



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-29958

Case Number: _____ APN: 139-18-410-012

Name of Property Owner: Rancho Park Residential, LLC

Name of Applicant: Rancho Park Residential, LLC

Name of Representative: Tony Celeste- KKBR&F

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

_____ Yes

_____ ☒ No

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

City Official: _____

Partner(s): _____

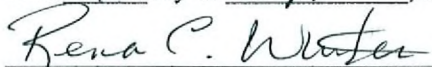
APN: _____

Signature of Property Owner: 

Print Name: William H. Hoover

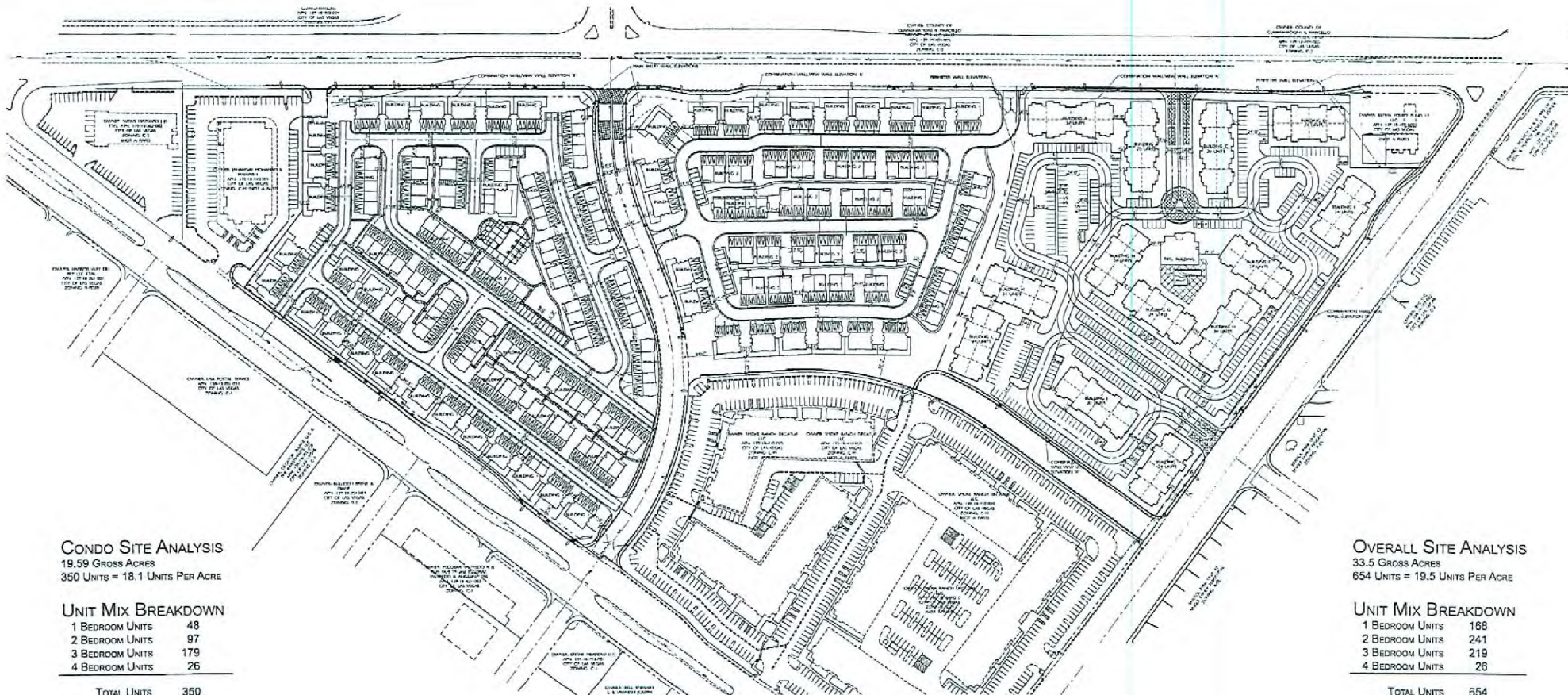
Subscribed and sworn before me

This 10 day of Sept, 2008



Notary Public in and for said County and State





CONDO SITE ANALYSIS
19.59 GROSS ACRES
350 UNITS = 18.1 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	48
2 BEDROOM UNITS	97
3 BEDROOM UNITS	179
4 BEDROOM UNITS	26
TOTAL UNITS	350

APARTMENT SITE ANALYSIS
13.88 GROSS ACRES
304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40
TOTAL UNITS	304

OVERALL SITE ANALYSIS
33.5 GROSS ACRES
654 UNITS = 19.5 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	168
2 BEDROOM UNITS	241
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26
TOTAL UNITS	654

