



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-27287** APN: 137-12-114-001 (see justification letter)

Name of Property Owner: Astoria Alexander, LLC

Name of Applicant: The Astoria Corporation (Managing Member of Astoria Alexander LLC)

Name of Representative: Rick Barron

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

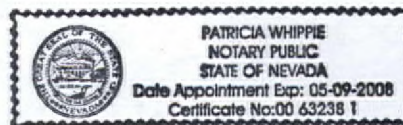
Signature of Property Owner: *T. R. Barron*

Print Name: T. R. Barron

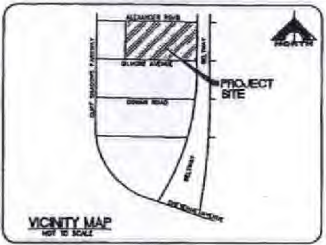
Subscribed and sworn before me

This 3 day of March, 2008

Patricia Whippie
Notary Public in and for said County and State



- LEGEND**
- LOT NUMBER
 - SEWER LINE & MANHOLE
 - WATER LINE
 - FIRE HYDRANT ASSEMBLY
 - BLOCK LETTER
 - C.L. COUNCIL LOT
 - P.D.C. POINT OF CONNECTION
 - APN ADDRESS PARCEL NUMBER
 - 3000' - DIST. CONTROLS
 - 3.25' - STREET CROWN



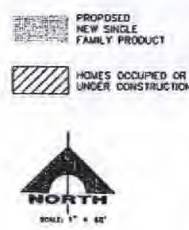
ESTIMATED SEWER CONTRIBUTION

374 UNITS @ 250 GPD/UNIT = 93,500 GPD
 TOTAL AVERAGE CONTRIBUTION = 30,250 GPD/(1.5) (WATER) = 20,167 GPD
 TOTAL PEAK FLOW = 30,250 GPD @ 3.15 (PEAK FACTOR) = 95,281 GPD

- UTILITY SERVICES BY**
- WTR: USE YOUR HOME WATER METER
 - SEWER: SEE SET OF PLAN SHEET
 - POWER: SERVICE PROVIDED BY SEWER WORKS
 - TELE: SERVICE PROVIDED BY SEWER WORKS
 - TELEPHONE: SERVICE PROVIDED BY SEWER WORKS
 - WATER GAS: SERVICE PROVIDED BY SEWER WORKS

SITE PLAN
 FOR
ASTORIA AT ALEXANDER/215
 RESIDENTIAL SUBDIVISION
 A COMMON INTEREST COMMUNITY
 APN'S 137-12-101-004, -004, -006, -010, -012, -013, AND -015

- NOTES**
1. ALEXANDER/215 IS A PART OF LONE MOUNTAIN WEST A BARRIER FLOODED SUBDIVISION.
 2. ALEXANDER/215 IS NOT LOCATED WITHIN 1 MILE OF THE CLATSOP COUNTY SUBDIVISION DISTRICT FACILITY.
 3. THERE ARE NO OTHER FLOODING OR FLOODING LOCATIONS ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE REVIEWED BY THE DEVELOPER.
 4. THERE ARE NO OTHER CALCULATED DRAINAGE WITHIN 200 FEET OF THE EX. GROUP.
 5. AN ASSURANCE WILL BE ESTABLISHED TO MAINTAIN THE LANDSCAPE COMMON LOT.
 6. NO PORTION OF THIS SUBDIVISION IS LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF A FEMA FLOOD PLAIN.
 7. SITE SLOPE IS LESS THAN THE STREET GRADIENTS WILL TYPICALLY BE LESS THAN THE SLOPES ARE TO CONSIDERATION OF STREETS.
 8. THE USE OF THIS SUBDIVISION IS FOR RESIDENTIAL PURPOSES OR RECREATION FOR PARKS, SCHOOLS, OR OTHER PUBLIC USES.
 9. THERE WILL BE C.C. & R.T'S FOR THIS SUBDIVISION.
 10. FUTURE LANDSCAPING WILL BE PERFORMED ON PLOTS 30A-10.
 11. ALL DRIVEWAYS ARE 20' BACK OF CURB UNLESS NOTED OTHERWISE.
 12. ALL INTERIOR STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY CASINGMENTS.
 13. THERE ARE NO EXISTING STRUCTURES ON THE SITE.



