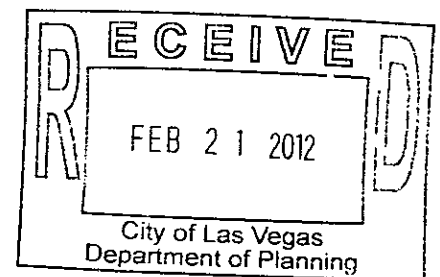
RESOLVED, that this Consent shall act as a ratification, confirmation, adoption and approval of any and all action heretofore taken by any Authorized Signatory of the Company in respect to the matters described in this Consent before the date of adoption of this Consent.

Further Authorization of Authorized Signatories

RESOLVED, that the Authorized Signatories of the Company are hereby authorized and empowered to take or cause to be taken all such actions and to do any and all other and further things and matters of every nature whatsoever, which they, in their sole and absolute discretion, shall deem necessary, appropriate and/or advisable to carry into effect the purpose and intent of this Consent.

Duration of Consent

RESOLVED, that the powers and duties granted hereby shall be of continuing force and effect and all persons may rely on the same until the Member shall by further resolution direct otherwise.



IN WITNESS WHEREOF, the undersigned has executed this Consent this 27th day of August, 2010.

ESTANCIA WEST, LLC,
a Delaware limited liability company

By: 
Geoffrey S. Fearn, President

APNs: 126-13-116-001 thru 126-13-116-154;
126-13-213-001 thru 126-13-213-155;
126-13-214-001 thru 126-13-214-048;
126-13-614-001 thru 126-13-614-125

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Estancia Desert, LLC
2020 Main Street, Suite 1100
Irvine, California 92614
Attn: Geoffrey Fearn

MAIL ALL TAX STATEMENTS TO:

Estancia Desert, LLC
2020 Main Street, Suite 1100
Irvine, California 92614
Attn: Geoffrey Fearn

(Above Space for Recorder's Use Only)

GRANT, BARGAIN, & SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ESTANCIA WEST, LLC, a Delaware limited liability company ("Grantor"), hereby grants to ESTANCIA DESERT, LLC, a Delaware limited liability company, Grantor's entire interest in and to the following described real property, located in the County of Clark, State of Nevada (the "Property"):

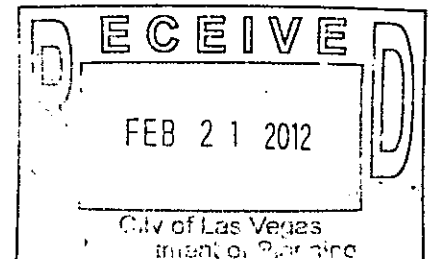
SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

SUBJECT TO:

1. Taxes and assessments.
2. All other covenants, conditions, restrictions, reservations, rights, rights of way, easements, encumbrances, liens and title matters whether or not of record or visible from an inspection of the Property.

[SIGNATURE AND ACKNOWLEDGMENT ARE ON FOLLOWING PAGE]

THIS IS BEING RECORDED AT THE REQUEST OF
CHICAGO TITLE AS AN ACCOMMODATION ONLY
WITH NO LIABILITY.



IN WITNESS WHEREOF, Grantor has caused this Grant, Bargain, and Sale Deed to be executed as of the 22 day of September, 2009.

ESTANCIA WEST, LLC,
a Delaware limited liability company

By: [Signature]
Name: Karen Craig
Title: Vice President

KARON CRAIG

ACKNOWLEDGMENT

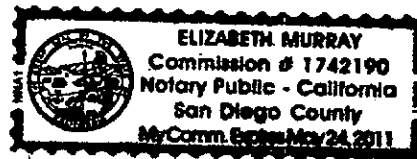
State of California
County of Orange

On Sept. 22 2009, before me, Elizabeth Murray,
Notary Public, personally appeared Karen Craig, who
proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ 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: Elizabeth Murray



Comm # 1742190
Exp 5/24/2011

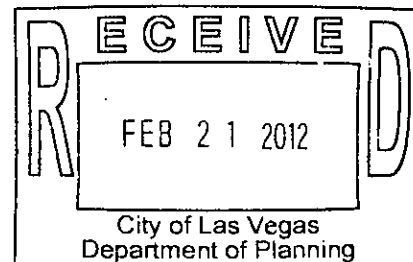


Exhibit "A"
Legal Description

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

PARCEL 1:

LOTS 510 THROUGH 597 IN BLOCK A; LOTS 598 THROUGH 616 IN BLOCK B; LOTS 617 THROUGH 636 IN BLOCK C; LOTS 637 THROUGH 652 IN BLOCK D; AND LOTS 499 THROUGH 509 IN BLOCK E OF NORTHERN TERRACE AT PROVIDENCE UNIT 5 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133 OF PLATS, PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 1A:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND DELINEATED ON SAID MAP.

