PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-38578** APN: 126-24-410-002

Name of Property Owner: HOF Financial I, LLC

Name of Applicant: Pardee Homes of Nevada, Inc.

Name of Representative: Slater Hanifan Group

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 _____X_____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: Russ Walkham, VP
HOF Financial I, LLC

Subscribed and sworn before me

This _____day of _____, 20__

_____
Notary Public in and for said County and State

RECEIVED
JUN 15 2010

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

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

RECEIVED
JUN 15 2010

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Waiver

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, VP

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* HOF Financial I, LLC

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

Print Name Russ Wakeham, VP

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	WVR-38578
Meeting Date:	07/29/10
Total Fee:	$830.00
Date Received:*	06/15/10
Received By:	Jonathan B.

RECEIVED
JUN 15 2010

*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

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D. Stocker

Signature

D. STOCKER
Commission # 1834451
Notary Public - California
Orange County
My Comm. Expires Feb 12, 2013

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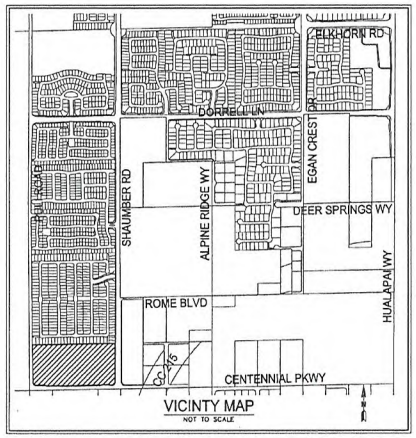
JUN 15 2010

TENTATIVE MAP
FOR
PROVIDENCE POD 307
A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN 126-24-410-002



NOTES

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 CENTENNIAL PKWY.
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 CENTENNIAL.
9. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 12" MAIN LOCATED IN CENTENNIAL.
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.

LEGAL DESCRIPTION

LOT 307 AS SHOWN ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

OWNER

N O F FINANCIAL I LLC
3200 BRISTOL ST #600
COSTA MESA CA 92626-1810
PH (714) 433-2300
FX (714) 433-2454

DEVELOPER

PARDEE HOMES OF NEVADA
650 WHITE DR, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-8081

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 264-5300
FX (702) 284-5399

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- 100.0' 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)
- 2300 EX CONTOUR (5' INTERVAL)

PROJECT SUMMARY

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

OPEN SPACE

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

WAIVER OF DEVELOPMENT STANDARDS

1. STREET INTERSECTION OFFSET REDUCED TO 86-FT (PRIVATE STREET ONLY) (SEC 18.12.160)
2. MINOR STUB STREET FOR GRADING AND UTILITY REASONS (SEC 18.12.110)

PARKING ANALYSIS

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

**MAXIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

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 2.23 (PEAK FACTOR) = 0.05560 MGD

UTILITY SERVICE BY

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

SETBACKS

FRONT (GARAGE) FRONT ENTRY GARAGE	= LESS THAN 5' OR 18+
FRONT (LIVING AREA) SINGLE STORY (<12')	= 5' (5' TO PORCH)
TWO STORY (>12')	= 10' (8' UP TO KICK OF BLDG WIDTH; 5' TO CANTILEVERED BALCONY)
INTERIOR SIDE	= 3'
PERIMETER SIDE	= 10'
REAR	
INTERIOR LOTS	= 3' (7' FOR AT LEAST 50% OF BLDG WIDTH)
PERIMETER LOTS	= 10'
REAR PATIO COVERS	= 5'
2ND STORY BALCONY FRONT	= 8'
REAR	= 7'
SEPARATION BLDG TO BLDG	= 6'

DISCLAIMER NOTE

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.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 264-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307
TENTATIVE MAP

SEC 24 T19 R59

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH

PROJECT NO.
PAR1002-001

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES L. HACKMAN
Exp. 06/30/11
CIVIL
No. 16559
7/06/10