LAND USE

EXISTING ZONING	U-10
PROPOSED ZONING	U-10
MINIMUM LOT SIZE	32,544
TYPICAL LOT SIZE	1,800 SQ FT (20' x 90' TYP.)
MINIMUM LOT SIZE	1,800 SQ FT
TOTAL NO. OF RESIDENTIAL LOTS	374
CONCRETE - DRIVE, DRIVEWAY, DRIVEWAY	11,572
OPEN SPACE REQUIREMENTS	1,800 SQ FT

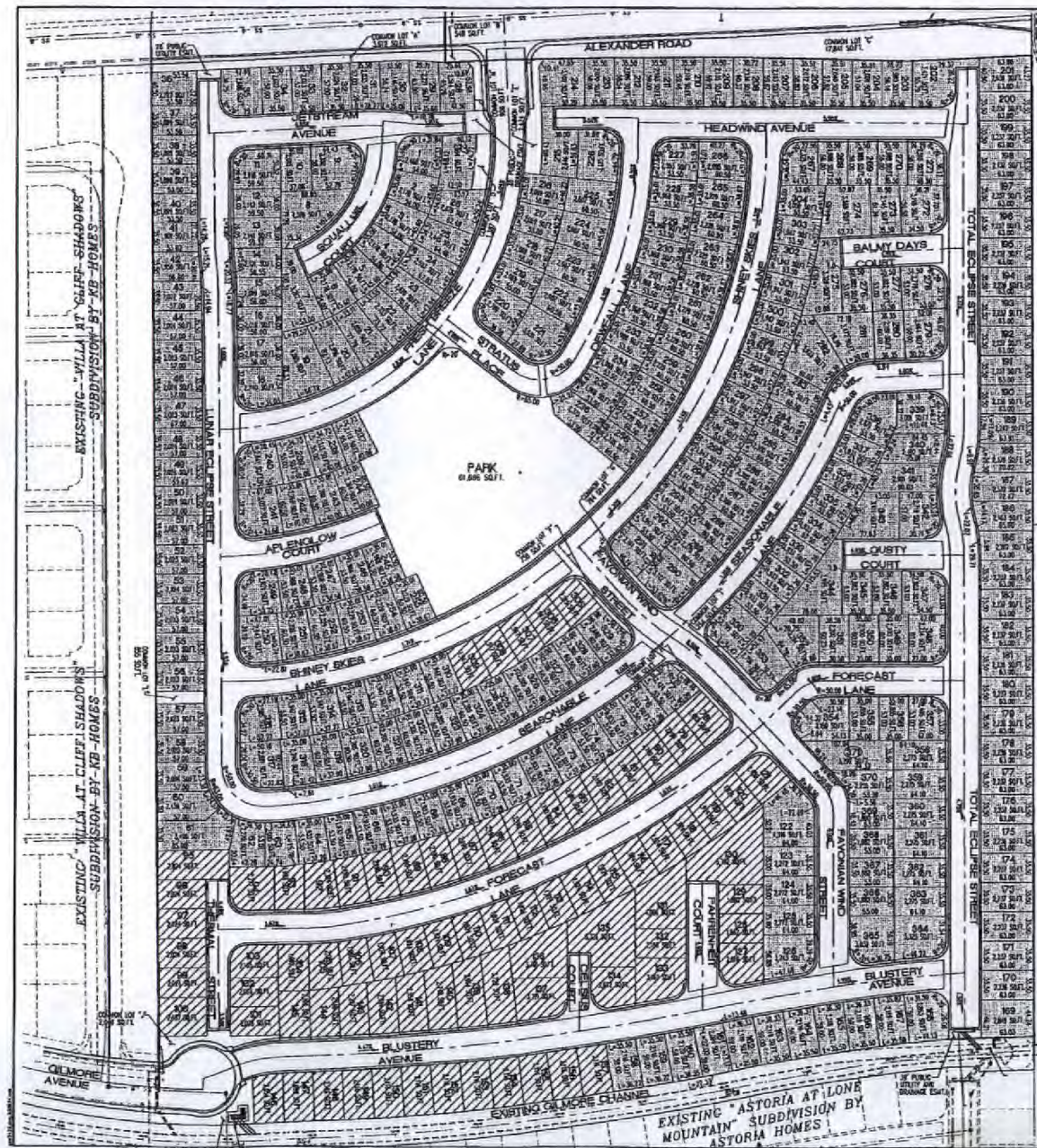
SETBACK REQUIREMENTS

FRONT YARD (GARAGE)	10' OF 14'
FRONT YARD (DRIVEWAY)	10'
SIDE YARD	5'
REAR YARD	5'

LEGAL DESCRIPTION

THIS TRACT IS PART OF LONE MOUNTAIN WEST A BARRIER FLOODED SUBDIVISION, CLATSOP COUNTY, OREGON, AS SHOWN ON THE PLAT THEREOF, AND IS BEING OFFERED FOR SALE AS A COMMON INTEREST COMMUNITY. THE DEVELOPER HEREBY WARRANTS THAT THE TRACT IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT COULD AFFECT THE ENJOYMENT OF THE TRACT.