PARCEL 2:

LOTS 28 THROUGH 59 IN BLOCK U; AND LOTS 60 THROUGH 75 IN BLOCK V OF NORTHERN TERRACE AT PROVIDENCE UNIT 9 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133 OF PLATS, PAGE 65, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

PARCEL 2A:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND DELINEATED ON SAID MAP.

PARCEL 3:

LOTS 76 THROUGH 82 IN BLOCK X, LOTS 148 THROUGH 204 IN BLOCK Z, LOTS 205 THROUGH 230 IN BLOCK AA, AND LOTS 83 THROUGH 147 IN BLOCK A OF NORTHERN TERRACE AT PROVIDENCE UNIT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133 OF PLATS, PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3A:

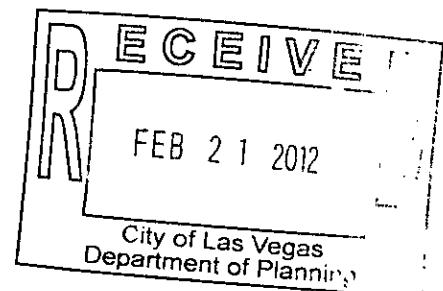
AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND DELINEATED ON SAID MAP.

PARCEL 4:

LOTS 235 THROUGH 290 IN BLOCK N; LOTS 291 THROUGH 294 IN BLOCK Q; LOTS 295 THROUGH 325 IN BLOCK R, LOTS 326 THROUGH 344 IN BLOCK S; AND LOT 345 THROUGH 359 IN BLOCK T OF NORTHERN TERRACE AT PROVIDENCE UNIT 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133 OF PLATS, PAGE 87, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4A:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND DELINEATED ON SAID MAP.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 126-13-116-001 thru 126-13-116-154;
 b) 126-13-213-001 thru 126-13-213-155;
 c) 126-13-214-001 thru 126-13-214-048;
 d) 126-13-614-001 thru 126-13-614-125

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
 e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____ .00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9 _____
 b. Explain Reason for Exemption: Transfer to a business entity of which Grantor is a 100% owner.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature PLEASE SEE ATTACHED Capacity _____

Signature PLEASE SEE ATTACHED Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Estancia West, LLC
 Address: 2020 Main Street, Suite 1100
 City: Irvine
 State: CA Zip: 92614

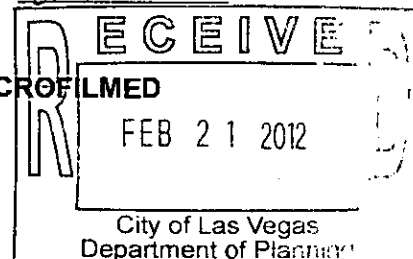
BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Estancia Desert, LLC
 Address: 2020 Main Street, Suite 1100
 City: Irvine
 State: CA Zip: 92614

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: CHICAGO TITLE Escrow #: Accom 0217104
 Address: P.O. Box 70480
 City: LAS VEGAS State: _____ Zip: 89170-0480

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Signature page for State of Nevada Declaration of Value

Seller / Grantor:

ESTANCIA WEST, LLC, a Delaware limited liability company

By: [Signature]
Name: Karen Craic
Title: Vice President

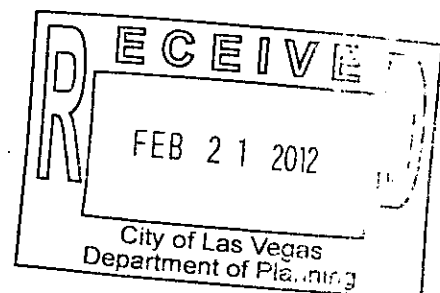
KAREN CRAIC

Buyer / Grantee:

ESTANCIA DESERT, LLC, a Delaware limited liability company

By: [Signature]
Name: Vice Karen Craic
Title: Vice President

ASSISTANT
CITY CLERK
COPY



City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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Project Name: Northern Terrace at Providence Unit 5 Setbacks

APN(s):	126-13-116-088 & 089	Pre-app Date:	02/01/12
Location:	7954 and 7950 Blue Lake Peak Street	Meeting Location:	DSC Conference Room 3D - 331
Ward #:	6 - Ross	Acres:	0.15
		Time:	10:00 a.m.