TM-1
SHEET 1 OF 3

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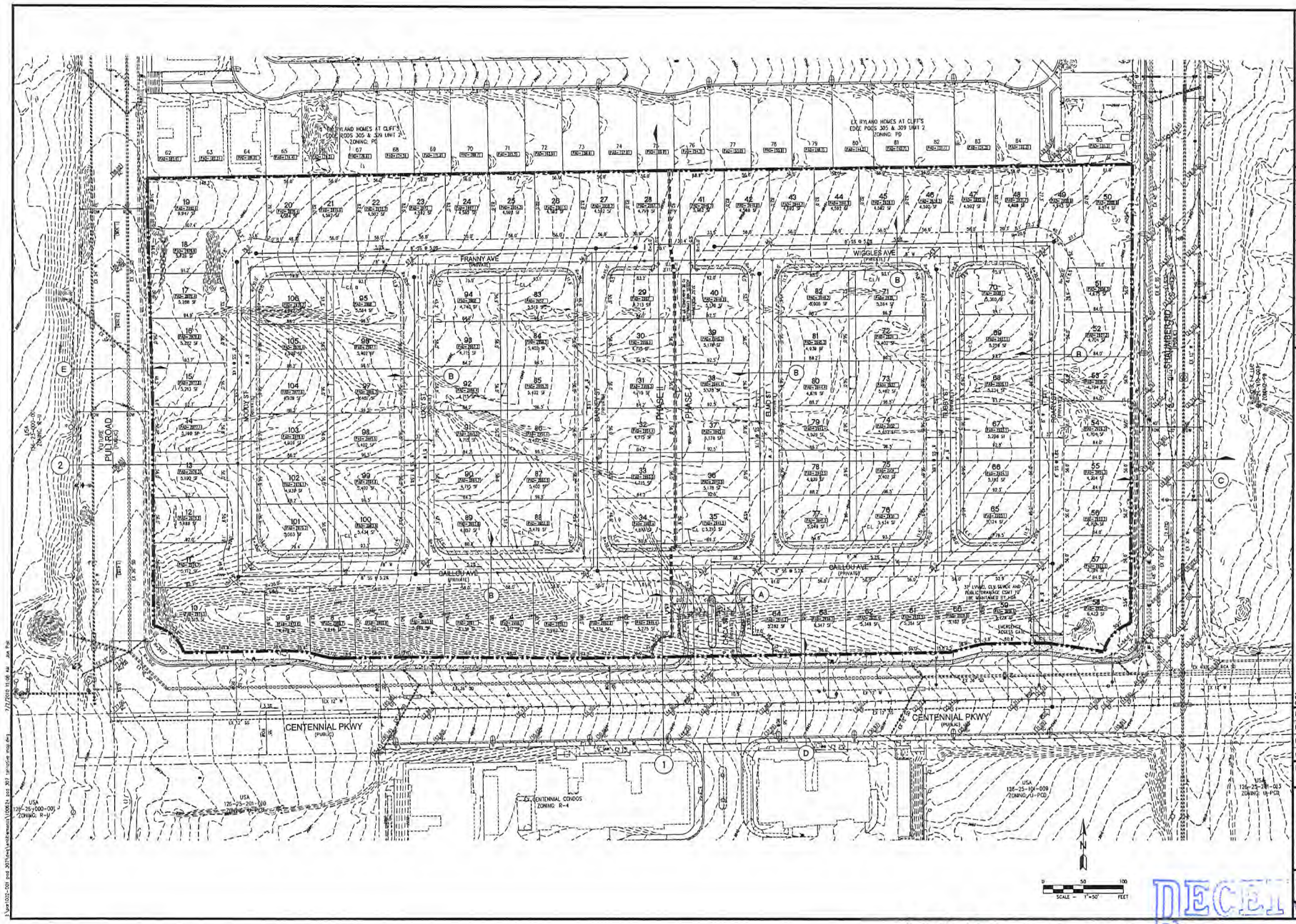
JUL 06 2010

REVISED WVR-38578
TMP-38575

J:\par1002-001 pod 307\civil\tentativemaps\100724 pod 307 tentative map.dwg 7/2/2010 11:04 AM jdp #4



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #215, LAS VEGAS, NV 89118
PHONE (702) 384-0500 FAX (702) 384-0599

NO	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307

TENTATIVE MAP

S-24
T-21
R-59

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH
PROJECT NO. PAR1002-001

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES L. HACKMAN
No. 16828
CIVIL
07/06/10

TM-2
SHEET 2 OF 3

WVR-38578
TMP-38575

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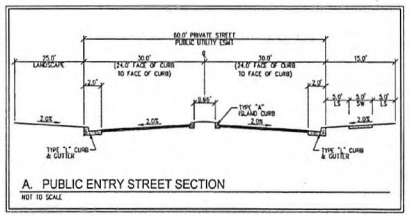
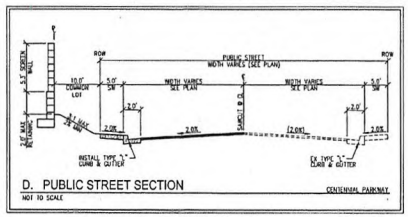
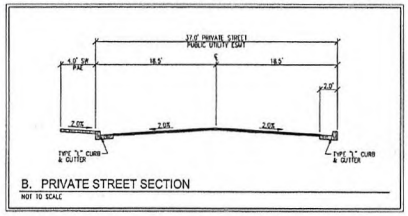


