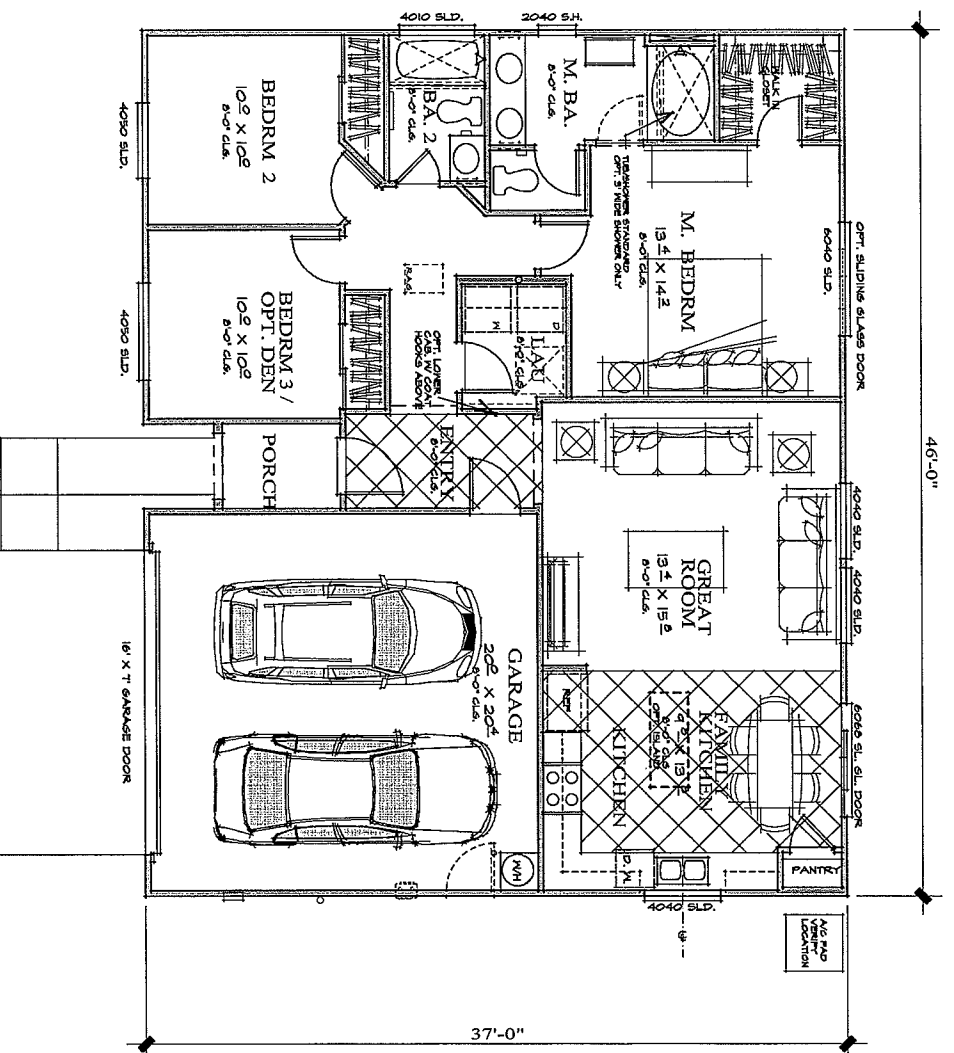


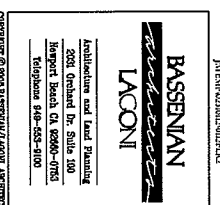


PLAN 2 • 1232 SQ. FT.

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PROVIDENCE

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PROVIDENCE

PROVIDENCE



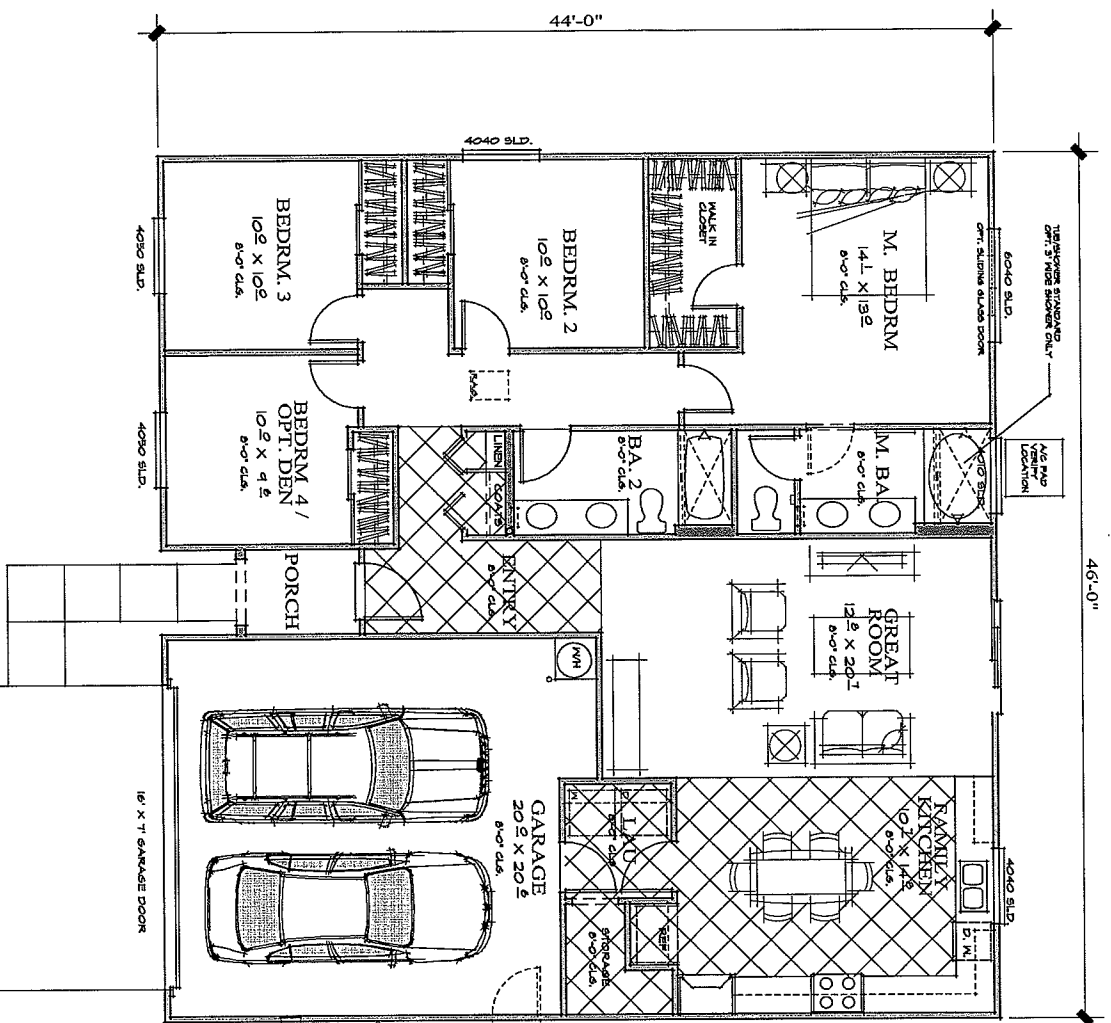
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5-5-10

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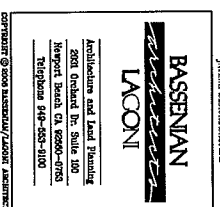
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PLAN 3 • 1537 SQ. FT.

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PROVIDENCE

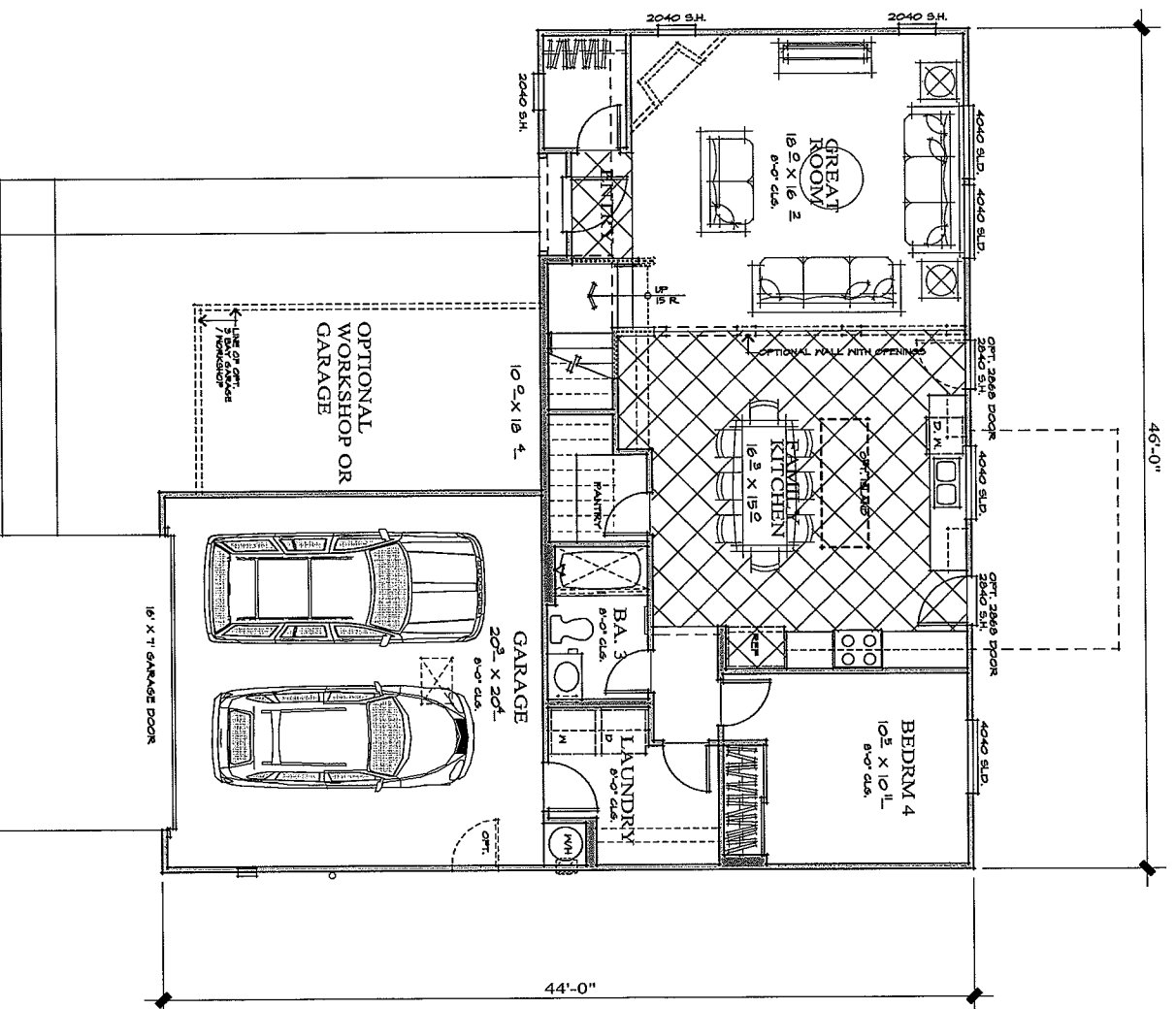


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5-5-10

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PLAN 5 • 2027 SQ. FT.

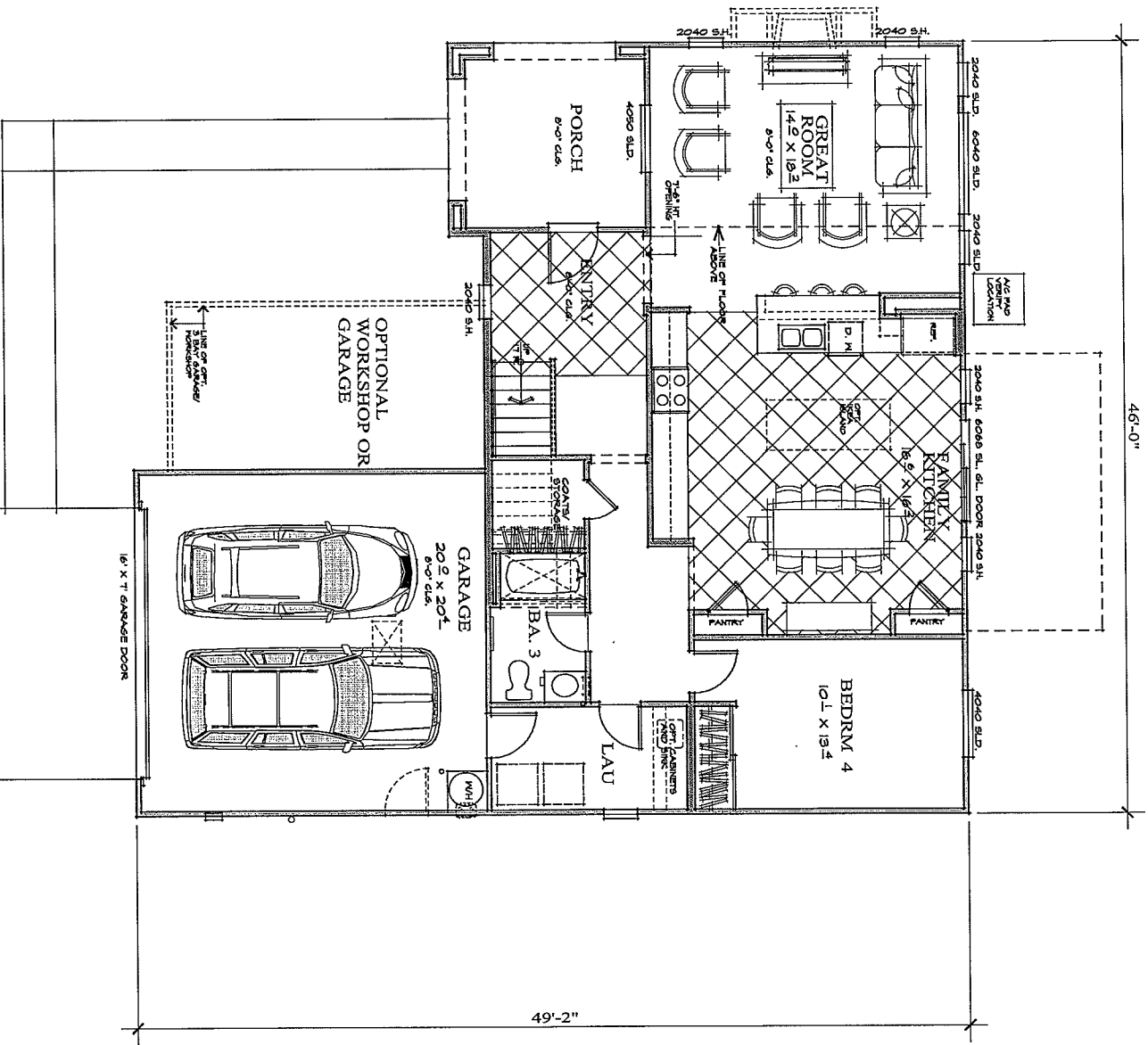


BASSENIAN
architecture
LAONI

Architecture and Land Planning
8000 Overland Dr. Suite 100
Newport Beach, CA 92660-0783
Telephone 949-453-9100

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PLAN 6 • 2139 SQ. FT.

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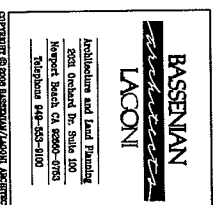
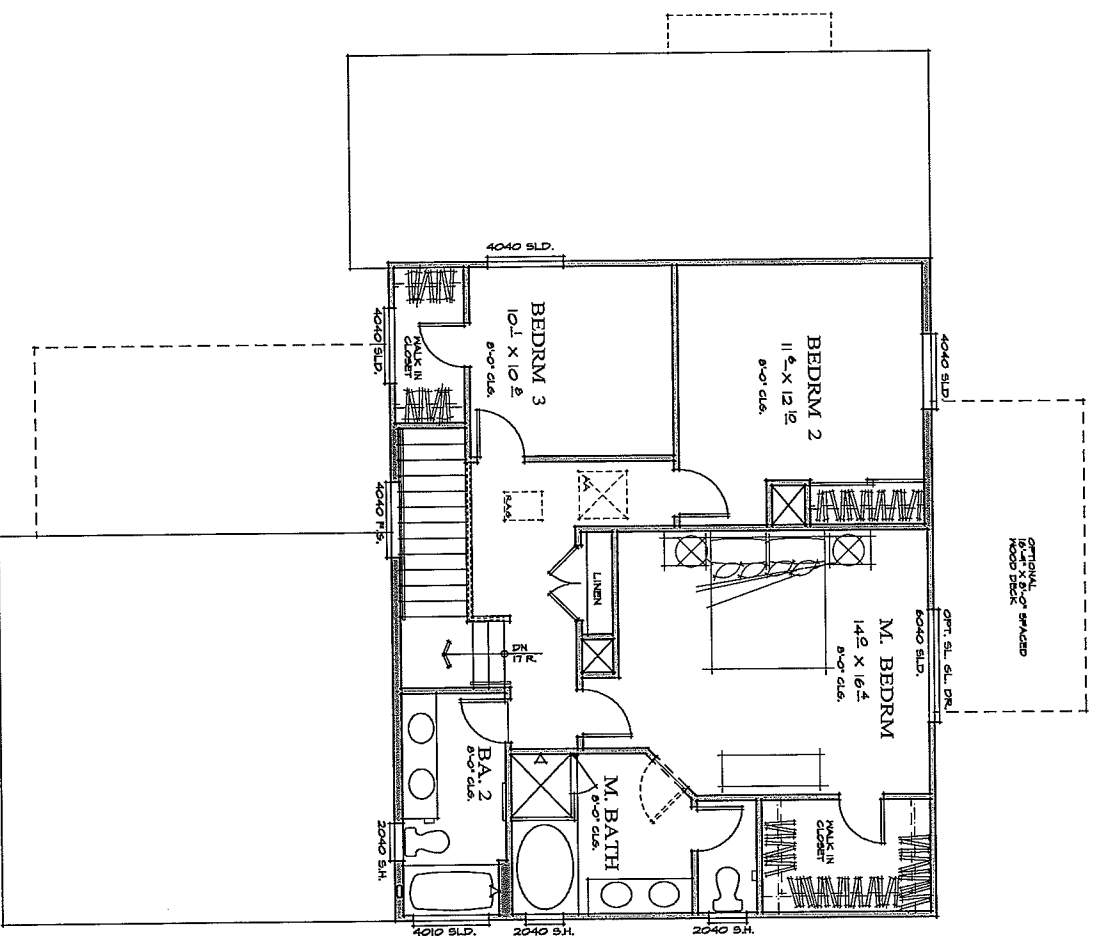
BASSENAN
LAONI
Architects and Land Planning
2001 Oakland Dr. Suite 100
Hawthorne, CA 90240-0700
Telephone 415-455-1100