DEVELOPER ASTORIA HOMES
OWNER C.C. WALLACE, INC.



EXISTING "WILLA AT CLIFF SHADOWS" SUBDIVISION BY NB-HOMES

APN: 137-12-101-007
 CLARK COUNTY PUBLIC WORKS

APN: 137-12-101-014
 USA EXISTING BELTWAY CHANNEL

EXISTING "ASTORIA AT LONE MOUNTAIN" SUBDIVISION BY ASTORIA HOMES

VAR-27287
04/24/08 PC

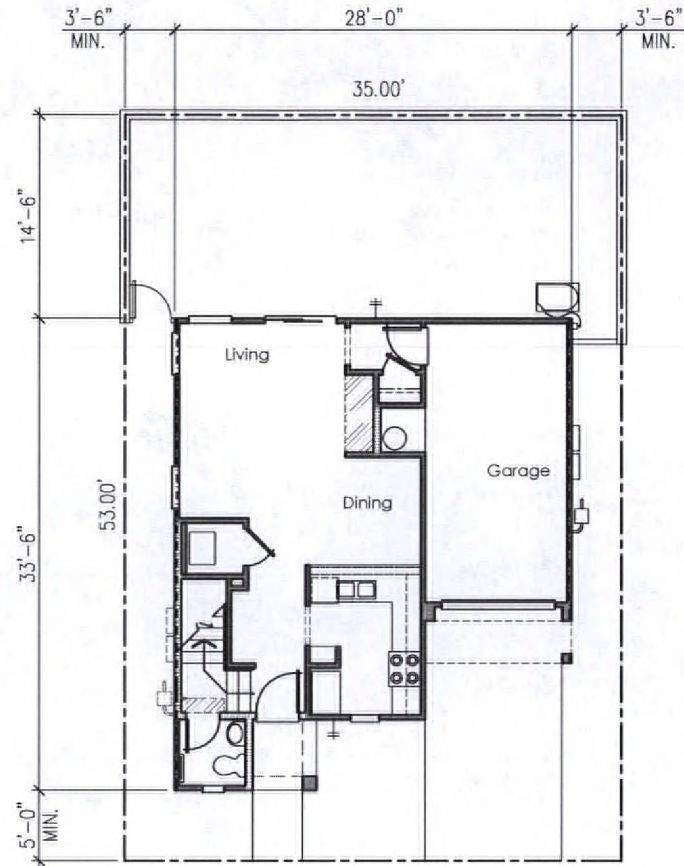
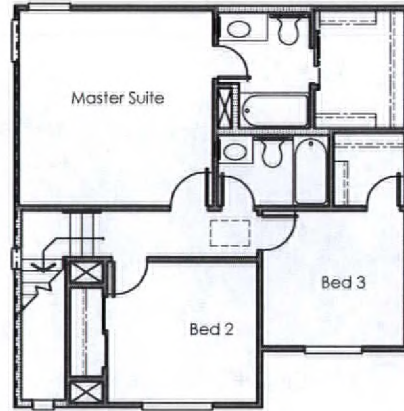
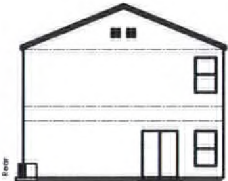
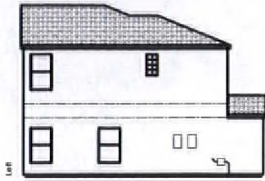


STATE OF OREGON
 DEPARTMENT OF REVENUE
 CLATSOP COUNTY

C.C. WALLACE, INC.
 Engineer/Planner/Architect

ASTORIA HOMES
 ASTORIA AT ALEXANDER/215
 SITE PLAN

DRAWING
 TM-1
 1 OF 4 SHEETS



- permit
- plans check
- model as-built
- production as-built

LICENSES

- NV CONTRACTOR LICENSE #00000000
- COUNTY BUSINESS LICENSE #20000000
- LAS VEGAS BUSINESS LICENSE #11000000
- NO. LAS VEGAS BUSINESS LICENSE #20000000
- HENDERSON BUSINESS LICENSE #00000000

SIGNATURE: _____

ASTORIA HOMES

10455 Park Run Drive Suite #200 Las Vegas, Nevada 89144
 PHONE: (702) 257-1188 FAX: (702) 257-1181
 www.astoriahomes.com

PROJECT INFO.