PARKING CALCULATIONS

SPACES REQUIRED	1231
PARKING PROVIDED	1185
DIFFERENCE	-46

REDUCTION REREQUIRED 3.74%

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AVE. ONE OVERALL SITE PLAN

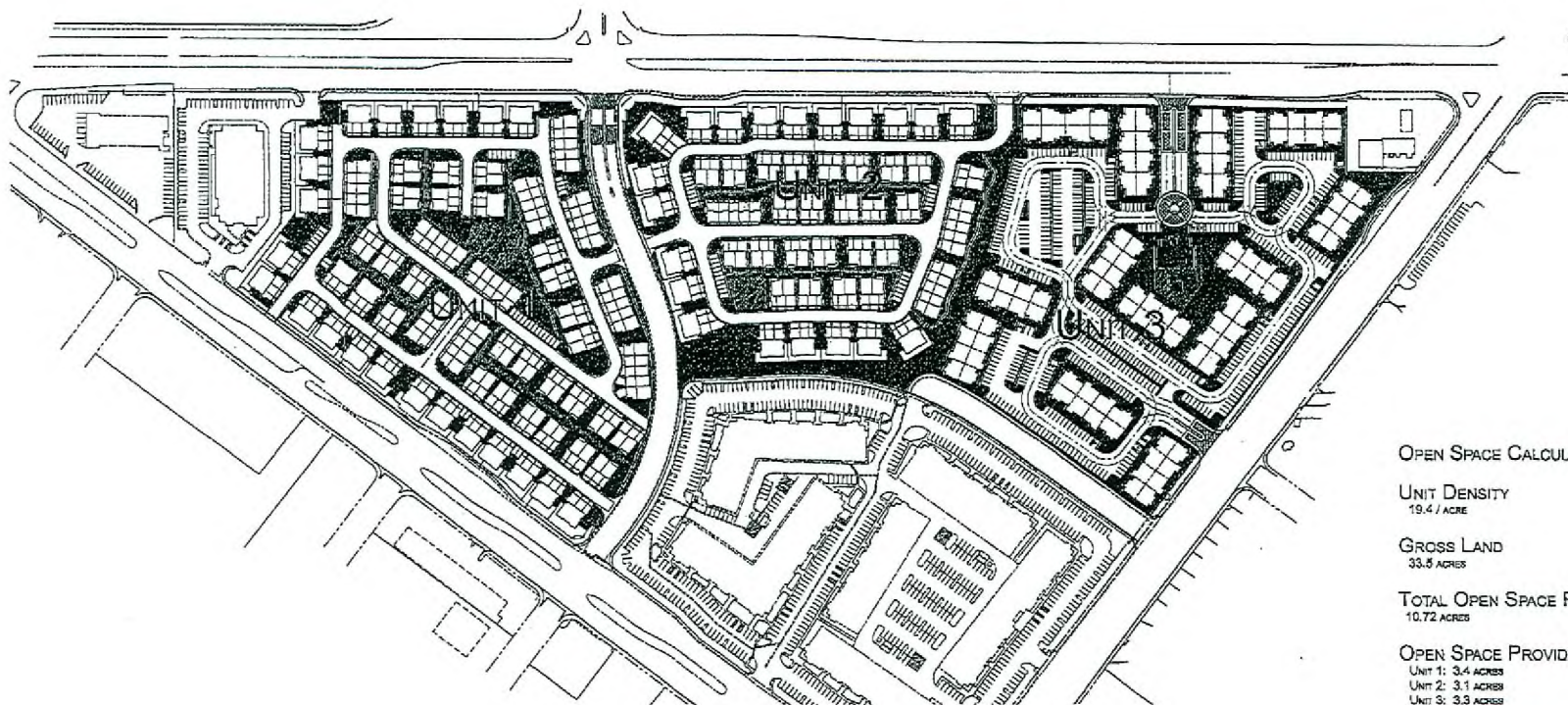


AUGUST 1, 2008



VAR-29958
10/09/08 PC

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OPEN SPACE CALCULATIONS

UNIT DENSITY
19.4 / ACRE

GROSS LAND
33.5 ACRES

TOTAL OPEN SPACE REQUIRED
10.72 ACRES

OPEN SPACE PROVIDED

UNIT 1: 3.4 ACRES
UNIT 2: 3.1 ACRES
UNIT 3: 3.3 ACRES

TOTAL PROVIDED: 9.8 ACRES

DIFFERENCE
-0.92 ACRES

REDUCTION REQUIRED
2.7%

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AVE. ONE OPEN SPACE PLAN



OCTOBER 3, 2008



VAR-29958
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CONDO SITE ANALYSIS
19.59 GROSS ACRES
347 UNITS = 17.7 UNITS PER ACRE

UNIT MIX BREAKDOWN	
1 BEDROOM UNITS	48
2 BEDROOM UNITS	95
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26

TOTAL UNITS 347

APARTMENT SITE ANALYSIS
13.88 GROSS ACRES
304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN	
1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40