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5-3-10

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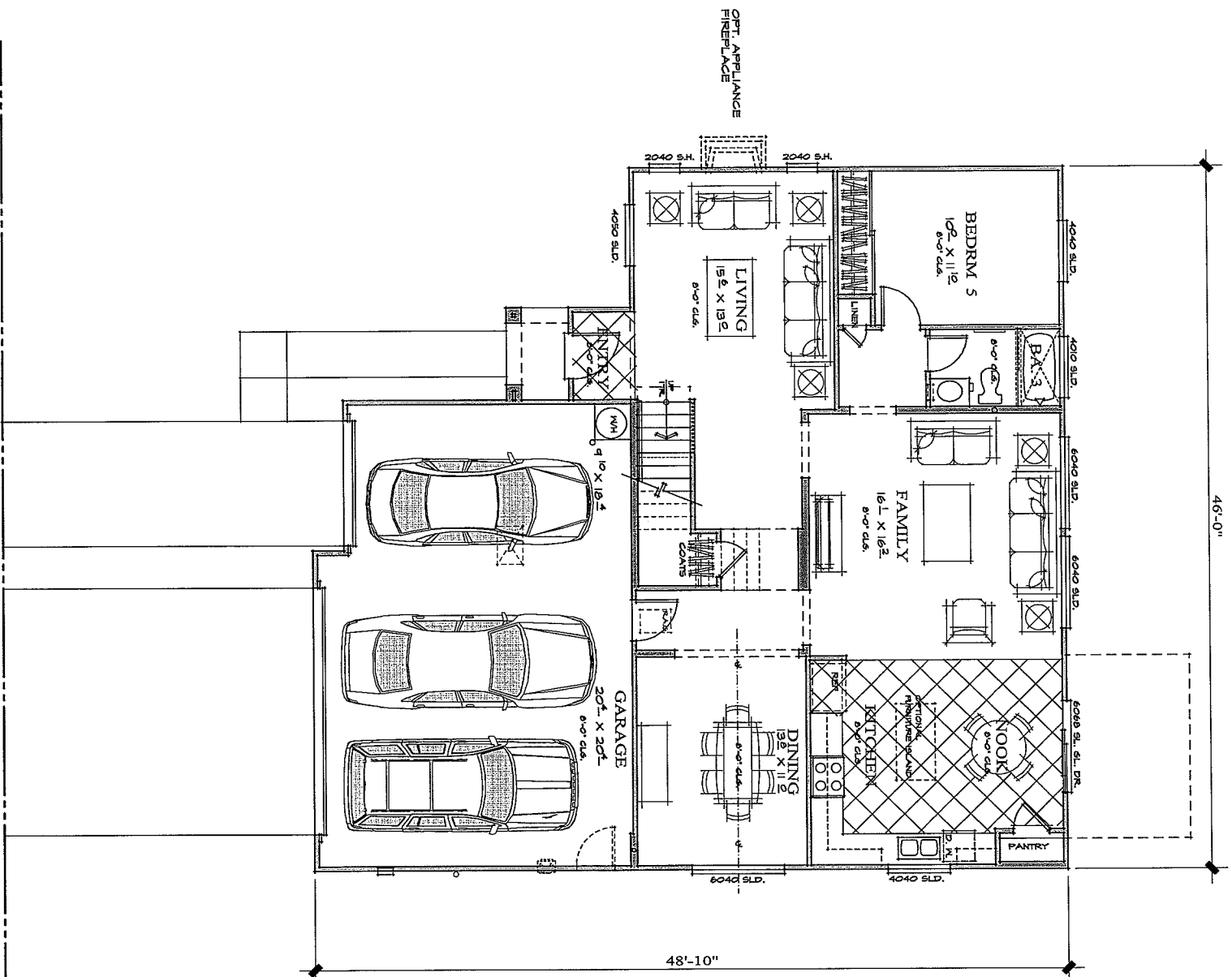
PLAN 6



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PLAN 7 • 2554 SQ. FT.



JTBETW/201012/06117147

BASENIAN
architects

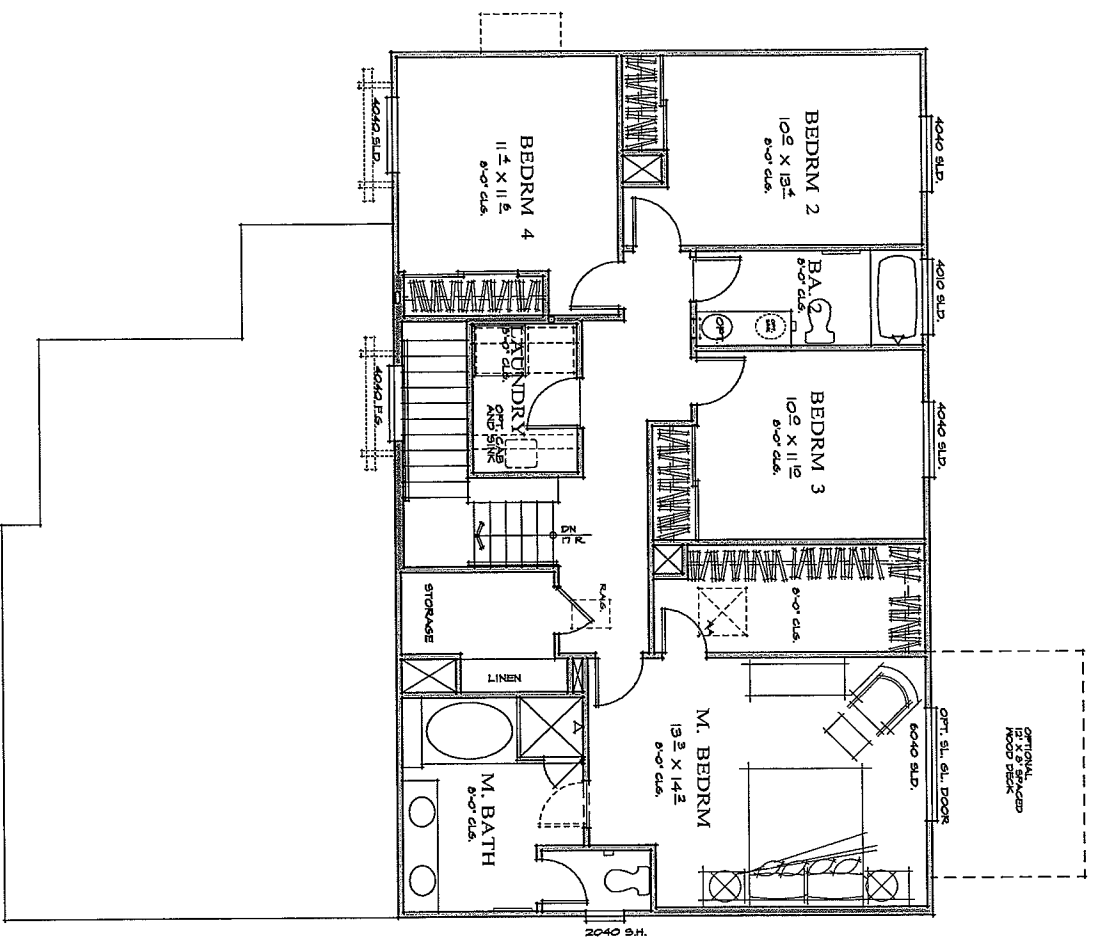
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Telephone 949-555-9100

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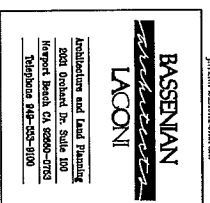
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PLAN 7

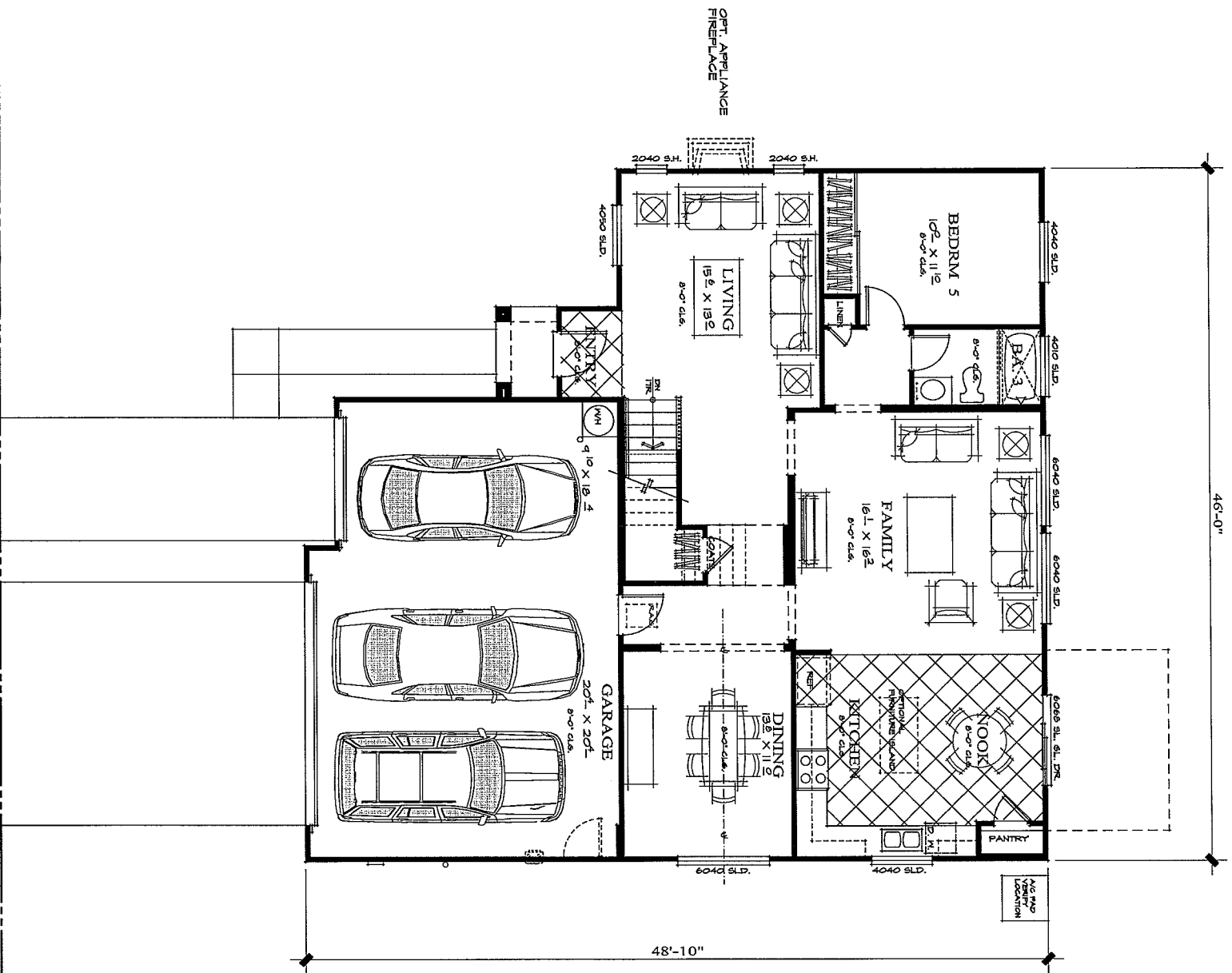
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PLAN 7X • 2967 SQ. FT.

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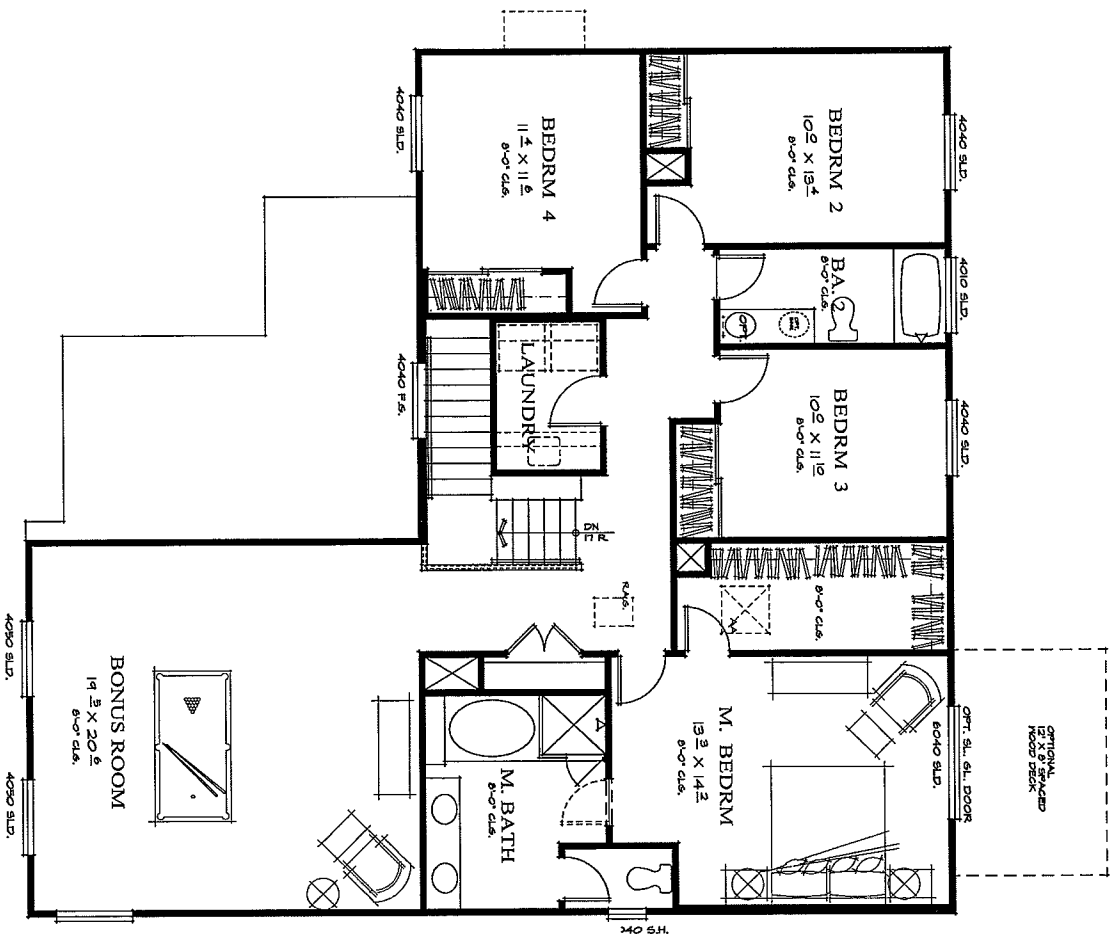
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LACONI

Residential and Land Planning
2008 Licensed in State of
Rhode Island License #0006-0006
Telephone 401-455-9100

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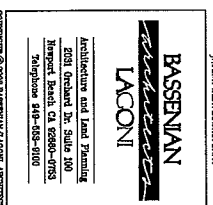
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PLAN 7 X - 2967 SQ. FT.

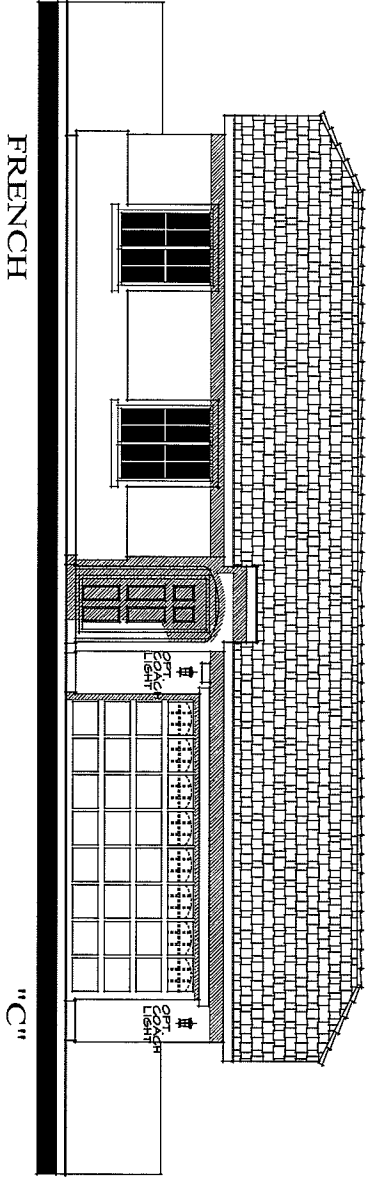
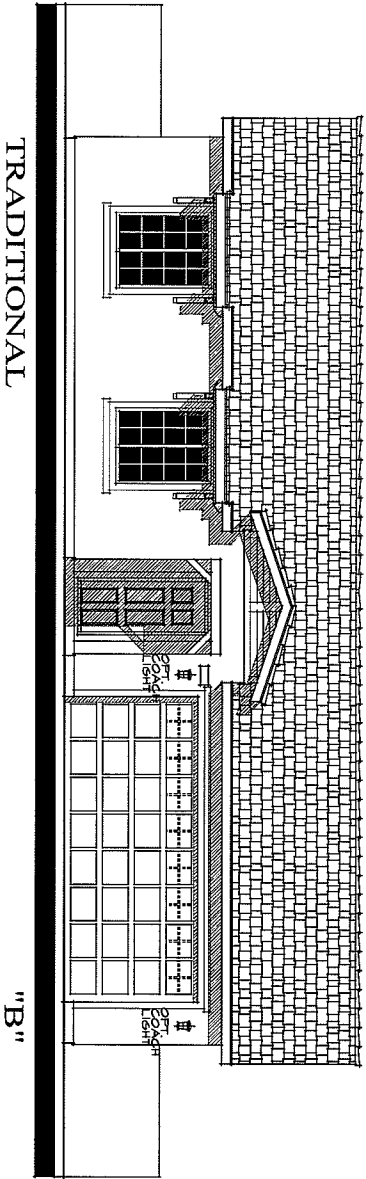
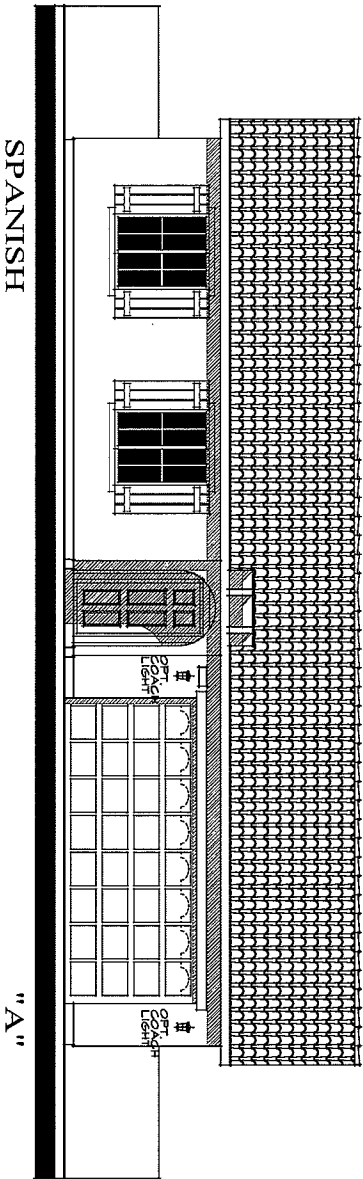
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PLAN 2
FRONT ELEVATIONS