Ownership Info:	ESTANCIA DESERT L L C %G FEARNES	Last Change of Ownership Date:	09/23/09
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Warmington Residential Nevada, Inc.		
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	G.C. Wallace, Inc.		
	Phone: (702)-804-2000	Fax: (702)-804-2299	Email:

Use:	Existing:	Single Family Residential (undeveloped)
	Proposed:	No change proposed
General Plan:	Existing:	PCD (Planned Community Development)
	Proposed:	No change proposed
Zoning:	Existing:	PD (Planned Development)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Cliff's Edge (Providence); Interlocal Land Use Area	
	Special Land Use Designation (per plan, if applicable): ML (Medium Low Density Residential)	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Steve Swanton, Senior Planner (229-4714 Office / 385-7268 Fax / sswanton@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Michael Fang, EI	G.C. Wallace, Inc.	804-2188	804-2299	mfang@gcwallace.com
2. <i>Scott Reddie</i>	<i>Warmington Residential</i>	<i>248-4883</i>	<i>248-8420</i>	
3.				
4.				
5.				
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

-- Please return a copy of this completed form with the original Pre-Application Submittal Checklist --

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

City of Las Vegas Department of Planning

Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. A variance is requested to allow a 10.5-foot rear yard setback where 15 feet is required for a single family dwelling and a 5.5-foot rear yard setback for patio covers where 10 feet is required. The Variance is requested on two lots within an existing residential development within Cliff's Edge (Providence).
2. Common Area B to the east of the subject properties is approximately 6 feet wider to accommodate an existing median island in the adjacent Crescent Mountain Street, prompting this request.
3. The subject properties are currently undeveloped.
4. The Cliff's Edge Design Guidelines (Sep. 19, 2007) require rear yard setbacks of 15 feet on interior lots within the ML designation, except that 10-foot setbacks are allowed for up to 50% of the product width. Crescent Mountain Street is not considered a "community level roadway" and therefore the subject properties are not deemed perimeter lots.
5. The Cliff's Edge Design Guidelines (Sep. 19, 2007) require patio covers to be set back at least 10 feet from the rear property line within the ML designation. The setback also applies to second story decks.
6. The Providence Design Review Committee approved a waiver for Lots 586 and 587 only through a letter dated 01/11/12. This letter must accompany the variance submittal or the application will not be accepted.
7. Submit a lot fit analysis depicting the largest model requiring the variance. The models proposed for the subject lots are all two stories in height.

City Of Las Vegas

Department Of Planning

Submittal Checklist (Cont.)

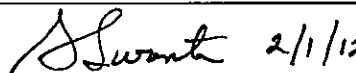
Pre-Application Conference		Item Required					
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR <u>EACH</u> APPLICATION TYPE, unless indicated otherwise)					
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Appl. Type VAR	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		\$	\$	\$	\$
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)		\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$
☒	☐	Copy of Business License(s) – requested, but submittals will be accepted without		\$	\$	\$	\$
☒	☐	Cop(ies) of approval letter(s) for Providence Design Review Committee	Subtotal:				\$ 830.00
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	---	\$0.00	
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$830.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)							
☒	☐	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				6
		All property lines and present dimensions labeled	Colored, Rolled Plans:				1
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1
		All adjacent existing land uses and street names labeled	NOTES: Include lot fit analysis				
		All points of ingress and egress shown					
		Parking standard(s) utilized:					
		Parking space count and typical dimensions labeled					
		# regular + [30% or less of total] # compact + # handicap = Total					
☒	☐	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled	Folded Plans (1 per application):				1
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans:				1
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1
		All wall sign locations shown and sizes noted	NOTES:				
☒	☐	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled	Folded Plans (1 per application):				1
		North arrow and scale	Rolled Plans:				1
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1
		Use of all rooms noted/labeled	NOTES:				
		Maximum Occupancy (per I.B.C.)					
		Seating Capacity (where applicable)					
CONTINUED NEXT PAGE							

Pre-
Application
Conference

**City Of Las Vegas
Department Of Planning
Submittal Checklist (Cont.)**

Item Required

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

APN(s):	126-13-116-088 & 089	Application Type:	Variance
Location:	7954 and 7950 Blue Lake Peak Street	Application Purpose:	To allow a 10.5-foot rear yard setback where 15 feet is required and a 5.5-foot rear yard setback to patio covers where 10 feet is required.
Ward:	6 - Ross	Pre-App. Meeting Date:	02/01/12
Planner's Signature:	 2/1/12	Submittal Deadline:	02/23/12 - no later than 2:00 pm
Planner:	Steve Swanton, Senior Planner - 229-4714	Earliest PC / CC Meeting Dates:	04/10/12 PC - 05/16/12 CC (Cycle 4)