TOTAL UNITS 304

LIST OF AMENITIES

- POOL AND SPA LOCATED IN EACH PHASE.
- PUBLIC RESTROOMS LOCATED IN EACH PHASE.
- OUTDOOR GYMNASIUM WITH WATER FILL PLAYING
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL
- WEIGHT ROOM
- KITCHEN
- RESTROOM
- MEETING ROOM
- MEDIA CENTER

OVERALL SITE ANALYSIS
33.5 GROSS ACRES
651 UNITS = 19.4 UNITS PER ACRE

UNIT MIX BREAKDOWN	
1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26

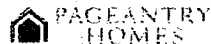
TOTAL UNITS 651

PARKING CALCULATIONS	
SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40

REDUCTION REQUIRED 3.27%

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AVE. ONE OVERALL SITE PLAN



OCTOBER 3, 2008

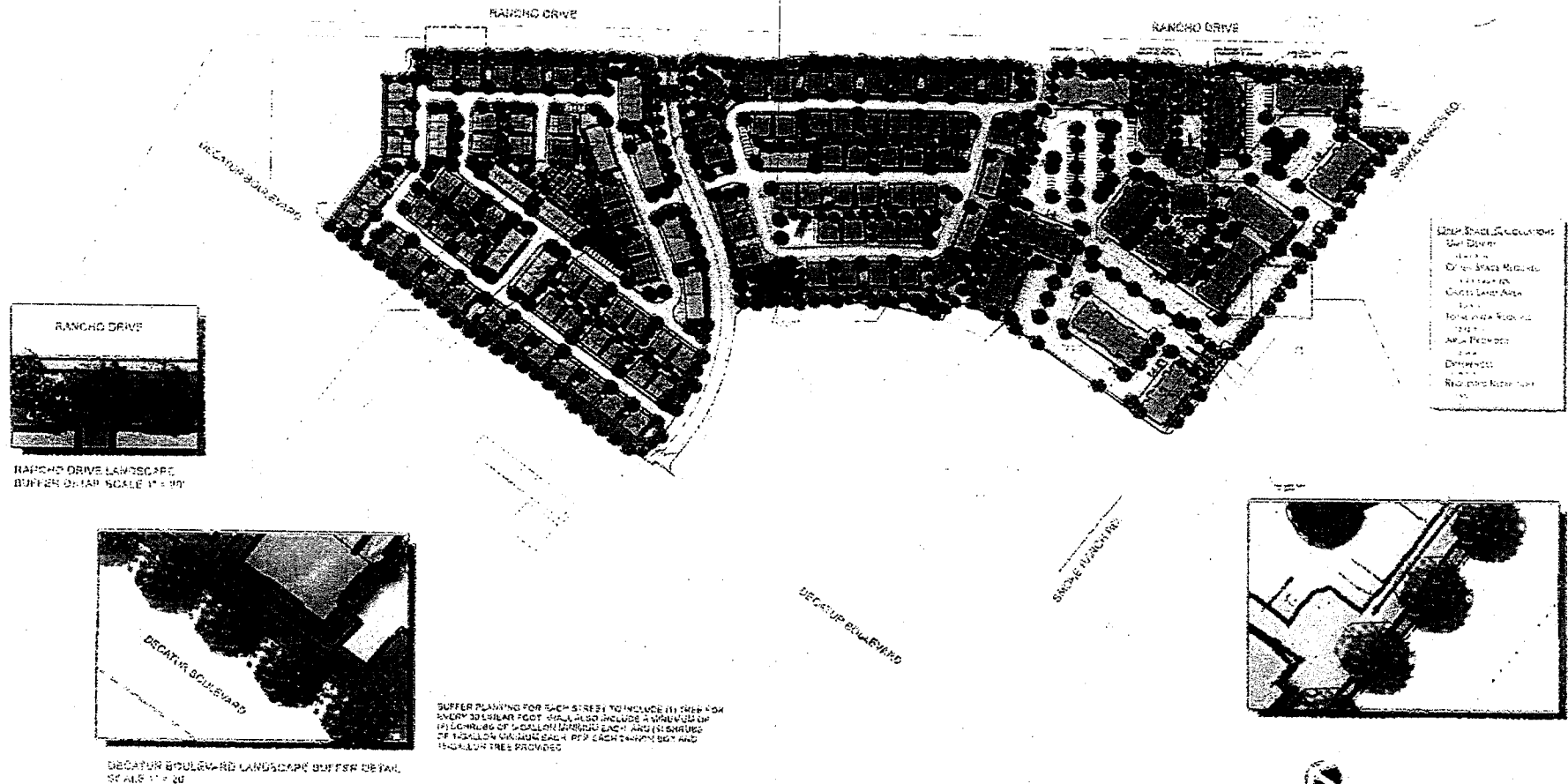


ZON-29661 VAR-29663
VAR-29958 SDR-29658
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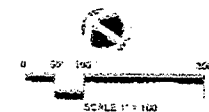
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AVE. ONE APARTMENTS - LANDSCAPE PLAN



August 25, 2008

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