LivingSmart® Homes

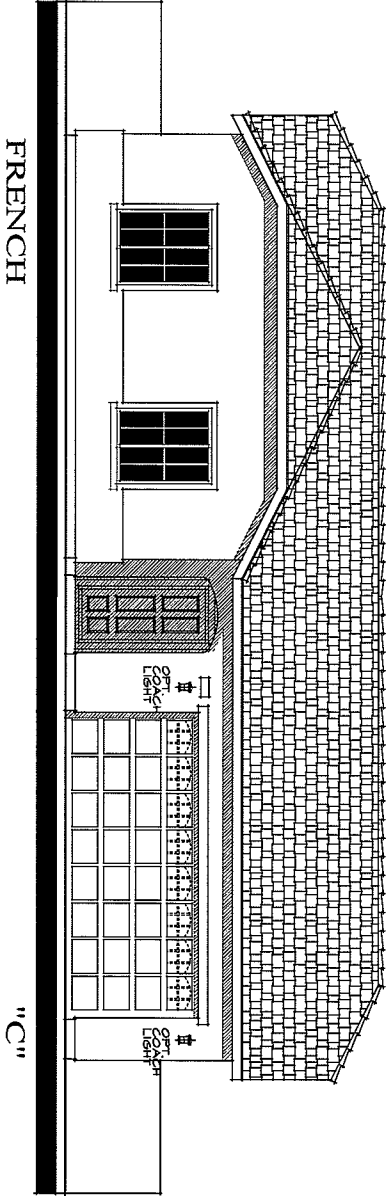
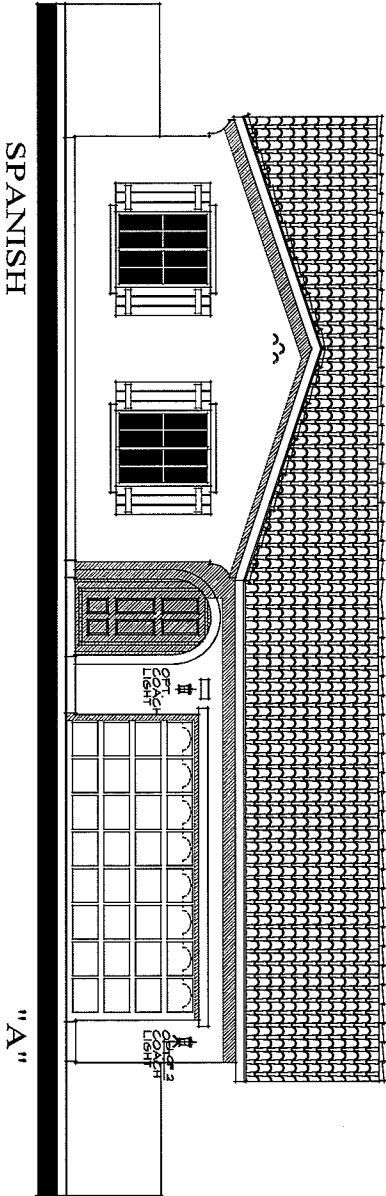
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LACONI
Architectural and Land Planning
2008 Oakland Ave. Suite 100
Irvine, CA 92614-7700
Telephone 949-455-8100

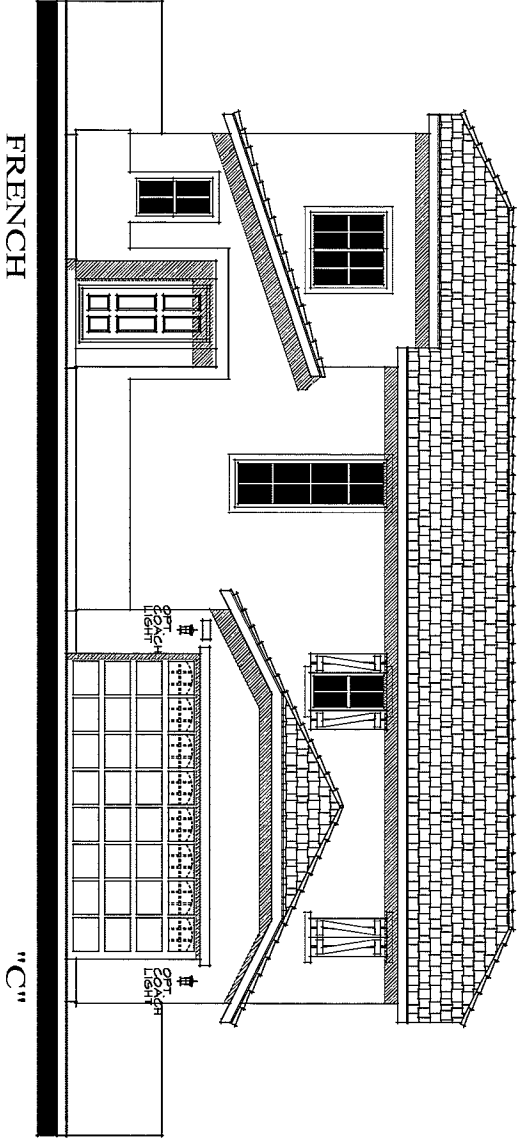
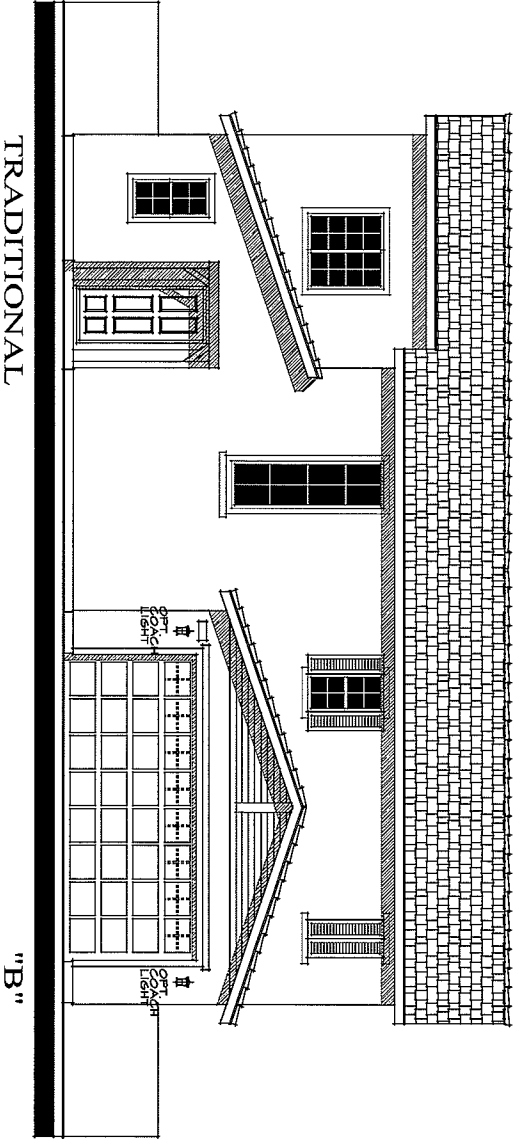
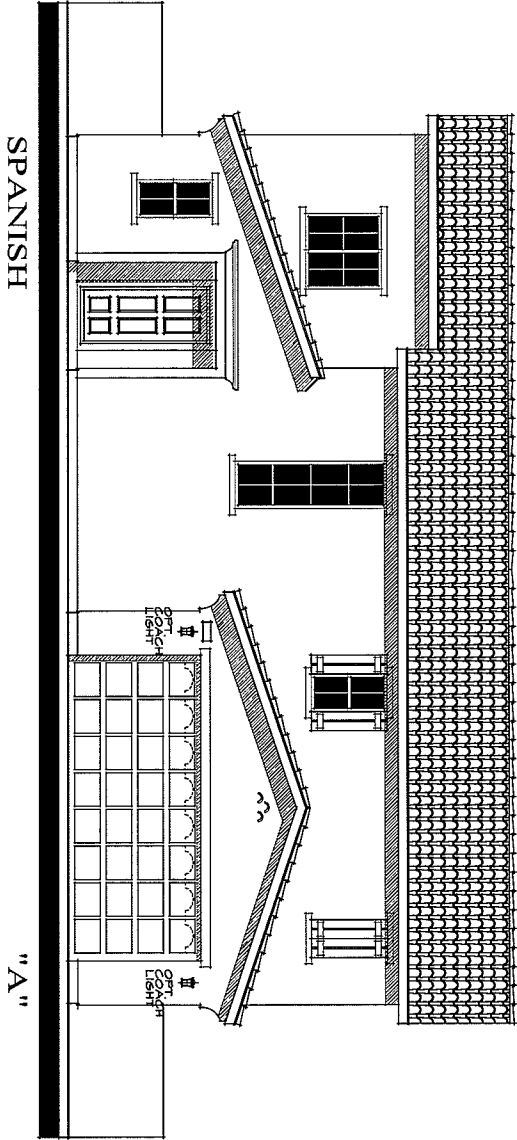
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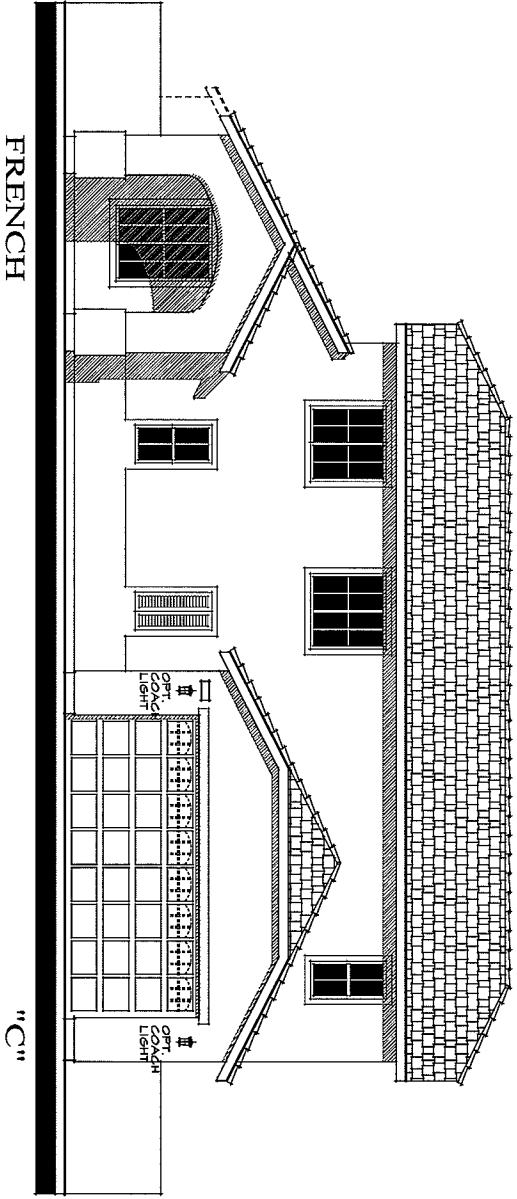
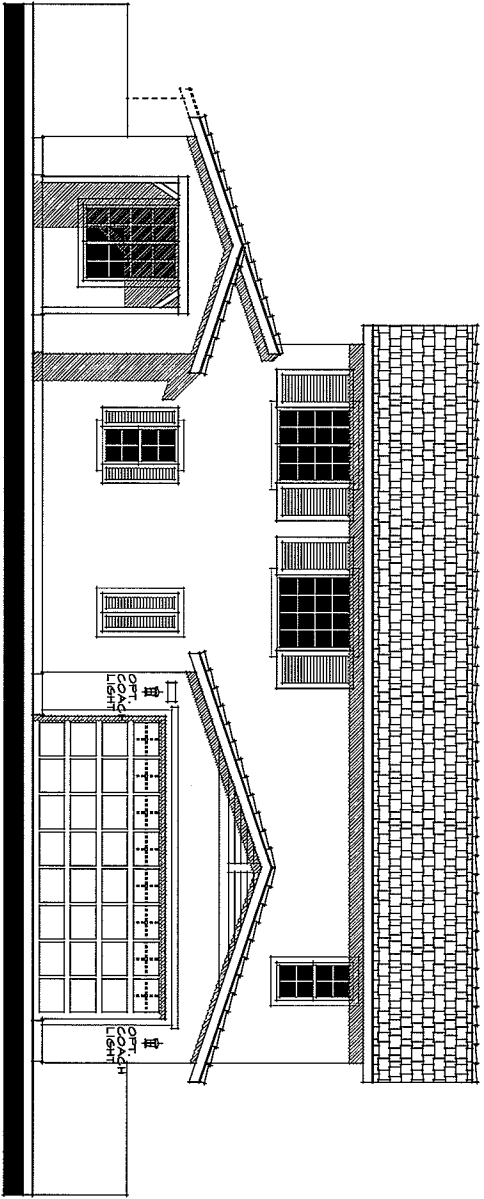
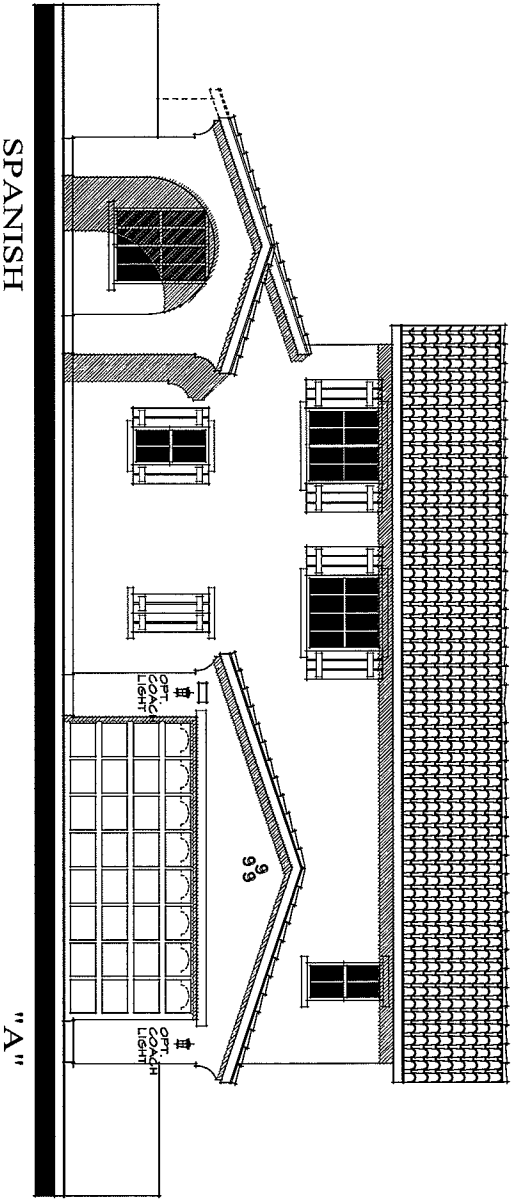
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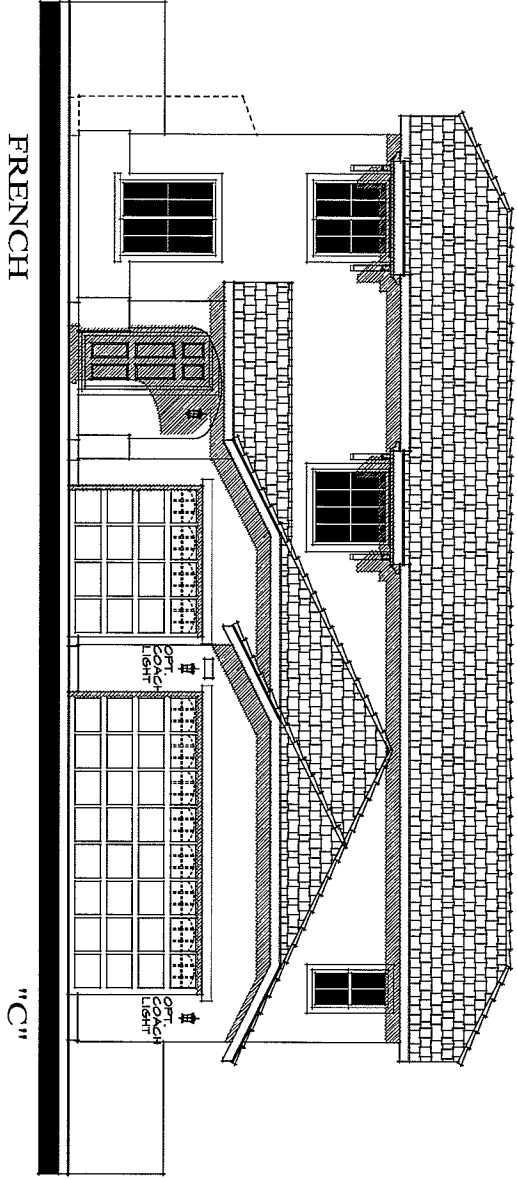
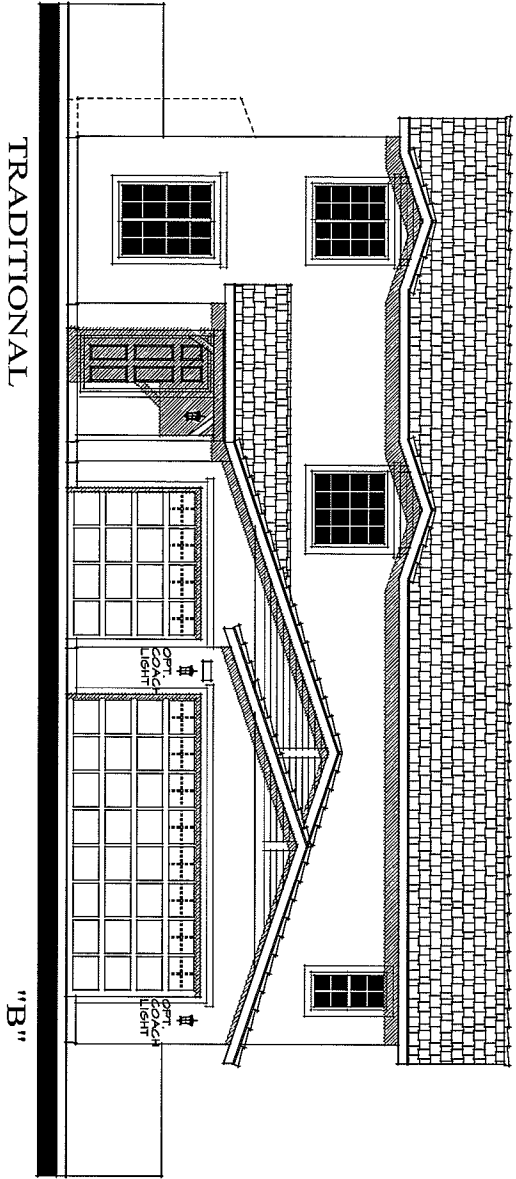
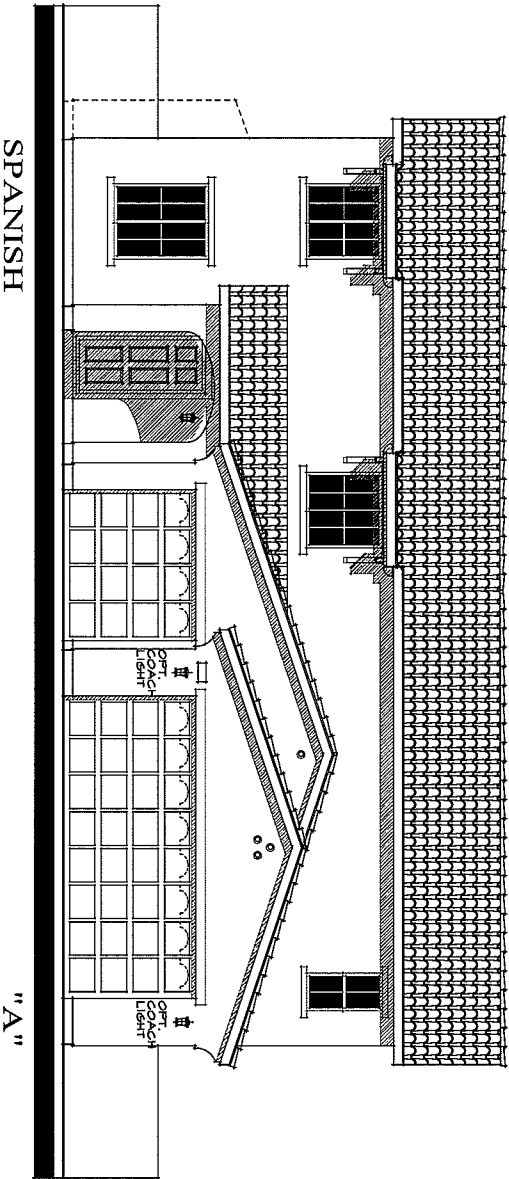
PLAN 3
FRONT ELEVATIONS
LivingSmart® Homes
PROVIDENCE