location | ASTORIA HOMES @ ALEXANDER (215)
 project | HILLSIDE II
 agency | CITY OF LAS VEGAS
 date | 12.04.07

Hillside II

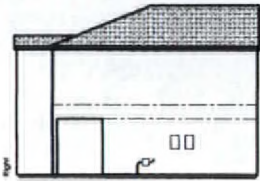
527-A FLOOR PLAN

SCALE: 1/4"=1'-0"
 FIRST FLOOR: 521 SQ. FT.
 SECOND FLOOR: 700 SQ. FT.
 TOTAL AREA: 1241 SQ. FT.
 GARAGE: 222 SQ. FT.

VAR-27287
 04/24/08 PC

RECEIVED
 MAR 11 2008

THIS DRAWING IS INTENDED TO BE ON A 24x36 PAPER SIZE. IF THE PRINTED SHEET IS ANYTHING OTHER THAN THE ABOVE SIZE, THE USER HAS ACCEPTED THE RISK OF INACCURACY.



BARREL OR "S"
CONCRETE ROOF TILE

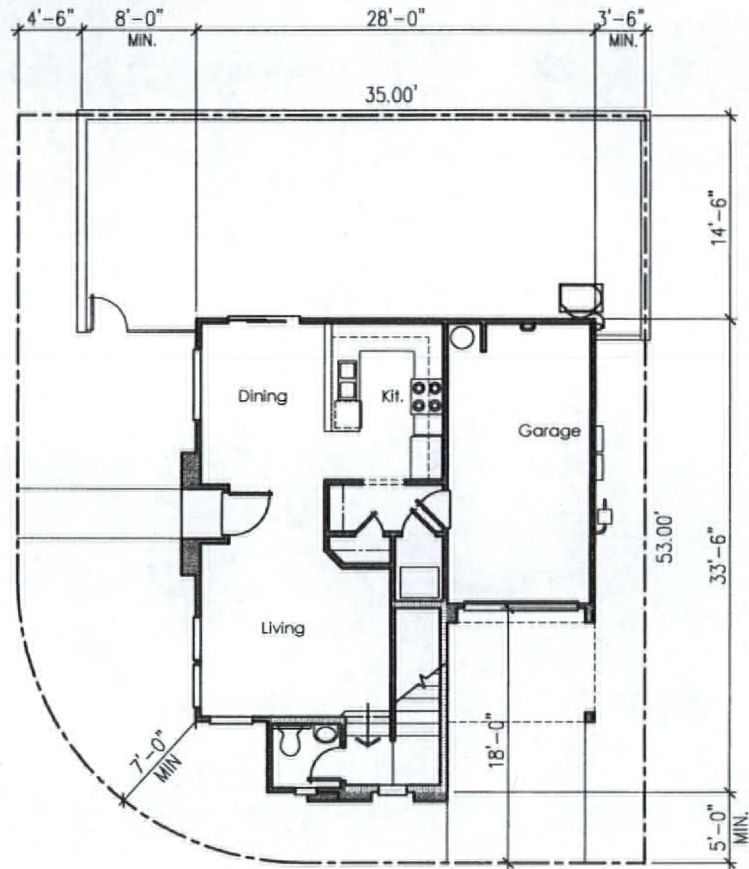
1 COAT LIGHT LACE
STUCCO FINISH

FOAM PLANT-ON WITH
STUCCO FINISH,
TYPICAL



Front

WROUGHT IRON RAILING



557-C FLOOR PLAN

SCALE: 1/4"=1'-0"
FIRST FLOOR: 558 SQ.FT.
SECOND FLOOR: 734 SQ.FT.
TOTAL AREA: 1293 SQ.FT.
GARAGE: 212 SQ.FT.
DECK: 44 SQ.FT.

- print
- plans check
- model as built
- production as built

LICENSES

- NV CONTRACTOR LICENSE #201439
- COUNTY BUSINESS LICENSE #20087340
- LAS VEGAS BUSINESS LICENSE #C110728511022
- NO. LAS VEGAS BUSINESS LICENSE #1074-0228
- HENDERSON BUSINESS LICENSE #33-1876

SIGNATURE _____ DATE: 03/17/08

ASTORIA HOMES

11658 Pine Tree Lane, P.O. Box 145, Vegas, Nevada 89144
PHONE: (702) 251-1188 FAX: (702) 251-1881
www.astoriamhomes.com

PROJECT INFO:

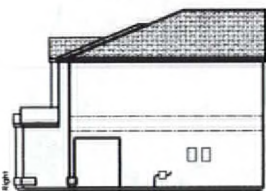
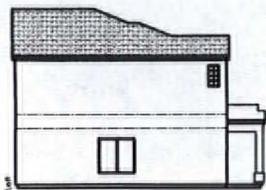
- location | ASTORIA HOMES # ALEXANDER /215
- project | HILLSIDE I
- agency | CITY OF LAS VEGAS
- date | 12.04.07

Hillside II

sheet |

VAR-27287
04/24/08 PC

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MAR 11 2008

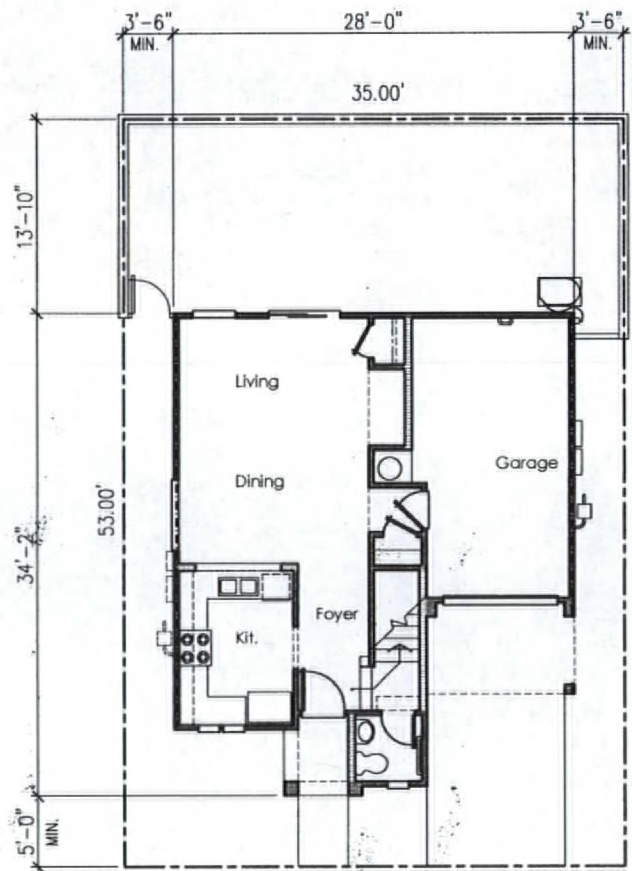
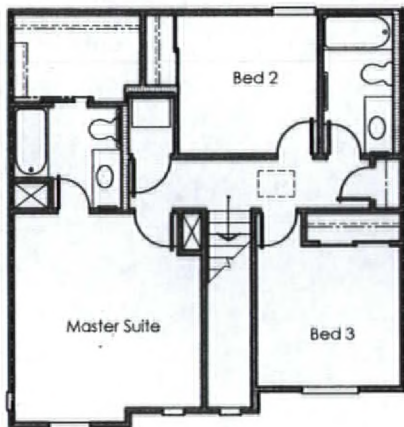


BARREL OR T
CONCRETE ROOF TILE

SHUTTER, TYPICAL

1 COAT LIGHT LACE
STUCCO FINISH

FOAM PLANT-ON WITH
STUCCO FINISH,
TYPICAL



- permit
- plans check
- model as-built
- production as-built

- LICENSES
- NV CONTRACTOR LICENSE #25633
 - COUNTY BUSINESS LICENSE #20083-02
 - LAS VEGAS BUSINESS LICENSE #1110586-011022
 - NO. LAS VEGAS BUSINESS LICENSE #1274-200
 - HENDERSON BUSINESS LICENSE #20-33710

SIGNATURE _____

ASTORIA HOMES

16548 Reg. Bus. Office, Suite #100 Las Vegas, Nevada 89144
PHONE: (702) 357-1188 FAX: (702) 251-1881
www.astoriahomes.com

PROJECT INFO:

location | ASTORIA HOMES @ ALEXANDER /215

project | HILLSIDE II

agency | CITY OF LAS VEGAS

date | 12.04.07

Hillside II

537-A FLOOR PLAN
SCALE: 1/4"=1'-0"
FIRST FLOOR: 520 SQ.FT.
SECOND FLOOR: 785 SQ.FT.
TOTAL AREA: 1305 SQ.FT.
GARAGE: 230 SQ.FT.

RECEIVED
MAR 11 2008

THE DRAWING IS REFERRED TO BY ON A 24x36 PAPER SIZE. IF THE PRINTED SHEET IS NOT THE CORRECT SIZE, THE DRAWING IS NOT VALID.