PLAN 5
FRONT ELEVATIONS
LivingSmart® Homes
PROVIDENCE



PLAN 6 FRONT ELEVATIONS LivingSmart® Homes PROVIDENCE

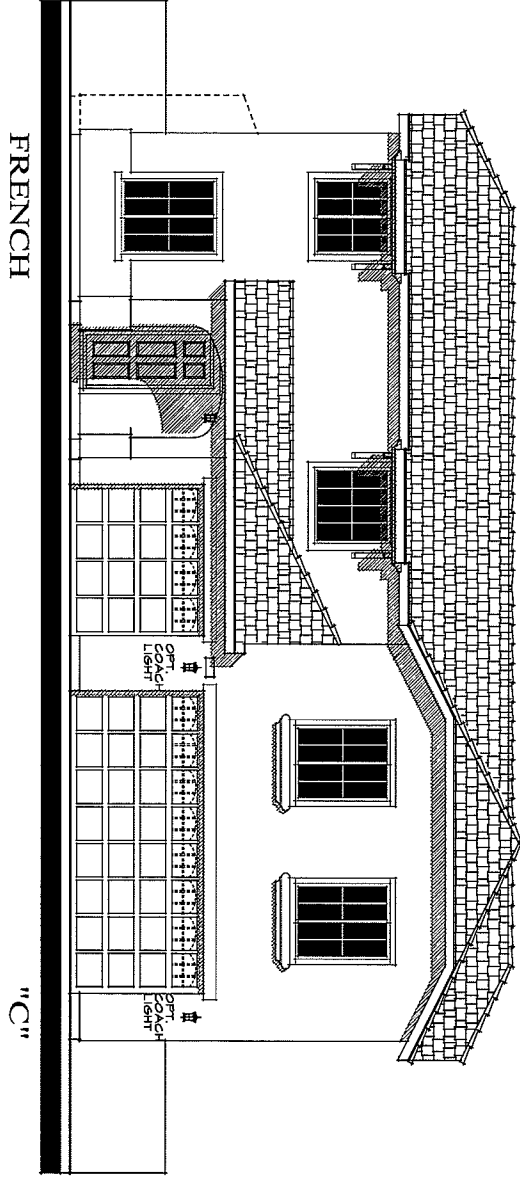
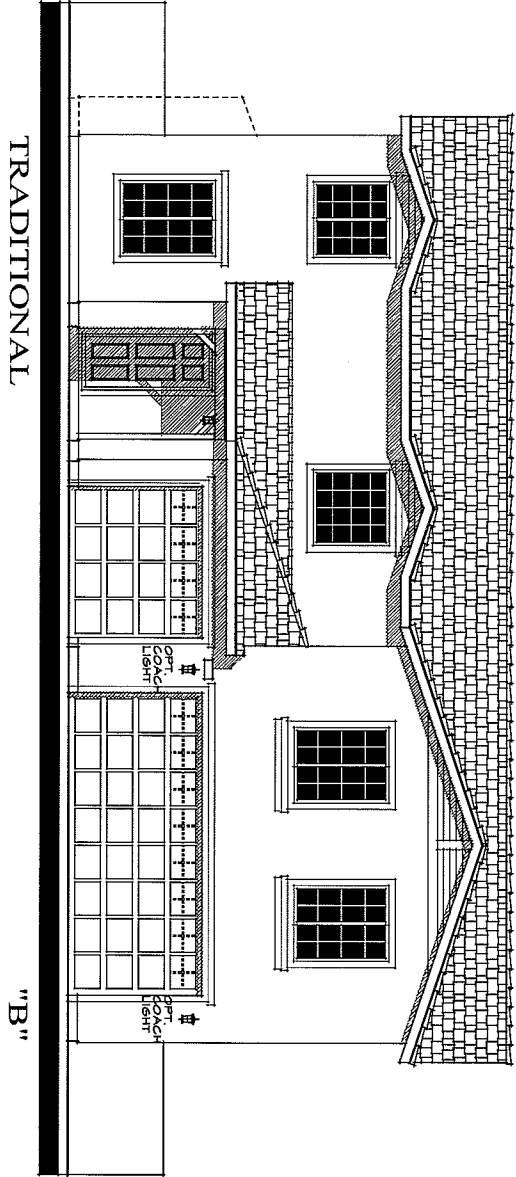
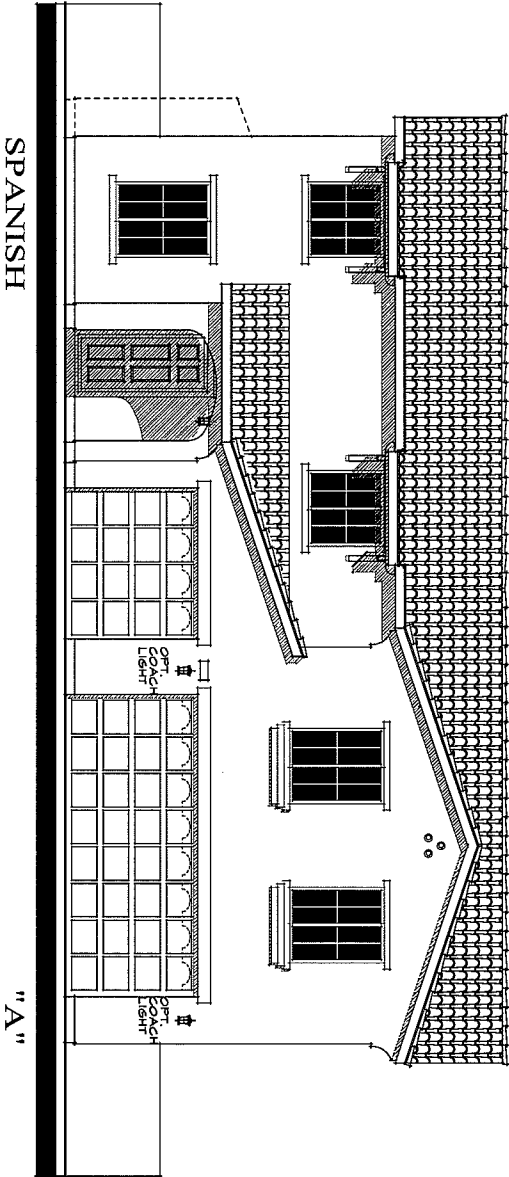


PLAN 7
FRONT ELEVATIONS
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PROVIDENCE

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Architecture and Land Planning
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Telephone 401-853-8700

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APN 126-24-410-002



1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA CENTRAL PARKWAY.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" WATER LINE IN CENTENARIAL.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 12" MAIN LOCATED IN CENTENARIAL.
10. THE SITE SLOPES ARE LESS THAN 12%. STREET GRADES WILL BE LESS THAN 6%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THERE ARE EXISTING EASEMENTS ON THESE PROPERTIES. THESE EASEMENTS ARE BEING RELINQUISHED WHERE APPLICABLE.
13. THIS SUBDIVISION IS PART OF THE PROVIDENCE (CLIFF'S EDGE) MASTER PLANNED COMMUNITY.

LOT 307 AS SHOWN ON FILE IN BOOK 118, PAGE 68 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST W.D.M., CLARK COUNTY, NEVADA.

H O F FINANCIAL I LLC
3200 BRISTOL ST #300
COSTA MESA CA 92626-1810
PH (714) 433-2300
FX (714) 433-2454

PARDEE HOMES OF NEVADA
650 WHITE DR, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-6881

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 21
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB AND GUTTER
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX STORM DRAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)

ZONING	= PD-RSL
LOT DIMENSIONS (TYP)	= 56'x84'
MINIMUM LOT AREA	= 4,478 SQ FT
MAXIMUM LOT AREA	= 10,315 SQ FT
GROSS ACREAGE	= 20.28 AC
NET ACREAGE	= 16.92 AC
TOTAL LOTS	= 106 LOTS
GROSS DENSITY	= 5.23 DU/AC

NO OF UNITS	=	106
REQUIRED O.S. (CLIFF'S EDGE)	=	5,300 SF
PROVIDED OPEN SPACE	=	7,718 SF

1. STREET INTERSECTION OFFSET REDUCED TO 66'-FT (PRIVATE STREET ONLY) (SEC 18.12.160)
2. MINOR STUB STREET FOR GRADING AND UTILITY REASONS (SEC 18.12.110)

NO. OF UNITS	= 106
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 234 SPACES**

106 UNITS X 250 GPD/UNITS = 26,500 GPD
TOTAL AVERAGE CONTRIBUTION = 26,500 GPD = 0.02650 MGD
TOTAL PEAK FLOW = 0.02650 MGD X 3.23 (PEAK FACTOR) = 0.08560 MGD

WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS
GARBAGE: REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER: NV ENERGY
TELEPHONE: CENTURYLINK
NATURAL GAS: SOUTHWEST GAS COMPANY

FRONT (GARAGE)
FRONT ENTRY GARAGE = LESS THAN 5' OR 18+

FRONT (LIVING AREA)
SHOULDER STORY (x12') = 8' (5' TO PORCH)
TWO STORY (x12') = 12' (8' UP TO 60% OF BLDG WIDTH; 5' TO CANTILEVERED BALCONY)

INTERIOR SIDE = 3'
PERIMETER SIDE = 5'

REAR = 3' (7' FOR AT LEAST 50% OF BLDG WIDTH)
PERIMETER LOTS = 10'

REAR PATIO COVERS = 5'

2ND STORY BALCONY = 8'
FRONT = 8'
REAR = 7'

SEPARATION, BLDG TO BLDG = 6'

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

TRANSMISSION VERIFICATION REPORT

TIME : 12/13/2010 15:19
NAME :
FAX :
TEL :
SER.# : BROB7J613436

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

12/13 15:19
2845399
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02
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STANDARD
ECM

CITY OF LAS VEGAS

FAX

**PLANNING &
DEVELOPMENT**

DATE: 12-13-10

NO. OF PAGES: 2
(Including this sheet)

TO: James Hackman

Slater Hanifan



FROM: Doug Rankin

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301 FAX: 702-385-7268

SUBJECT: #40400 Pardee homes of NJ

Provide me with 200-201

CITY OF LAS VEGAS

FAX

**PLANNING &
DEVELOPMENT**

DATE: 12-13-10

NO. OF PAGES: 2
(Including this sheet)

TO: James Hackman
Slater Hanifan



FROM: Doug Rankin

731 South Fourth Street
Las Vegas, Nevada 89101

702-229-6301

FAX: 702-385-7268

SUBJECT: #40400 Pardee homes of NO
Providence POD 307 Phase I

MESSAGE: _____

If any portion of this transmission is illegible, unreadable or missing, please contact our office at 702-229-6301. Thank you.

Plans (Approved Site Plan)

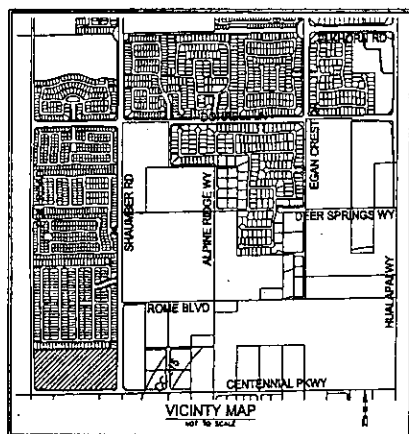


Separator Sheet

Plans (PMT)



Separator Sheet



1. THERE ARE NO OTHER FORMS OF PROJECTS LOCATED ALONGSIDE OR IN THE VICINITY OF THE SUBPROJECT TO BE AFFECTED BY THE CHANGES.
2. THERE ARE NO OTHER COMMUNITIES IN THE AREA OR PART OF THE LOCALITY CHANGING PROJECT.
3. THERE WILL BE NO NEW CRAFTS DEVELOPED FOR THE SUBPROJECT.
4. CULTURAL LANDSCAPES AND COMMONS HAVE NOT BEEN IDENTIFIED BY THE PROJECT TEAM AND PHOTOS.
5. TRAFFIC IMPACTS ONLY IN THE COMMUNAL ZONE.
6. LANDSCAPES IDENTIFIED FOR SPECIAL MANAGEMENT, SUCH AS SACRED LANDSCAPES, ARE NOT AFFECTED BY THE CHANGES OF THE FINAL PLAN.
7. WE WILL REMOVE THE PROJECTS THAT WILL BE SUPPLIED BY AN OUTSIDE VENDOR SINCE IT IS COMMUNAL.
8. SCHEMATIC FOR THE PROJECT WILL CORRESPOND TO THE LARGEST CRAFT MARKET IN THE COMMUNITY.
9. THE TYPE SUPPLIES AND WORK WOULD BE STRICTLY LIMITED TO BE LESS THAN 10%.
10. THE PROJECTS ARE NOT CHANGING A NEW YEAR TRADITIONAL FOLKLORE.
11. THERE ARE CHANGES INLANDSCAPES IN THESE PROPOSALS, THESE LANDSCAPES ARE BEING MANAGED THROUGH APPLICATIONS.
12. THERE ARE NO PARTS OF THE PROPOSING CRAFTS THAT WILL BE AFFECTED BY THE CHANGES.

104-287 AS SHOWN ON FILE IN ROOM 110, PAGE 86 OF PLATE IN
CLARK COUNTY RECORDER'S OFFICE, MEMPHIS, TENN. WHEN SECTION
REMOVED TO ROOM 110, PLATE 16 EAST N.E.M. CLARK COUNTY, MEMPHIS.

DEVELOPER

PLANNING POSITION OF INCHARGE
12000 BOSTON ST. SUITE 100
COSTA MESA CA 92626-4000
PH (714) 432-2300
FX (714) 432-2600

ENGINEER

ELIOT HOFFMAN GROUP
1540 N. HEMLOCK ST. SUITE 400
SALT LAKE CITY, UT 84119
(801) 276-4400
TX (801) 264-4300

_____ PROJECT HIGHLIGHT
 _____ MINORIT CLERICAL
 _____ LEFT LANE
 _____ HOV LANE
 _____ PROPERTY LANE
 _____ HIGHWAY-OF-BOY LANE
 _____ CHURCH BUS LANE
 _____ WATER LANE
 _____ RAIL HIGHWAY
 _____ SAME TRAIL WATER LANE
 _____ TRAILWAY TRAILWAY HIGHLIGHT
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30000	= 240-00
100 0000000 (100)	= 30 000
1000000 100 000	= 6,400 000 FT
1000000 100 000	= 10,000 000 FT
1000000 100000	= 20,000 AC
100 100000	= 10,000 AC
10000 10000	= 100 0000
100000000	= 0,000 0000 AC

NO OF WTS : 10
 NUMBER OF PAGES : 10
 WAIVER OF DEVELOPMENT
 STANDARDS

1. STREET INFORMATION OFFICE ADVISED RE 35-47 (PHONE CALLER (MAY) (MAY 16 1968)
2. WOULD LIKE STREET FOR ADDRESS AND 1/2-14 ADDRESS RE 35-47

NO OF WIRE - 100
 NO OF LINES - 3
 NO OF PAGES - 12
 NO OF PAGES - 12

General Planning Requirements: 1. The plan should be based on the following assumptions:

**ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS**

100 MHz $\pm$ 250 MHz = 350 MHz
 100 MHz configuration = 250 MHz = 250 MHz
 100 MHz $\pm$ 250 MHz = 250 MHz = 250 MHz

NAME	LAKE KITAS VALLEY HOTEL TRACTS
ADDRESS	CITY OF LAKE WILLOW
CAPACITY	RECREATION SERVICES OF SHIPPED BY ROAD
POWER TO	NO ENERGY
TELEPHONE	CENTRALIZED
WATER, GAS	FIREWORKS AND DISCOUNT

[illegible]

EXISTING STRIPS ALONG HIGH WINDS ARE APPROXIMATE HALF OF
THAT OF THE CONTRACTOR'S RESPONSIBILITY TO BEHOLD THE STRIPS
ALONG AND MAINTAIN THE STRIPS OF ALL STRIPS AND STRIPS
STRIPS PRIOR TO CHANGING CONTRACTOR. BE RESPONSIBLE FOR
THEIR THAT ALL STRIPS STRIPS ARE SHOWN HEREIN. BE RESPONSIBLE
ALONG THE RESPONSIBILITY FOR STRIPS AND SHOWN IN ALL STRIPS
ALONG THE

S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
1000 S. AVENUE STREET 2ND FL. LAS VEGAS, NV 89101

[illegible]

PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
TENTATIVE MAP

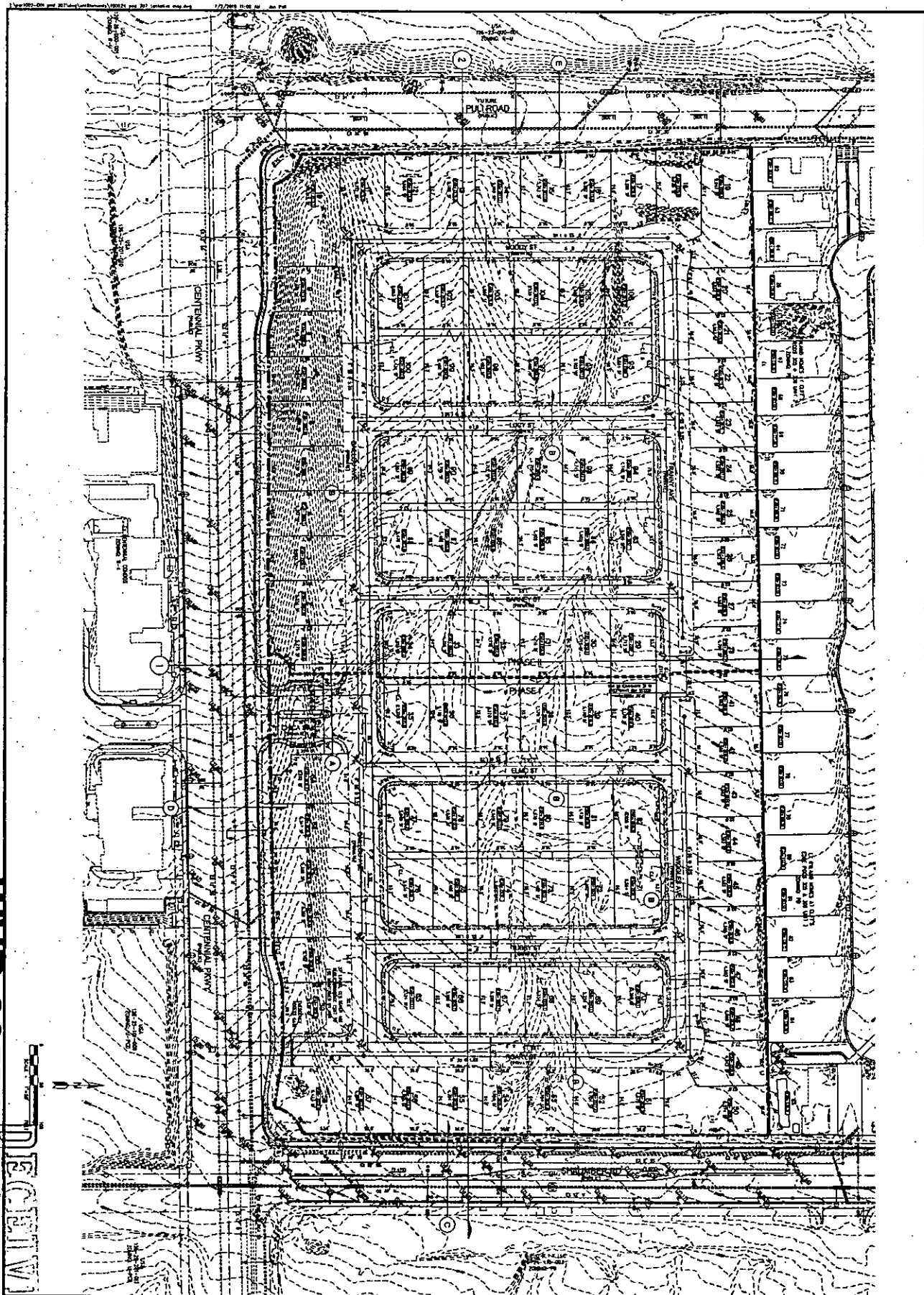
2-28
 00-15
 DATE: 7/2/70
 DRAWN: JOP
 DESIGNED: JOP
 CHECKED: JAM
 PROJECT NO.
 PAR1002-001
 PROFESSIONAL ENGINEER - STATE OF
 JAMES L. HACKMAN
 No. 10000
 CIVIL
 07/14/70

TM-1
SHEET 1 OF 3

WVR-38578

~~JUL 06 2010~~

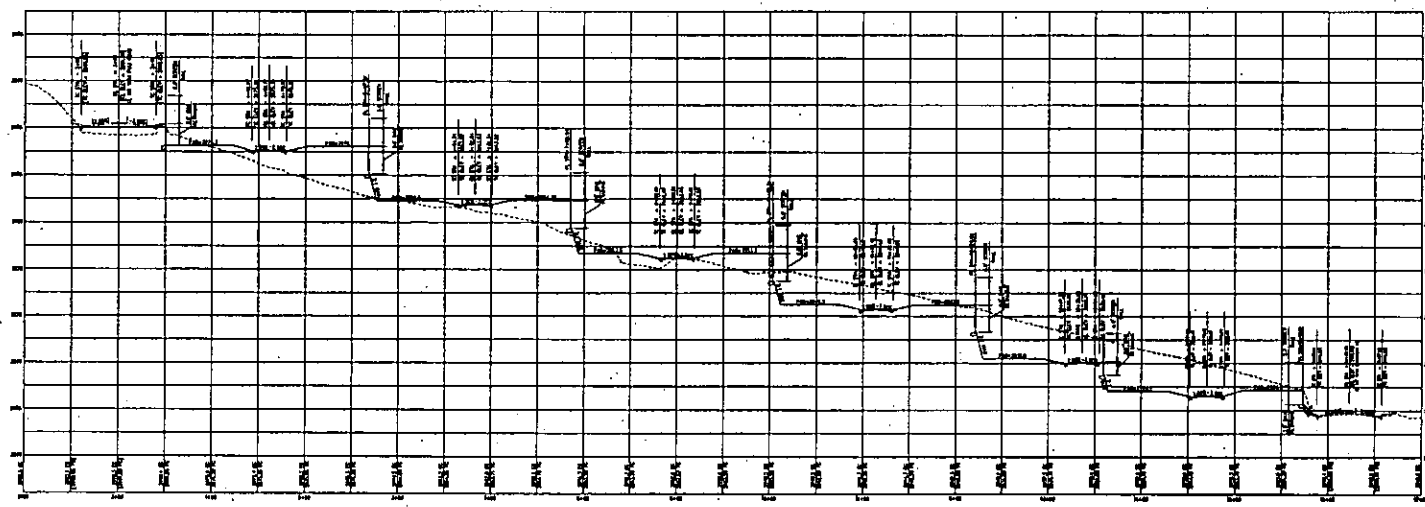
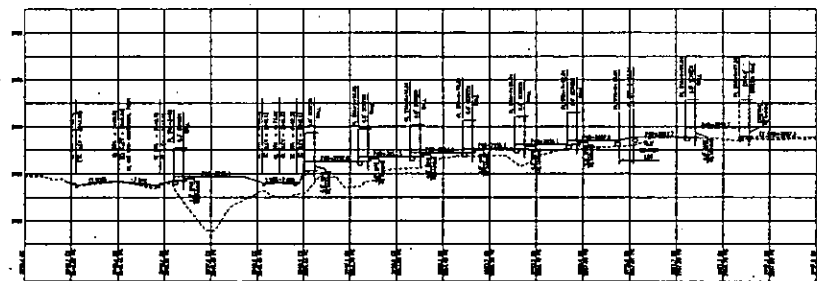
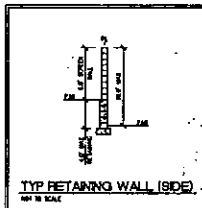
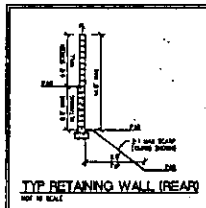
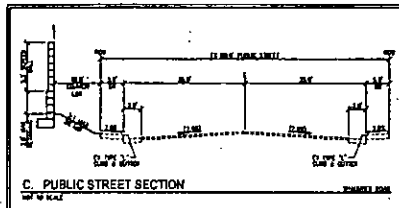
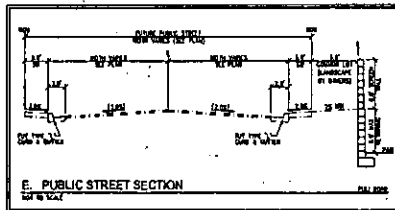
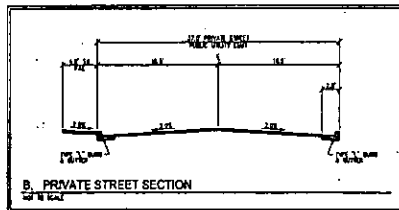
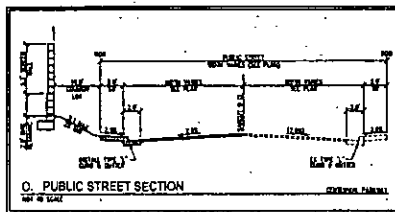
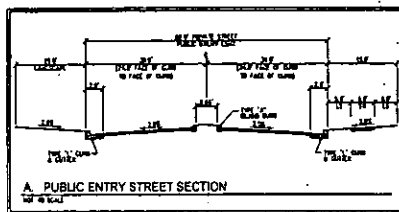
TMP-38575



		PARDEE HOMES OF NEVADA PROVIDENCE POD 307 TENTATIVE MAP		CITY OF LAS VEGAS NO. _____ DESCRIPTION _____ DATE _____ BY _____ FOR _____
DATE: 7/2/10 DRAWN BY: JAH CHECKED BY: JAH PROJECT NO.: PAR-1000-001	SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 2140 S. ARVILLE STREET, SUITE 200, LAS VEGAS, NV 89119 PHONE (702) 584-6288 FAX (702) 584-6288			TM-2 JUL 06 2010

WVR-38578
 TMP-38575

JUL 06 2010

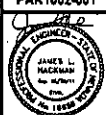


SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
1000 S. JAMES STREET, SUITE 100, LAS VEGAS, NV 89101
PHONE (702) 244-0000 FAX (702) 244-0000

NO.	DESCRIPTION	DATE	BY

CITY OF LAS VEGAS
PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
TENTATIVE MAP

DATE: 1/3/08
DRAWN: JEP
DESIGNED: JEP
CHECKED: JEP
PROJECT NO.: PAR1002-001



WVR-38578
TMP-38575
JUL 06 2010

11TM-3
SHEET 3 OF 3



PLAN 2
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE



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TMP-38575



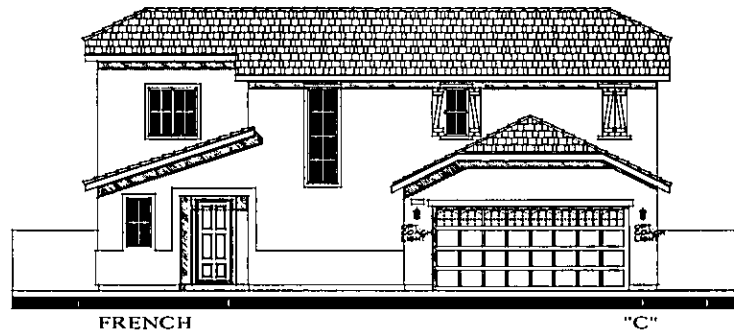
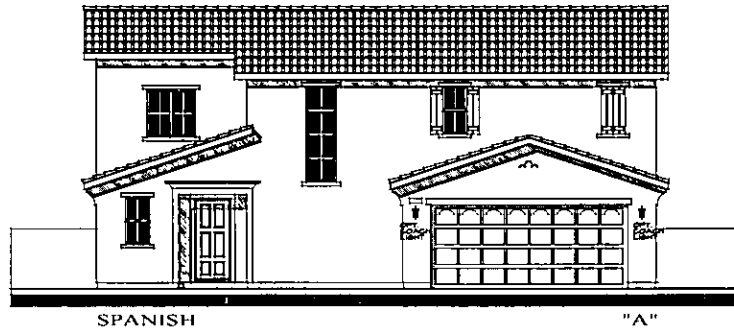
PLAN 3
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE



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JUN 15 2010

TMP-38575



PLAN 5
FRONT ELEVATIONS

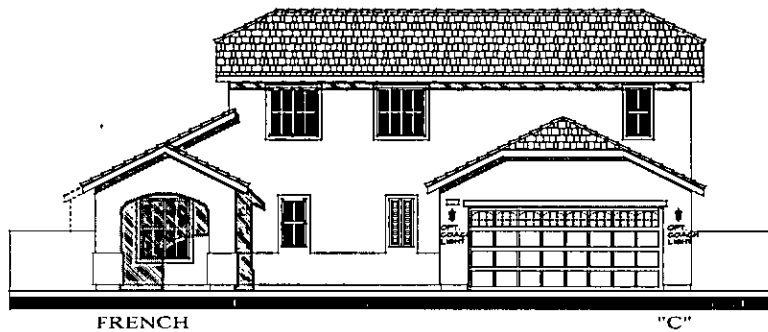
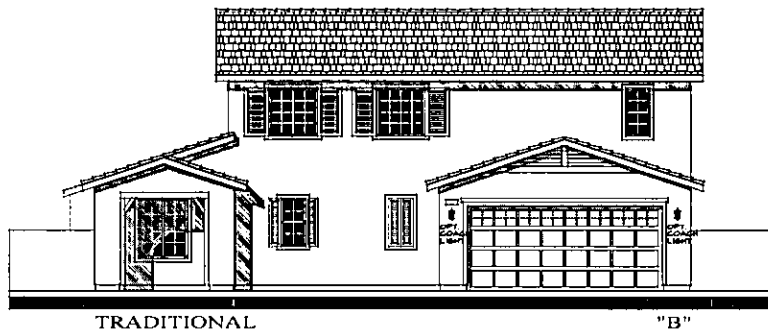
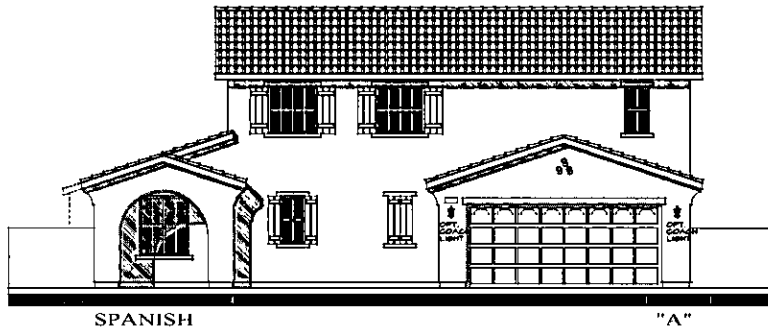
LivingSmart® Homes
PROVIDENCE

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JUN 15 2010



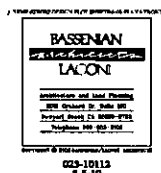
023-10113
3-3-10

TMP-38575



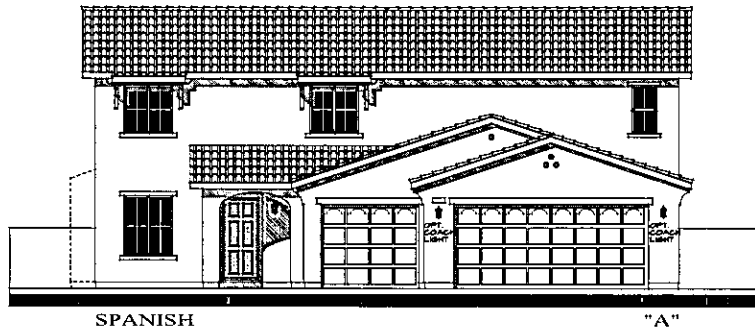
PLAN 6
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE



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JUN 15 2010

TMP-38575



PLAN 7
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE



023-10112
3-5-10

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TMP-38575



PLAN 7X
FRONT ELEVATIONS

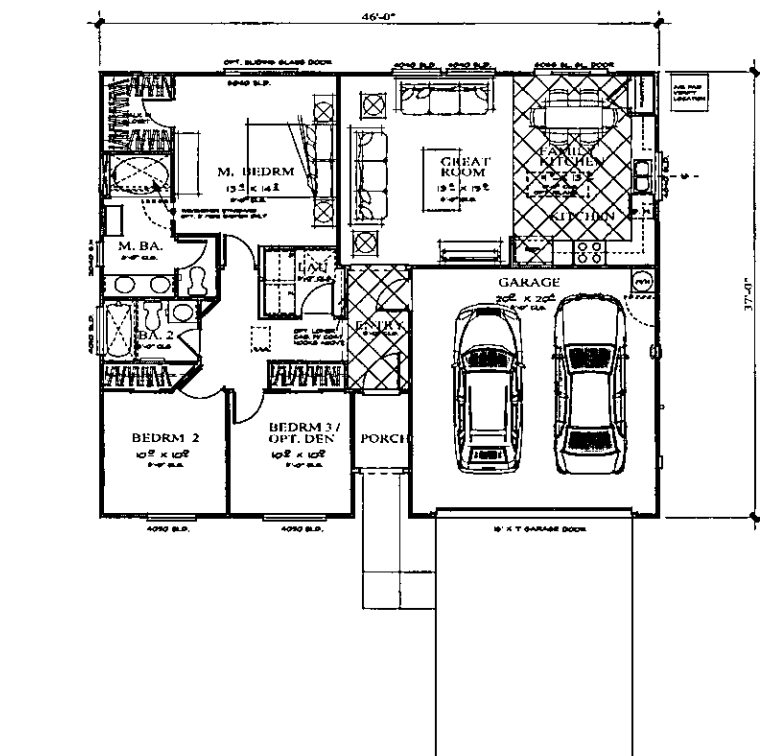
LivingSmart® Homes
PROVIDENCE



023-10112
9-3-10

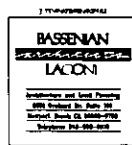
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JUN 15 2010

TMP-38575



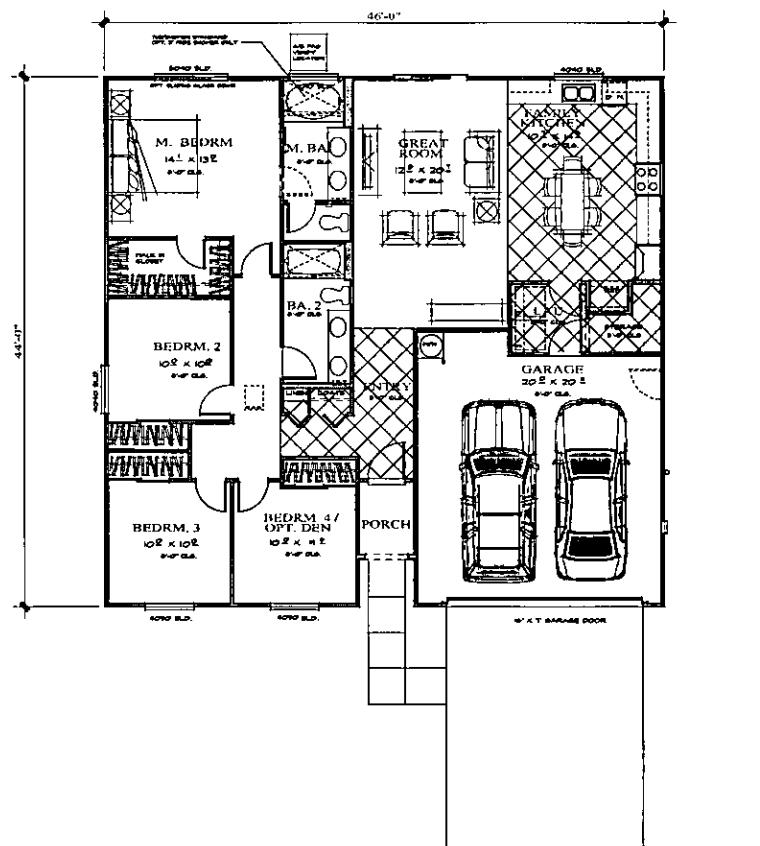
PLAN 2 • 1232 SQ. FT.

LivingSmart® Homes
PROVIDENCE



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JUN 15 2010
TMP-38575



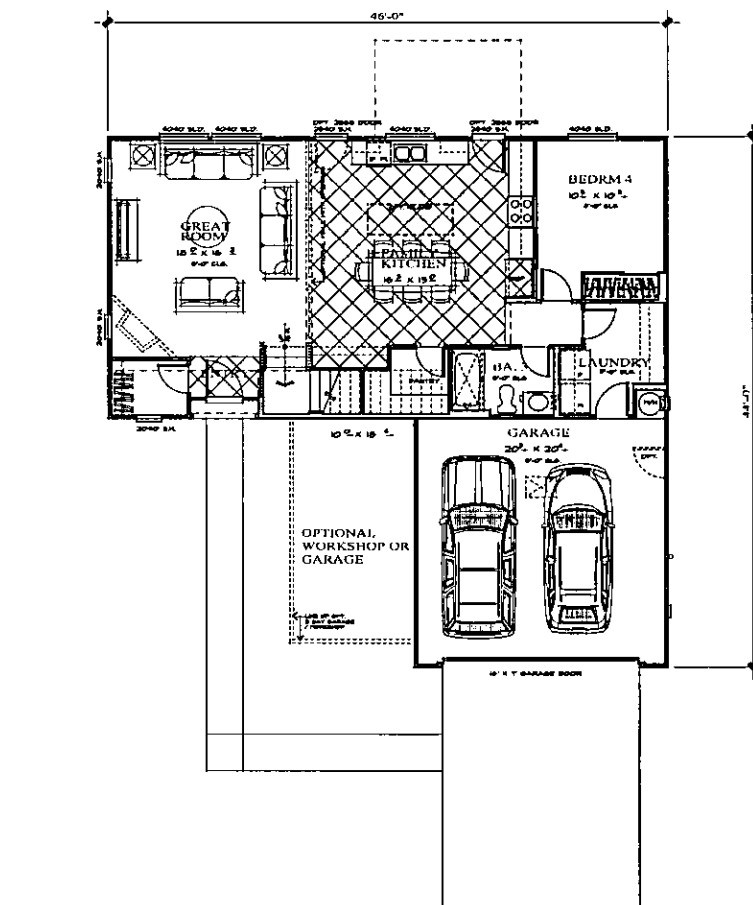
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LivingSmart® Homes
PROVIDENCE



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3-3-10

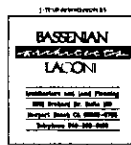
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JUN 15 2010
IMP-38575



PLAN 5 • 2027 SQ. FT.

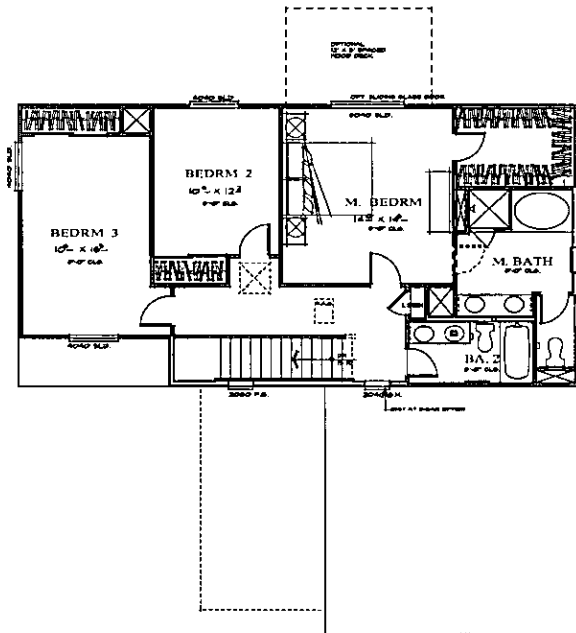
LivingSmart® Homes
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JUN 15 2010



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3-5-10

TMP-38575



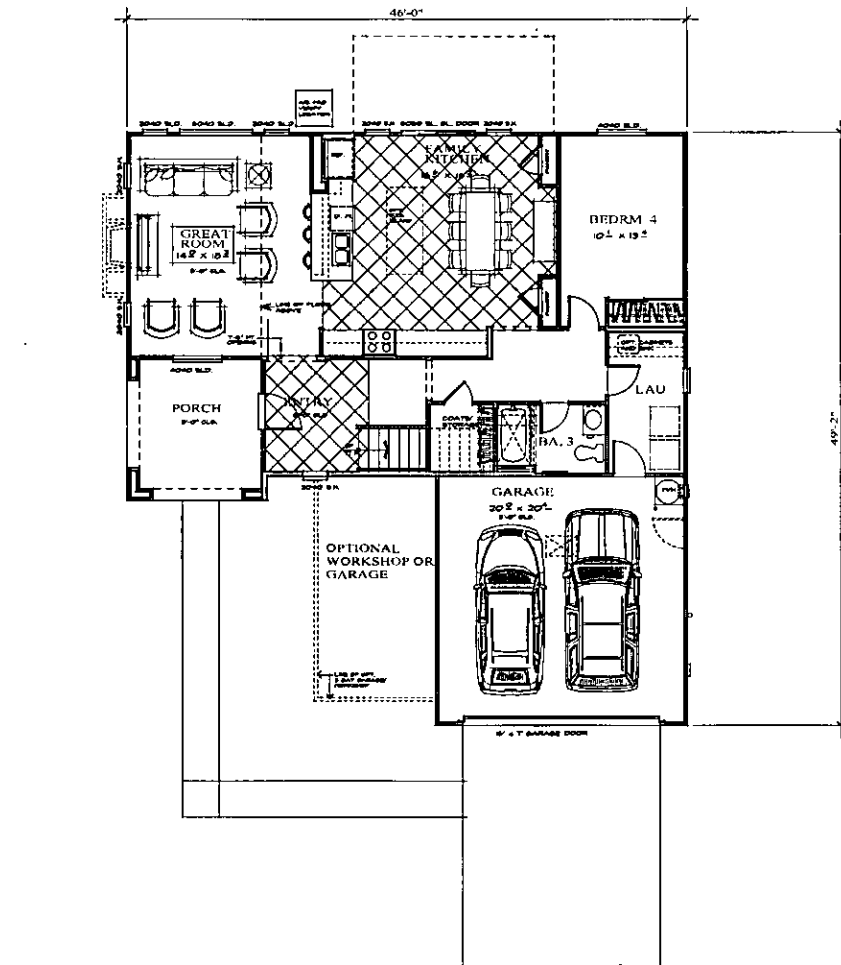
PLAN 5

LivingSmart® Homes
PROVIDENCE



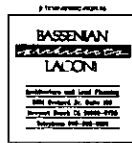
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JUN 15 2010

TMP-38575



PLAN 6 • 2139 SQ. FT.

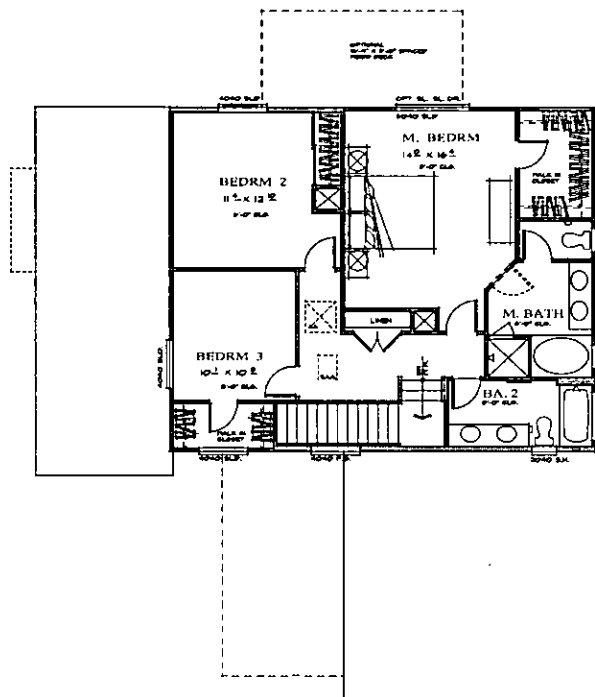
LivingSmart® Homes
PROVIDENCE



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5-3-10

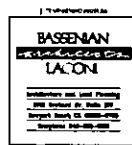
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JUN 15 2010

TMP-38575



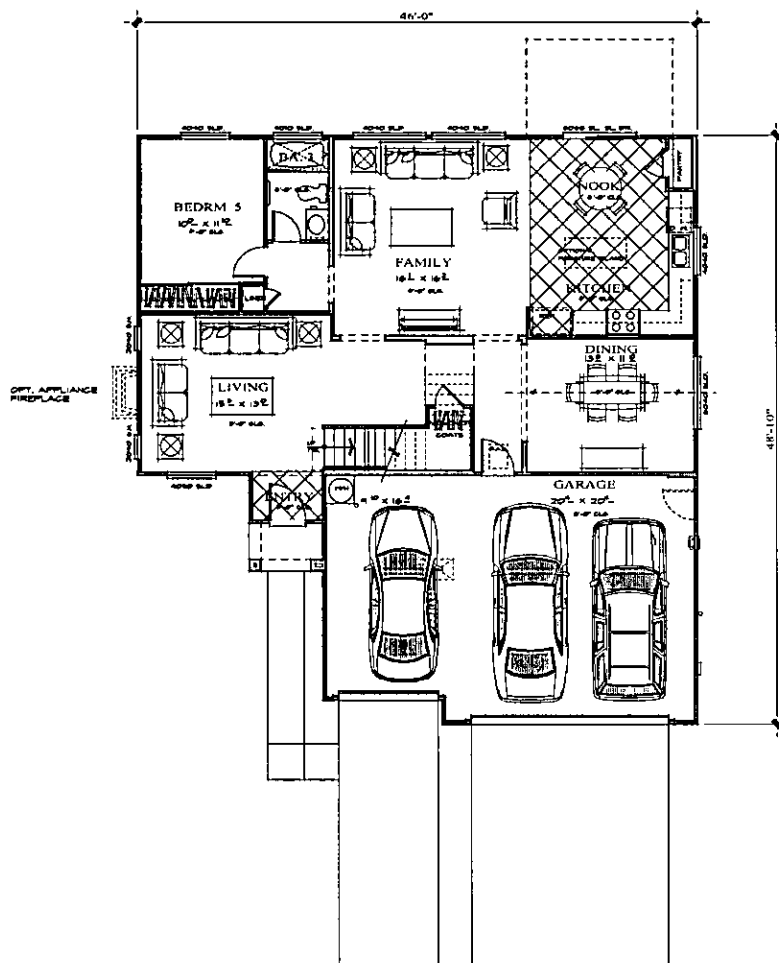
PLAN 6

LivingSmart® Homes
PROVIDENCE



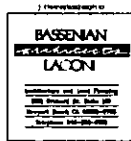
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JUN 15 2010
TMP-38575



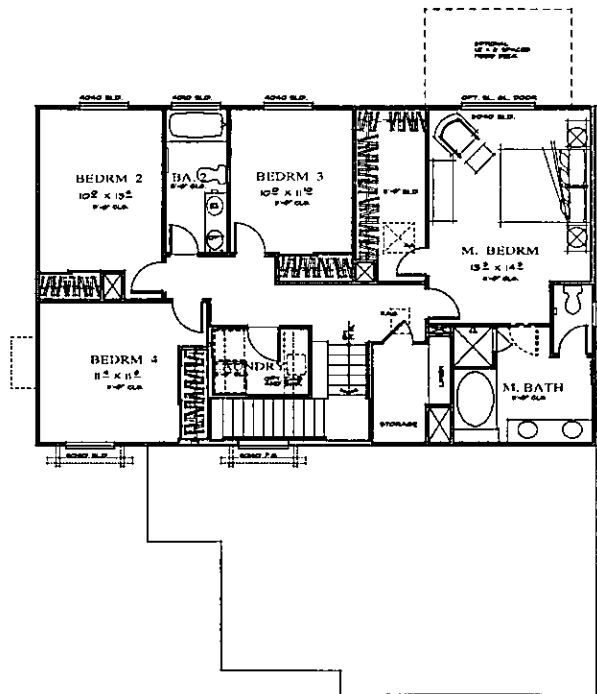
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LivingSmart® Homes PROVIDENCE



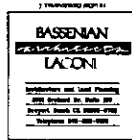
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JUN 15 2010
TMP-38575



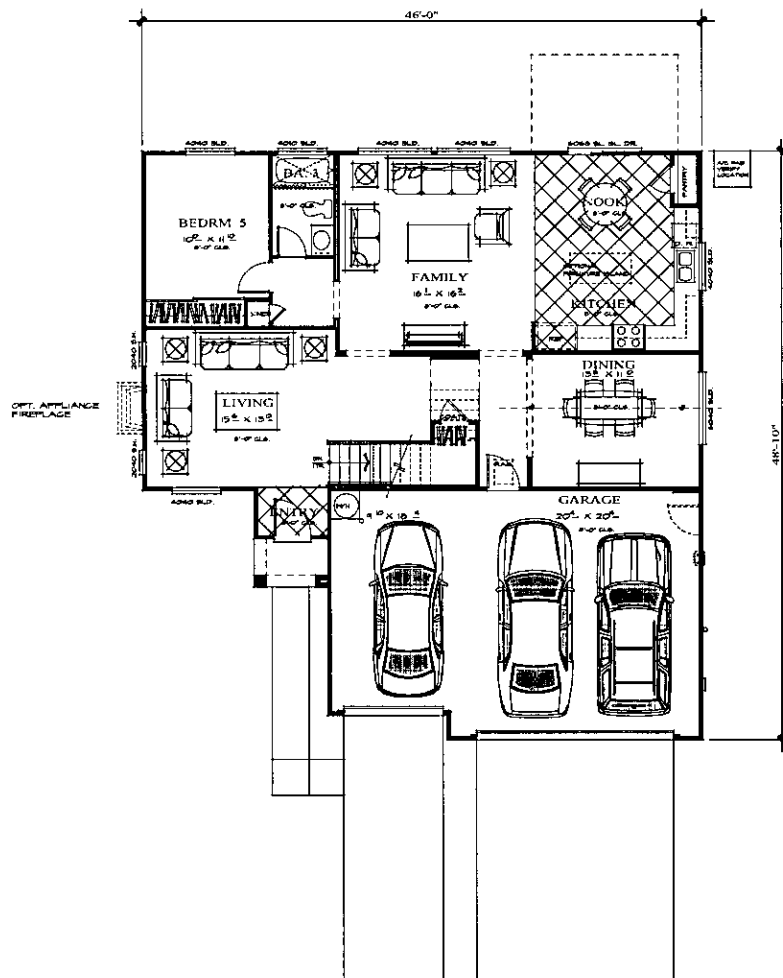
PLAN 7

LivingSmart® Homes
PROVIDENCE



023-10112
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JUN 15 2010
TMP-38575

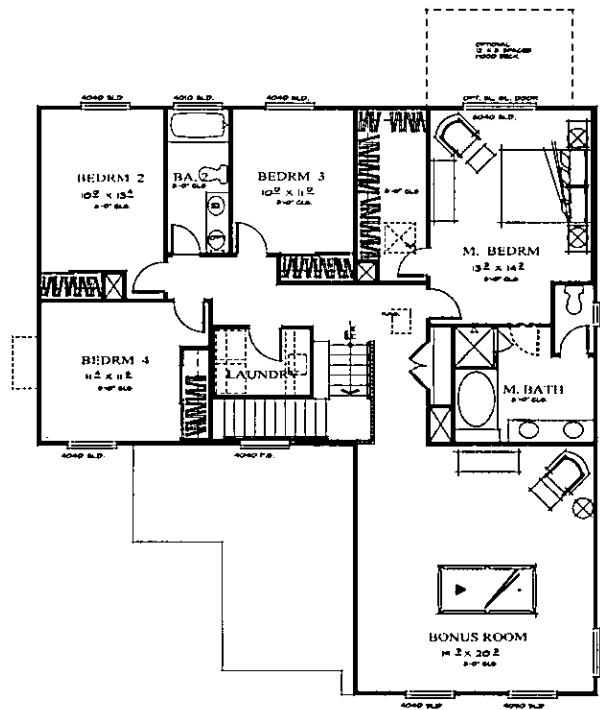


PLAN 7X • 2967 SQ. FT.

LivingSmart® Homes
PROVIDENCE

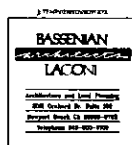


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JUN 15 2010
TMP-38575



PLAN 7X - 2967 SQ. FT.

LivingSmart® Homes
PROVIDENCE



023-10113
3-5-10

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JUN 15 2010
TMP-38575

Plans (Floor Plans)



Separator Sheet

Plans (Elevations)



Separator Sheet

Action Letter



Separator Sheet



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 30, 2010

Mr. Russ Wakeham
HOF Financial I, LLC
3200 Bristol Street, Suite #800
Costa Mesa, California 92626

**RE: TMP-38575 – PROVIDENCE POD 307 - TENTATIVE MAP RELATED TO
WVR-38578
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Wakeham:

Your request for a Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.28 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on July 29, 2010.

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Conformance to the Conditions of Approval for Waiver (WVR-38578) shall be required.
3. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.
4. Street names must be provided in accordance with the City's Street Naming Regulations.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Walfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Freitwell



5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Construct all incomplete half-street improvements on Shaumber Road and Centennial Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. The non-standard reduced radius street knuckle design proposed with this Tentative Map is acceptable provided that the curb line along the 30-foot inner radius of each knuckle is designated "No Parking" and constructed from red-colored concrete as required by the Department of Public Works.

10. Unless already provided for by the Cliff's Edge (Providence) Master Homeowner's Association, obtain public sewer, public drainage, and private access easements across common lot HH of the Cliff's Edge Final Map to this Site.
11. Label common element H as a 15-foot "private" pedestrian easement.
12. Common Lot L (between Lots 58 & 59) shall be a City of Las Vegas Sewer Easement and Public Drainage Easement with Private Surface Maintenance by the Homeowners' Association. Notes to this effect shall be placed on the Final Map for this site.
13. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the City of Las Vegas Sewer Easement located in Common Lot L.
14. Private Streets shall be granted and labeled as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.

Mr. Russ Wakeham
TMP-38575 - Page Five
July 30, 2010

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within seven 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 **August 5, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dan Hale
Pardee Homes of Nevada, Inc.
650 White Drive, Suite #100
Las Vegas, Nevada 89119

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: TMP-38575 - APPLICANT: PARDEE HOMES OF NEVADA, INC. - OWNER: HOF FINANCIAL I, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JULY 29, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JULY 28, 2010.**

Dan Hale

Signature

7-26-10

Date

Dan Hale

Please Print Name

Pardee

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

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JUN 26 2010

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 16, 2010

Mr. Russ Wakeham
HOF Financial I, LLC
3200 Bristol Street, Suite #800
Costa Mesa, California 92626

**RE: TMP-38575 – PROVIDENCE POD 307 - TENTATIVE MAP RELATED TO
WVR-38578
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Wakeham:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 2010** 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, 400 Stewart Avenue, 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 **Friday, July 23, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dan Hale
Pardee Homes of Nevada, Inc.
650 White Drive, Suite #100
Las Vegas, Nevada 89119

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanian
Steven D. Rass
Ricki Y. Borlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Neighborhood Services List



Separator Sheet

Development Notification

PC Meeting: JULY 29, 2010

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

TMP-38575

Auburn and Bradford at Providence HOA

Brighion at Providence HOA

Chestnut Hill at Providence HOA

Highgate at Providence HOA

Kensington at Providence HOA

Providence Master Association

Somerset at Providence HOA

Windimere at Providence HOA

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



PAR1002-001

June 29, 2010

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: Revised Justification Letter for Pardee Homes Providence POD 307 Tentative Map and Waiver

Slater Hanifan Group, on behalf of the applicant, Pardee Homes of Nevada, respectfully submits this justification letter in support of the subject Tentative Map and Waiver application for the subject development. The purpose of this request is to develop a 106 lot development on approximately 20 gross acres within POD 307 of the Providence Master Development (formerly known as Cliff's Edge). The proposed layout is for all single family detached residences located at Centennial Parkway and Shaumber Road. The Assessor's Parcel Number: 126-24-410-002

The land use for POD 307 in the approved master plan is Residential Small Lot (RSL) development for up to 15 du/ac but this proposed development is more in line with the Low Density classification (<5.5 du/ac) per Cliffs Edge design guidelines. The development standards for the RSL (Mini-Lot conventional) will still be utilized for this development.

There are two waivers being requested. The first waiver is to reduce the interior street intersection offset to 66' from 125' per Section 18.12.160 of the Code. This occurs at the first street just east of the entrance of the subdivision. At the pre-submittal meeting, Rick Schroder requested that the entrance off Centennial be shifted in order to get the street offset to 10' from the apartment complex's entrance on the south side of Centennial. In order to accomplish this, it created the reduced offset on the internal private street. The reduced internal street offset was less of an issue than having the main entrances off Centennial be misaligned. This request has been met and is reflected on the tentative map. The second waiver is for the use of three minor stub streets for utility and grading purposes per Section 18.12.110 of the Code. Two of the stub streets are located on the northern street to allow the lots to be rotated so that they line up better with the existing pads in the Ryland Homes project and step down with the natural grade to alleviate grading/retaining wall issues. The third stub street is parallel to Shaumber Road in the southeast corner of the site and is needed for the

REVISED

WVR-38578

TMP-38575

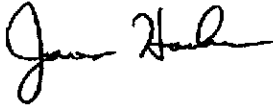
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water, sewer and drainage from the site to tie into existing improvements in Centennial Parkway. SHG has discussed these waivers with staff and they have been receptive to the site challenges which warrant the request for these waivers.

Please contact me at 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

A handwritten signature in black ink, appearing to read "James Hackman". The signature is fluid and cursive, with the first name "James" and last name "Hackman" clearly distinguishable.

James Hackman, P.E.
Project Manager

REVISED

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

TMP-38575

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT (SUBDIVISIONS)	WALTER ROSS
CLARK COUNTY SCHOOL DISTRICT	LINDA PERRI
CLARK COUNTY ZONING	
DIVISION OF WATER RESOURCES	
LAS VEGAS VALLEY WATER DISTRICT	GEORGE JACOBY
NEVADA POWER COMPANY	
SOUTHWEST GAS COMPANY	
EMBARQ	
UNITED STATES POSTAL SERVICE	

*** 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**

Final DRT



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CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

TMP-38575 - TENTATIVE MAP RELATED TO WVR-38578 - PROVIDENCE POD 307 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC - OWNER: HOF FINANCIAL I, LLC - Request for a Tentative Map FOR A 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.28 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

PLANNING COMMISSION: JULY 29, 2010

CITY COUNCIL: SEPTEMBER 1, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



CONSENT

Comments Due: JUNE 29, 2010

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:

Comments



Separator Sheet

CITY OF LAS VEGAS**DEVELOPMENT REVIEW COMMENT FORM**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

TMP-38575 - TENTATIVE MAP RELATED TO WVR-38578 - PROVIDENCE POD 307 - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC - OWNER: HOF FINANCIAL I, LLC -
Request for a Tentative Map FOR A 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.28 acres adjacent to the northwest corner of Shaumber Road and Centennial Parkway (APN 126-24-410-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

PLANNING COMMISSION: JULY 29, 2010
CITY COUNCIL: SEPTEMBER 1, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



CONSENT

Comments Due: JUNE 29, 2010

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:

*see attached street name list,
several street names are not approved.*

A handwritten signature in cursive script, likely belonging to the planner or supervisor mentioned in the comments.



City of Las Vegas
COMBINED FIRE COMMUNICATIONS CENTER
SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS
FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING

7/15/2010 2:48:05 PM

FIRM: Slater Hanifan Group**ENTITY:** City Of Las Vegas Planning**SUBDIVISION:** Providence POD 307**PLANNING No.:** TMP-38575**DESCRIPTION:****REF NO:** 12979

Street Name	Street Type	Disposition
Barney		Street name duplicate
Caillou		Street name sound alike
Chica		Street name duplicate
Elmo		Approved
Franny		Approved
Lucy		Street name duplicate
Noddy		Street name sound alike
Roary		Street name sound alike
Tubby		Approved
Wiggles		Approved
Caillou		Street name sound alike
Chica		Street name duplicate



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

June 21, 2010

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

SUBJECT: STATEMENT OF WATER AVAILABILITY – TMP-38575 PROVIDENCE POD 307;
A.P.N. 126-24-410-002

The Las Vegas Valley Water District (District) has reviewed the subject subdivision map and has been unable to confirm any existing commitment for water service. The subject project cannot be provided water service from the District's system without a water commitment.

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 64.3 acre-feet/year.

The subject plan reflects the installation of water mains within easements, which does not meet District standards. All District water mains must be installed in dedicated private drives or rights-of-way. If easements are pursued, they must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.

In addition, the proposed map indicates water service for the subdivision from a single feed or single source. Based on the size of the subdivision and the number of fire hydrants required for the subdivision, this does not meet the requirements of the District or the Fire Department having jurisdiction.

The water main in Centennial Parkway is not connected at Puli Road. Recommend the second source of water be taken from the 8" stub in Shaumber Road. The initial source of water should be installed at the entrance to the subdivision.

If you have any questions, please contact me at 258-3164 or Karen Jensen at 258-3276.

Sincerely,

Original signed by:
GARY M. LANGE

for Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/GL/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
Slater Hanifan Group

RECEIVED
JUL -2 PM 12:12
PLANNING AND
DEVELOPMENT



June 28, 2010

Department of Community Planning & Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: TMP-38575 – PROVIDENCE POD 307 (105 LOTS/UNITS)

Gentlemen:

We have completed a review of the above map as submitted and conditionally approve it subject to the following:

1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

1. A copy of the Final Map which must contain the P.L.S. stamp, signature and date (wet stamp not required).
2. Improvement plans which must contain the P.E. stamp, signature and date (wet stamp not required). Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans. **The applicable Plan Review Fee must accompany the Improvement Plan submittal.**
3. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
4. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION

Walter B. Ross, PE. REHS
Environmental Health Engineer/Supervisor

RECEIVED
10 JUL -2 PM 12:12
PLANNING AND
DEVELOPMENT

xc: Pardee Homes, Inc./Pardee Homes of Nevada
HOF Financial I LLC
Slater Hanifan Group, Inc.



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

6/14/2010

Dan Hale
Pardee Homes
650 White Drive
Suite 100
Las Vegas, NV 89119

Via: E-mail (dan.hale@pardeehomes.com) and Prolog Website

RE: Providence Master Plan Community
Project Plan: Tentative Map Submittal
POD: 307
Plan Date: 6/14/10

Dear Dan:

The Providence Design Review Committee (DRC) is in receipt of your Tentative Map submittal for the aforementioned POD.

The DRC approves your Tentative Map for POD 307.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The approval 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 approved, 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.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures (none)

RECEIVED
JUN 15 2010

TMP-38575

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: July 8, 2010
Re: **TMP-38575** Pardee Homes of Nevada NWC of Shaumber Rd. & Centennial Pkwy.
Request for a 106 lot single family residential subdivision on 20.28 acres

COMMENTS:

We note that this map is accompanied by a waiver request (WVR-38578) to allow an internal intersection offset of 66 feet where 125 feet is required and to allow private streets to terminate in dead-end stubs where cul-de-sac are required. If the waiver request is not approved, this Tentative Map will require substantial revision to meet code requirements.

CONDITIONS:

1. Construct all incomplete half-street improvements on Shaumber Road and Centennial Parkway adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
2. The non-standard reduced radius street knuckle design proposed with this Tentative Map is acceptable provided that the curb line along the 30' inner radius of each knuckle is designated "No Parking" and constructed from red-colored concrete as required by the Department of Public Works.
3. Unless already provided for by the Cliff's Edge (Providence) Master Homeowner's Association, obtain public sewer, public drainage, and private access easements across common lot HH of the Cliff's Edge Final Map to this Site.
4. Label common element H as a 15' "private" pedestrian easement.
5. Common Lot L (between lots 58 & 59) shall be a City of Las Vegas Sewer Easement and Public Drainage Easement with Private Surface Maintenance by the Homeowners' Association. Notes to this effect shall be placed on the Final Map for this site.
6. No permanent structures, landscape trees, or shrubs with potential growth of three feet or greater in height shall be permitted within the City of Las Vegas Sewer Easement located in Common Lot L.
7. Private Streets shall be granted and labeled as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
8. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first.

Hansen Sheet



HANSEN SHEET

Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

TMP Application

Report Date 06/16/2010 02:04 PM

Submitted By

Page 1

A/P # 38575 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 11:33	984757	Temp COD		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

TMP-38575 - TENTATIVE MAP - PUBLIC HEARING - APPLICANT: PARDEE HOMES OF NEVADA, INC - OWNER: HDF FINANCIAL I, LLC - Request for a Tentative Map FOR A 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISDN on 16.9 acres adjacent to the northeast corner of Centennial Parkway and Puli Road (APN 126-24-410-002), PD (Planned Development) Zone (RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation), Ward 6 (Ross).

Parent A/P #	38578		
Project #	38575	Project/Phase Name	Phase #
Size/Area	16.92 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel 12624410002

Location

Owner/Tenant

Contact ID AC1786430 Name RUSS WAKEHAM H O F FINANCIAL I, LLC
Mailing Address 3200 BRISTOL STREET #800 Organization
City COSTA MESA State/Province CA
ZIP/PC 92626 Country ☐ Foreign
Day Phone(714)433-2300 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12624410002

Report Date 06/16/2010 02:04 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1786430 ☐ Foreign
Effective Expire
Name RUSS WAKEHAM H O F FINANCIAL I, LLC
Day Phone (714)433-2300 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3200 BRISTOL STREET #800
COSTA MESA, CA 92626
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity OTHER Contact ID AC1521462 ☐ Foreign
Effective Expire
Name CHELSEA PELTIER SLATER HANIFAN GROUP
Day Phone (702)284-5300 x Eve Phone Organization
Pager PIN # Position
Fax (702)284-5399 Mobile Profession
E-Mail
Address 5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC10105 ☐ Foreign
Effective Expire
Name DAN HALE PARDEE HOMES OF NEVADA
Day Phone (702)614-1400 x Eve Phone Organization
Pager PIN # Position
Fax (702)873-6881 Mobile Profession
E-Mail
Address 650 WHITE DR STE 100
LAS VEGAS, NV 89119
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	06/15/2010 11:58	750.00
Total Unpaid	0.00	Total Paid	750.00

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Comments									

Activity/Review Details

Detail SUBMITTAL CHECKLIST (TMP) Modified By JBOYLES Modified Date/Time 06/15/2010 11:31
Comments
No Comments

Report Date 06/16/2010 02:04 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|------------------------------------|
| Y Pre-Application Conference Checklist | Y Cross Section Drawing (7 Copies) |
| Y Application/Petition Form | Y Laser Print Tentative Map |
| Y Deed and Legal Description | Y Laser Print Cross Section |
| Y Tentative Map Checklist | Y Statement of Financial Interest |
| Y Tentative Map (24 Folded Blue Lines, 1 Rolled Colored) | Y Perimeter Wall Detail |
| N DINA (if applicable) | |

Y Business Licensing Requirements Met

N Business License Exempt

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

No Conditions

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

TENTATIVE MAP

- | | |
|-------------------------------------|--|
| N Project of Regional Significance? | Y Is this a Residential Subdivision? |
| N DINA Required? | 63 Number of Lots/Units (excluding common areas) |
| N Parent Project link required? | Hearing Type |
| Y Will this go to the City Council? | Public or Non-Public NON-PUBLIC |

Legal Subdivision Name
PROVIDENCE POD 307

Staff Recommendation

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date			

07/29/2010 PC SCHEDULED

0 0 0

JBOYLES 06/15/2010

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

No children exist for this project

Report Date 06/16/2010 02:04 PM

Submitted By

Page 4

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# CHELSEA PELTIER; SLATER HANIFAN; CK#02615424; 702-284-5300;	890381	06/15/2010 12:02		0.00
FEE	FEE Removed notification fee as it is not required for this type of application	983922	06/15/2010 11:36	06/15/2010 11:36	0.00

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
 Project Address (Location) Centennial Parkway / Shaumber Rd
 Project Name Providence POD 307 Proposed Use _____
 Assessor's Parcel #(s) 126-24-410-002 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER HOF Financial I, LLC Contact Russ Wakeham
 Address 3200 Bristol Street, Suite 800 Phone: 714 433-2300 Fax: _____
 City Costa Mesa State CA Zip 92626
 E-mail Address _____

APPLICANT Pardee Homes of Nevada, Inc. Contact Dan Hale
 Address 650 White Drive Suite 100 Phone: 614-1400 Fax: 873-6881
 City Las Vegas State NV Zip 89119
 E-mail Address _____

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: 284-5300 Fax: 284-5399
 City Las Vegas State NV Zip 89118
 E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Russ Wakeham VP
HOF Financial I, LLC
 Subscribed and sworn before me
 This _____ day of _____, 20____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>TMP-38575</u>
Meeting Date:	<u>07/29/10</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>06/15/10</u>
Received By:	<u>[Signature]</u>

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

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

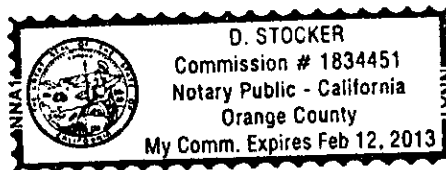
On May 20, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

[SEAL]

D. Stocker
Signature



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JUN 15 2010

SOFI



Separator Sheet



ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

On May 20, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

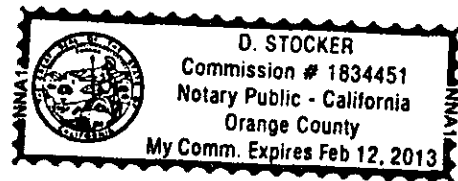
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

D. Stocker

Signature



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JUN 15 2010

Providence POD 307 – Street Names

1. Barney
2. Caillou
3. Chica
4. Elmo
5. Franny
6. Lucy
7. Noddy
8. Roary
9. Tubby
10. Wiggles

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TMP-38575

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 #: Q06-00048-0-114733

DATE ISSUED: 11/14/03

TYPE OF LICENSE: ENGINEERING FIRM

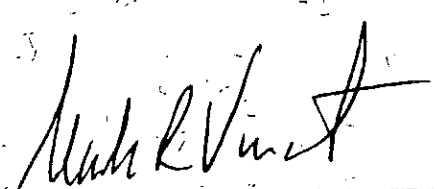
BUSINESS LOCATION: 5740 ARVILLE ST 216

ISSUE TO:

SLATER HANIFAN GROUP
5740 S ARVILLE ST STE 216
LAS VEGAS NV 89118

PRINCIPAL(S)

HANIFAN, KENNETH M, PRES
SLATER, JERRY J, VICE PRES


Director, Department of Finance and Business Services

Post in a conspicuous place.

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JUN 15 2010



HOF FINANCIAL I, LLC**Business Entity Information**

Status:	Active	File Date:	4/28/2009
Type:	Foreign Limited-Liability Company	Entity Number:	E0225112009-7
Qualifying State:	DE	List of Officers Due:	4/30/2010
Managed By:		Expiration Date:	
NV Business ID:	NV20091073596	Business License Exp:	

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	502 EAST JOHN STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89706
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

No stock records found for this company

Officers☐ Include Inactive Officers

Managing Member - HOUSING CAPITAL COMPANY			
Address 1:	3200 BRISTOL ST	Address 2:	STE 800
City:	COSTA MESA	State:	CA
Zip Code:	92626	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20090374642-77	# of Pages:	1
File Date:	4/28/2009	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20090374643-88	# of Pages:	1
File Date:	4/28/2009	Effective Date:	
(No notes for this action)			
Action Type:	Miscellaneous		
Document Number:	20090374644-99	# of Pages:	1
File Date:	4/28/2009	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20090416289-81	# of Pages:	2
File Date:	5/07/2009	Effective Date:	

09/10

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JUN 15 2010

**SECOND AMENDED AND RESTATED
GENERAL PARTNERSHIP AGREEMENT
OF
HOUSING CAPITAL COMPANY**

THIS SECOND AMENDED AND RESTATED GENERAL PARTNERSHIP AGREEMENT is made and entered into as of this 31st day of December 2007, by and between U.S. Bancorp Construction Funding, Inc., a Minnesota corporation ("UCF"), and DFP Financial, Inc., a California corporation ("DFP") (hereinafter UCF and DFP are referred to collectively as the "Partners" and individually as a "Partner");

WITNESSETH THAT:

WHEREAS, the Partners are parties to the Amended and Restated Partnership Agreement of Housing Capital Company dated as of January 29, 1999, as amended by the First Amendment thereto dated June 24, 2002 and by the Second Amendment thereto dated March 21, 2007 (as so amended, the "Existing Partnership Agreement");

WHEREAS, the Partners desire to amend and restate the Existing Partnership Agreement;

NOW, THEREFORE, in consideration of the premises, the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Partners agree as follows:

**Article 1.
Definitions**

Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for the purposes of this Agreement, have the meanings herein specified (and such meanings shall be equally applicable to both the singular and plural form of the terms defined, as the context may require). Certain other capitalized terms used herein are defined elsewhere in the Agreement.

"Act" means the Minnesota Uniform Partnership Act, as amended from time to time.

"Affiliate" or "Affiliated Person" means, when used with reference to a specified Person, (a) any Person that directly or indirectly through one or more intermediaries controls or is controlled by or is under common control with the specified Person, (b) any Person that is an officer, partner or trustee of, or serves in a similar capacity with respect to, the specified Person or of which the specified Person is an officer, partner or trustee, or with respect to which the specified Person serves in a similar capacity, (c) any Person that, directly or indirectly, is the beneficial owner of ten percent (10%) or more of any class of equity securities of, or otherwise has a substantial beneficial interest in, the specified Person or of which the specified Person has a substantial beneficial interest and (d) any relative or spouse of the specified Person.

RECEIVED
JUN 15 2010

signed by such member. A member, by his attendance at any meeting of the Management Committee, shall be deemed to have waived notice of such meeting, except where the member objects at the beginning of the meeting to the transaction of business because the meeting is not lawfully called or convened and does not participate thereafter in the meeting.

8.8 Quorum. Subject to the provisions of Section 8.9, all of the members of the Management Committee shall constitute a quorum for the transaction of business at such meeting.

8.9 Absent Members. A member may give advance written consent or opposition to a proposal to be acted on at a meeting of the Management Committee. If such member is not present at the meeting, consent or opposition to a proposal shall constitute presence for purposes of determining the existence of a quorum but only with respect to matters which are the subject of such advance written consent or opposition, and such consent or opposition shall be counted as a vote in favor of or against the proposal and shall be entered in the minutes or other record of action at the meeting, if the proposal acted on at the meeting is substantially the same or has substantially the same effect as the proposal to which the member has consented or objected.

8.10 Written Action. Any action which might be taken at a meeting of the Management Committee may be taken without a meeting if done in writing and signed by all of the members of the Management Committee.

8.11 Appointment of the Managing Partner. The Management Committee shall appoint a Managing Partner to manage the day-to-day affairs of the Partnership and to carry out and execute the decisions of the Management Committee in accordance with the purposes set forth in Article 4 of this Agreement. DFP shall be, and hereby is appointed as the initial Managing Partner until removed or replaced pursuant to this Agreement. The Management Committee may also appoint and the Partnership may employ such other Persons as may be necessary to assist the Managing Partner. The Management Committee may remove the Managing Partner for "cause" or in the event of a Change in Control of the Managing Partner. For purposes of this Section 8.11, "cause" shall mean (a) the willful and material failure by the Managing Partner to carry out and execute the decisions of the Management Committee with respect to the management of the Partnership, (b) the willful violation of any material term of this Agreement by the Managing Partner, (c) the willful and material failure of the Managing Partner to exercise reasonable prudence and diligence in the management of the affairs of the Partnership, (d) actions on the part of the Managing Partner that materially adversely affect the business reputation and image of the Partnership or the other Partner and (e) the willful failure of the Managing Partner to materially comply with the terms and conditions of the Loan Documents or the servicing requirements set forth in Exhibit C in any material respect.

8.12 Authority, Duties of the Managing Partner. The Managing Partner shall have the right, power, authority and duty, except as herein otherwise expressly provided, to conduct and manage the day-to-day operations and the business of the Partnership. The Managing Partner shall seek the advice of the Management Committee regarding material Partnership actions and decisions. The Managing Partner shall also keep the Management Committee apprised, involved and informed on a current basis as to all material matters with respect to the Partnership and the Partnership business, will meet and consult with the Management Committee as the Management

IN WITNESS WHEREOF, this Agreement has been executed as of the date set forth on
page 1.

PARTNERS

DFP FINANCIAL, INC.

By David M. Peterson
Its Chairman

**U.S. BANCORP CONSTRUCTION
FUNDING, INC.**

By Mr. Rubin
Its President

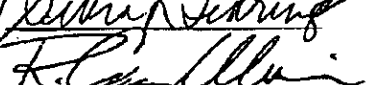
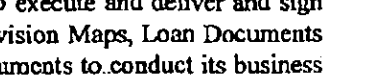
RECEIVED
JUN 15 2010

HOUSING CAPITAL COMPANY
DFP FINANCIAL, INC.
Incumbency Certificate

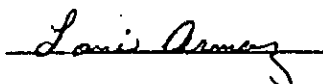
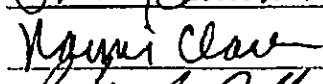
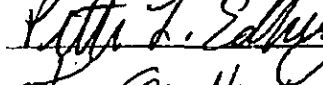
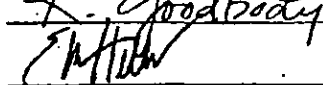
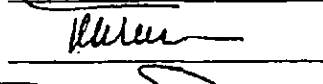
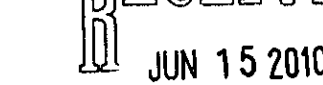
The undersigned, David M. Petrone and Fredrick W. Petri, hereby certify that they are the duly elected, qualified and acting Chairman and President respectively of DFP Financial, Inc., a California corporation (the "Company") and do further certify as follows:

- (1) The Company is the duly appointed and acting Managing Partner of Housing Capital Company, a Minnesota general partnership (the "Partnership"), pursuant to the terms of Section 8.11 of that certain Partnership Agreement of Housing Capital Company dated July 28, 1994, and further amended and restated by that certain Amended and Restated General Partnership Agreement of Housing Capital Company dated January 29, 1999 as amended by the First Amendment to Amended and Restated General Partnership Agreement dated as of June 24, 2002, and by the Second Amendment to Amended and Restated Partnership Agreement dated as of March 21, 2007, and was further amended and restated by that certain Second Amended and Restated General Partnership Agreement of Housing Capital Company dated December 31, 2007 ("Partnership Agreement") as may be amended from time to time.
- (2) Each of the following persons has been duly authorized to execute and deliver and sign Confirmations, Instructions, Certificates and Loan Documents regarding the Working Capital and Construction Funding Loans and the End Loans, as defined in the Amended and Restated Credit Agreement dated January 29, 1999, and further amended and restated by that certain Second Amended and Restated Credit Agreement dated December 31, 2007 as amended by the First Amendment to Second Amended and Restated Credit Agreement and Other Loan Documents dated March 18, 2009 ("Credit Agreement") as may be amended from time to time, and to execute all necessary documents to conduct its business affairs with individuals, agents, corporations, legal entities, or government agencies and to sign and issue directions as to collateral advances and/or releases under the Credit Agreement, and the Amended and Restated Pledge and Security Agreement dated January 29, 1999, as amended from time to time, and further amended and restated by that certain Second Amended and Restated Pledge and Security Agreement dated December 31, 2007 ("Pledge Agreement") as may be amended from time to time each executed by and between the Partnership and US Bank National Association, a national banking association (the "Bank") as may be amended from time to time.

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<u>Name:</u>	<u>Title:</u>	<u>Signature:</u>
Loni Armaz	Vice President	
Norma J. Avery	Senior Vice President	
Denise Hatch	Vice President	
Norman W. Kallan	Sr. Vice President	
Dave Prowse	Vice President	
Debra Tearington	Vice President	
Roger Craig Wise	Vice President	

- (3) Each of the following persons has been duly authorized to execute and deliver and sign Instructions, Certificates, Standby Letters of Credit, Subdivision Maps, Loan Documents regarding the End Loans, and to execute all necessary documents to conduct its business affairs with individuals, agents, corporations, legal entities, or government agencies, and to sign and issue directions as to collateral advances and/or releases under the Credit Agreement and Pledge Agreement as may be amended from time to time.

<u>Name:</u>	<u>Title:</u>	<u>Signature:</u>
Loni Armaz	Vice President	
Norma J. Avery	Senior Vice President	
Linda Barretta	Vice President	
Naomi Clark	Vice President	
Peter Edberg	Vice President	
Karen Goodbody	Vice President	
Elke Heller	Vice President	
Kris Larson	Vice President	
David Prowse	Vice President	

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Jason Subia	Vice President
Carl Swanson	Vice President
Mary Swanson	Assistant Vice President
Russ Wakeham	Vice President
Tom Walker	Senior Vice President
William Wells	Senior Vice President

Jason Subia
Carl Swanson
Mary Swanson
Russ Wakeham
Tom Walker
William Wells

- (4) BE IT FURTHER RESOLVED THAT, each of the following have been given the authority by the Company to sign disbursement authorizations, related payoffs and demands for payment pertaining to End Loans on behalf of Housing Capital Company and the following persons have been given authorization to telephone instructions to Bank using title designated below:

Juan Del Toro	Disbursement Officer
Rhonda Harold	Disbursement Administrator
Dawn McNeil	Assist. Loan Administrator

Juan Del Toro
Rhonda Harold
Dawn McNeil

- (5) BE IT FURTHER RESOVLED THAT, each of the following persons has been given the authority by the Company to authorize processing of payments on the End Loans on behalf of Housing Capital Company:

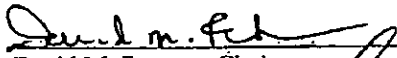
Patricia Bowen	Accounting Officer
Shannon Van Atta	Accounting Officer

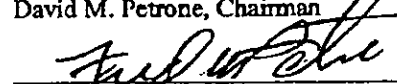
Patricia Bowen
Shannon Van Atta

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- (6) The Bank may conclusively rely on this Incumbency Certificate until the Bank shall have received a further certification of the Managing Partner canceling or amending this Incumbency Certificate and submitting the names, incumbency and signatures of the persons named in such further certificate.
- (7) This Incumbency Certificate replaces and supersedes all previous Incumbency Certificates issued to the Bank on behalf of the Company.

IN WITNESS WHEREOF, we have hereunto set our hand on the 29th day of May, 2009.

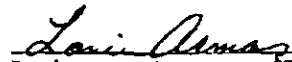

David M. Petrone, Chairman


Fredrick W. Petri, President

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The undersigned, Loni Armaz being the duly elected, qualified and acting Secretary of the Company does hereby certify that David M. Petrone is the elected, qualified and acting Chairman of the Company, Fredrick W. Petri is the duly elected, qualified and acting President of the Company and that the signatures of David M. Petrone and Fredrick W. Petri appearing above are their genuine signatures.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of May, 2009.


Loni Armaz, Secretary of DFP Financial, Inc.

Deed



Separator Sheet

Inst #: 200912220001613

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$10200.00 Ex: #

12/22/2009 09:46:38 AM

Receipt #: 169736

Requestor:

STEWART LAS VEGAS SUNSET

Recorded By: JFK Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 126-24-410-002

Recorded at the Request of:
Stewart Title of Nevada- Las Vegas Division
376 E. Warm Springs Road #190
Las Vegas, Nevada 89119

When recorded Mail this document
and Tax Statements to:

HOF Financial I LLC
c/o Housing Capital Company
3200 Bristol Street, Suite 800
Costa Mesa, CA 92626
Attn: Denise Hatch

ORDER NO. 1021825-FCL

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 14th day of December, 2009 by STEWART TITLE OF NEVADA HOLDINGS, INC, a Nevada Corporation, dba Stewart Title of Nevada-Las Vegas Division as duly-appointed Trustee as hereinafter stated, and hereinafter referred to as trustee ("Trustee") in favor of HOF Financial I, LLC, a Delaware limited liability company, herein referred to as grantee ("Grantee").

WITNESSETH:

WHEREAS, Astoria CE 307, LLC, a Nevada limited liability company ("Trustor") by Deed of Trust with Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated March 10, 2005 and recorded in the Official Records of Clark County, Nevada (the "Official Records") on March 25, 2005, in Book No. 20050325, as Document No. 0004351 and modified by that certain Memorandum of Modification Agreement Amending Loan Documents dated as of September 22, 2005 and recorded October 31, 2005 in Book 20051031 as Document No. 0001027 of Official Records and further modified by Modification of and Supplement to, and Deed of Partial Reconveyance From, Deed of Trust dated July 25, 2007 and recorded August 13, 2007 in Book 20070813 as Document No. 000694 of Official Records and further modified by Modification of Deed of Trust dated May 15, 2008 and recorded May 23, 2008 in Book 20080523 as Document No. 0004249 of Official Records (as modified and amended, the "Deed of Trust"), did grant and convey to the original trustee, upon the trusts therein expressed, the real property, personal property and fixtures hereinafter described, among other uses and purposes to secure, among other obligations, the payment of: (i) a Promissory Note Secured by Deed of Trust, dated as of March 10, 2005, payable by Trustor to Housing Capital Company, a Minnesota partnership in the original principal amount of \$8,300,000.00; (ii) a Promissory Note Secured by Deed of Trust, dated as of August 13, 2007, payable by Trustor to Housing Capital Company, a Minnesota partnership in the original principal amount of \$16,015,000.00; and (iii) a

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Promissory Note Secured by Deed of Trust, dated as of May 15, 2008, payable by THOMAS H. MCCORMICK, IV and CRISTEN J. MCCORMICK, as Trustees of the T & C MCCORMICK FAMILY TRUST dated January 22, 2003 to Housing Capital Company, a Minnesota partnership in the original principal amount of \$4,650,000.00 (collectively, the "Notes"), each with interest and fees as therein provided, according to the terms thereof, and other sums of money advanced, with interest thereon and other obligations, to which reference is hereby made; and

WHEREAS, the beneficial interest in the Deed of Trust was assigned by Housing Capital Company, a Minnesota partnership ("Original Lender") to Grantee pursuant to that certain Assignment of Deed of Trust, dated as of December 7, 2009 and recorded in the Official Records on December 8, 2009 in Book No. 20091208, as Document No. 0003032; and

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell Under Deed of Trust hereinafter referred to, to which reference is hereby made; and

WHEREAS, on August 17, 2009, Original Lender, predecessor-in-interest to Grantee, as beneficiary and holder of the Notes did execute and deliver to Trustee, a Notice of such breach and default and election to cause the Trustee to sell said property to satisfy the obligations secured by said Deed of Trust, which Notice was recorded August 19, 2009 in Book 20090819, as Document No. 0003495 in the Official Records; and

WHEREAS, the Trustee in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes for such cases made and provided, made and published once a week for three consecutive weeks before the date of sale therein fixed, in Clark County, Nevada in which the premises to be sold is situated, a Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein, and herein described at public auction to the highest bidder for cash, lawful money of the United States of America, on December 14, 2009 at the hour of 10:00 a.m., at the front entrance of the office of the Nevada Legal News, 930 So. Fourth Street, Las Vegas, Nevada 89101.

WHEREAS, three true and correct copies of said Notice were posted in three public places in the County of Clark, State of Nevada, where said sale was noticed to take place and where the property is to be sold and three like notices were posted within the City or Township wherein the property to be sold is located for not less than twenty days before the date of said therein fixed; and

WHEREAS, copies of said notice were mailed by certified mail to the Trustor and/or successors in interest and other parties in accordance with the terms of the Deed of Trust and the applicable statutory provisions of the State of Nevada; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been

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made with all statutes and with the Soldier's and Sailors Relief Act of 1940, said Trustee, at the time and place aforesaid, did then and there at public auction sell the property hereinafter described to the Grantee for the sum of \$2,000,000.00 said Grantee being the highest bidder therefor.

NOW THEREFORE, Trustee in consideration of the premises recited and the sum above mentioned bid and paid by the Grantee, receipt of which is hereby acknowledged, and by virtue of these premises, does hereby grant and convey, but without covenant or warranty, express or implied as to title or possession, unto Grantee, all that certain real property situate in the County of Clark, State of Nevada, described as follows:

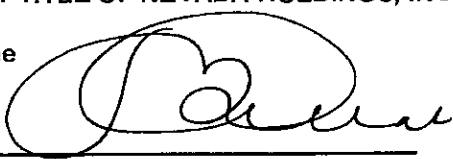
Lot 307 in Block 9 of CLIFFS EDGE PARENT (a Common Interest Community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the office of the County Recorder of Clark County, Nevada.

TOGETHER WITH, the improvements, fixtures and personal property located thereon or otherwise described in the Deed of Trust and all and singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issues and profits thereof.

TOGETHER WITH, all appurtenances in which Trustor has any interest, including any water rights benefiting said realty.

IN WITNESS WHEREOF, the said Stewart Title of Nevada Holdings, Inc, a Nevada Corporation dba Stewart Title of Nevada-Las Vegas Division, as Trustee, has this day caused its corporation name to be hereunto affixed by its Vice President thereunto duly authorized by resolution of it's board of directors.

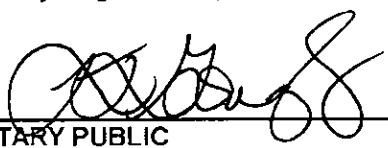
STEWART TITLE OF NEVADA HOLDINGS, INC dba Stewart Title of Nevada- Las Vegas Division,
As Trustee

BY: 
MARY ROGERS HUNT
Authorized Agent

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)



This instrument was acknowledged before me, a notary public on December 14th, 2009 by Mary Rogers Hunt, as Authorized Agent of Stewart Title of Nevada Holdings, Inc


NOTARY PUBLIC

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 124-26-410-002
b. _____
c. _____
d. _____

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. a. Total Value/Sales Price of Property \$ 2,000,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$ 2,000,000.00
d. Real Property Transfer Tax Due \$ 10200.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stewart Title of Nevada Holdings
Address: 376 E. Warm Springs Road #190
City: Las Vegas
State: Nevada Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: HOF Financial I, LLC
Address: 3200 Bristol Street, Suite 800
City: Costa Mesa
State: CA Zip: 92626

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

Print Name: Stewart Title of Nevada Holdings Escrow #: 1021825-FCL
Address: 376 E. Warm Springs Road #190
City: Las Vegas State: NV Zip: 89119

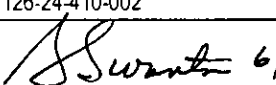
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		PLANNING & DEVELOPMENT	
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 750.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 750.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
TENTATIVE MAP 24					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: ☒
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 3
☒	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☒	All required perimeter landscape planters shown			NOTES:
☒	☒	All required parking lot fingers/islands shown			
☒	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building materials and colors noted			NOTES:
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 1
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	H O F Financial 1, LLC		Application Type:	Tentative Map	
Representative:	Chelsea Pettier, Slater Hanifan Group		Application Purpose:	105 Lot Low Density Single Family Residential Lots	
APN:	126-24-410-002		Site Location:	NW corner of Shaumber Rd and Centennial Pkwy	
Planner's Signature:	 6/2/10		Pre-App. Meeting Date:	06/05/10	
Planner:	Greg Kapovich, Planner I - 229-6137 Steve Swanton, Senior Planner		Submittal Deadline:	06/15/10 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	07/29/10 PC - 08/10/10 CC 9/1/10	



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

Providence Pod 307

APN:	126-24-410-002	Pre-app Date:	06/02/10
Location:	Northwest corner of Centennial Parkway and Shaumber Road	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	16.92	Ward #:	6 - Ross
Time:	3:00 p.m.		
Ownership Info:	H O F Financial 1, LLC	Phone:	(702)-
		Fax:	(702)-
		Email:	
Applicant Info:	Same as above	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	Chelsea Pettier Slater Hanifan Group	Phone:	(702)- 284-5300
		Fax:	(702)-
		Email:	
Cases:	Permits / Licenses:		
1. 11/16/05 - The City Council approved a request for a General Plan Amendment (GPA-9137) to amend portions of the Cliff's Edge Master Development Plan FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT). Planning Commission and staff recommended approval.	1. N/A		
2. 11/16/05 - The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines TO ESTABLISH STANDARDS FOR REAR LOADED RESIDENTIAL SMALL LOT HOUSING PRODUCTS AND TO ADD SECTION 3.2.5B TO THE DESIGN GUIDELINES on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road.			
3.			
Proposed Use:	Single Family Residential		
General Plan:	Existing:	PCD (Planned Community Development)	
	Proposed:	No change proposed	
Zoning:	Existing:	PD (RSL - Residential Small Lot up to 15 units per acre) Cliff's Edge	
	Proposed:	No change proposed	
Special Area, Master Plans, and / or Overlay Districts that Apply:	Open Space Plan		
	Special Land Use Designation (per plan): Cliff's Edge (Providence)		
Questions / Comments:	1. What lots will require a Variance and what kind of Variance is being requested?		

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CITY OF LAS VEGAS

- ☒ Meeting
☐ Conversation Record
☐ Telephone

Page: 1 of 1
Date: 06/02/10
Time: 8:00 a.m.

Project Name: Providence Pod 307

Conversation between CLV P&D Representative: Greg Kapovich, Planner I (229-6137 Office / 385-7268 Fax / gkapovich@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. JAMES HACKMAN	SLATER HANIFAN GROUP			
2. TODD STENDHAM	SLATER HANIFAN GROUP			
3. GREG KAPOVICH	PLANNING & DEVELOPMENT			
4. STEVE SWANTON	PLANNING & DEVELOPMENT			
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. ROGER B.	CLV - PW - Dev Co	229-6578	474-7599	
8. RICK S.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

- Please provide the Cliff's Edge Approval letter at time of submittal. The application submittal will not be accepted without the letter. *VAR NOT REQUIRED*
- ~~Please be clear in the justification letter as to what type of Variance is being requested and for which specific lots. - REMOVED SETBACKS~~
- How many different models of homes will be made available? Please provide floor plans of each type and elevation plans of the models needing a variance. *5 DIFFERENT FLOOR PLANS*
- ~~Please conduct a lot fit analysis.~~
- Please illustrate on the overall site plan the exact dwelling units per acre calculation for this proposed development.
- Please be sure to conform to the attached Cliff's Edge development standards for a Low Density Residential (Up to 5.5 DU/AC).
- Please be sure to conform to the attached Community Theme requirements of the Cliff's Edge development standards. Most specifically, the primary community entry. *WAIVER FROM TITLE 18.12.060 IS REQUIRED.*

Proposing 105 UNITS (5.18 DU/AC) - WAIVER NOT REQUIRED 18.12.070 TO PROVIDE 2 ACCESS POINTS FOR IF OK BY PW - RESIDENTIAL w/ MORE THAN 100-LOTS.

~~THE CLIFF'S EDGE DESIGNATION AT THIS SITE IS RSL, WHICH ALLOWS FOR UP TO 15 UNITS PER ACRE. THE ACTUAL DENSITY AND SIZE OF EACH LOT WILL FALL INTO THE L DENSITY. HOWEVER, RSL STANDARDS WILL BE REQUIRED TO BE MET.~~

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist - 2010

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

PN - Any offsite improvements not to be completed by MASTER DEVELOPER WILL BE REQUIRED
Devations from STANDARD WILL BE REQUIRED FOR CHANGE TO CURB, + DRIVEWAYS ALONG PRIVATE ST.

TRAFFIC - ~~Provide an auto-turn~~ Provide AN AUTO-TURN