A. PUBLIC ENTRY STREET SECTION
NOT TO SCALE



D. PUBLIC STREET SECTION
NOT TO SCALE
CENTENNIAL PARKWAY



B. PRIVATE STREET SECTION
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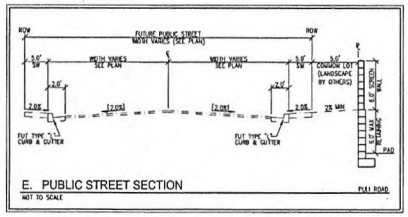
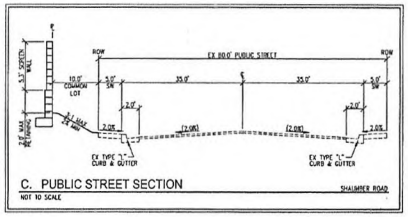
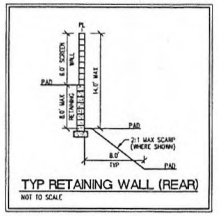


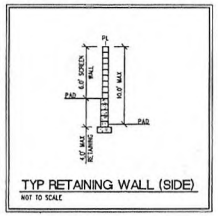
E. PUBLIC STREET SECTION
NOT TO SCALE
PUBLIC ROAD



C. PUBLIC STREET SECTION
NOT TO SCALE
SHAUMBER ROAD



TYP RETAINING WALL (REAR)
NOT TO SCALE



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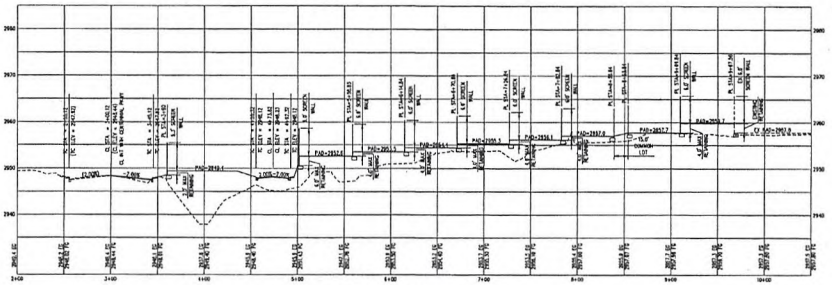
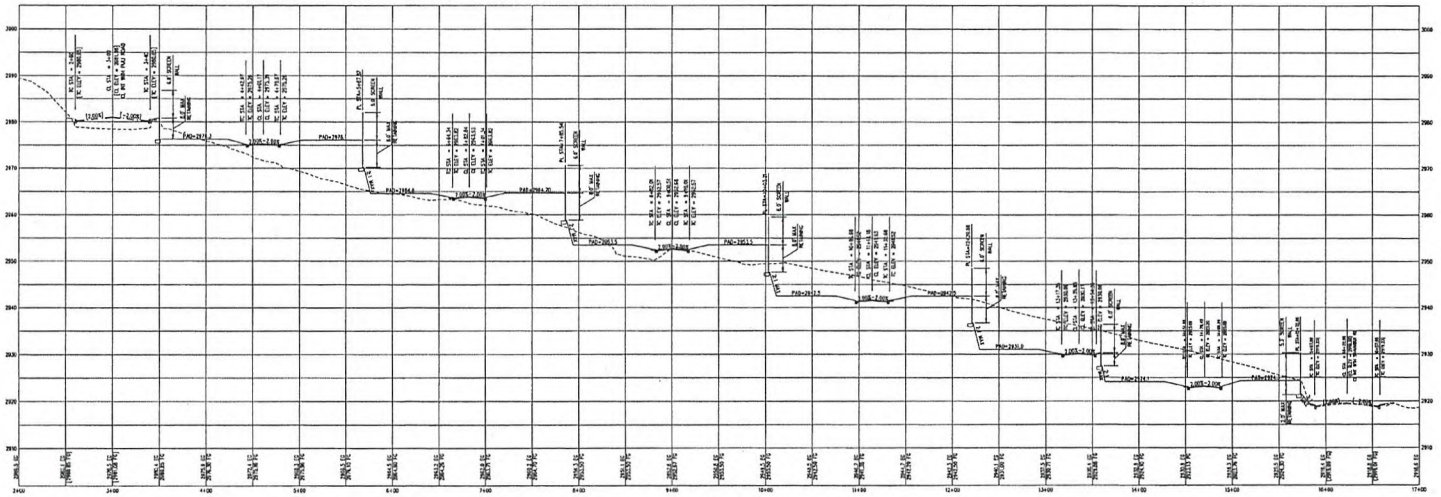


1. NORTH / SOUTH SECTION
SCALE: 1" = 60'



2. EAST / WEST SECTION
SCALE: 1" = 60'

SLATER HANIFAN GROUP
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NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS

PARDEE HOMES OF NEVADA

PROVIDENCE POD 307

TENTATIVE MAP

S24 T19 R60

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH

PROJECT NO.
PAR1002-001

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES L. HACKMAN
No. 16058
CIVIL
07/06/10

TM-3
SHEET 3 OF 3

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TMP-38575

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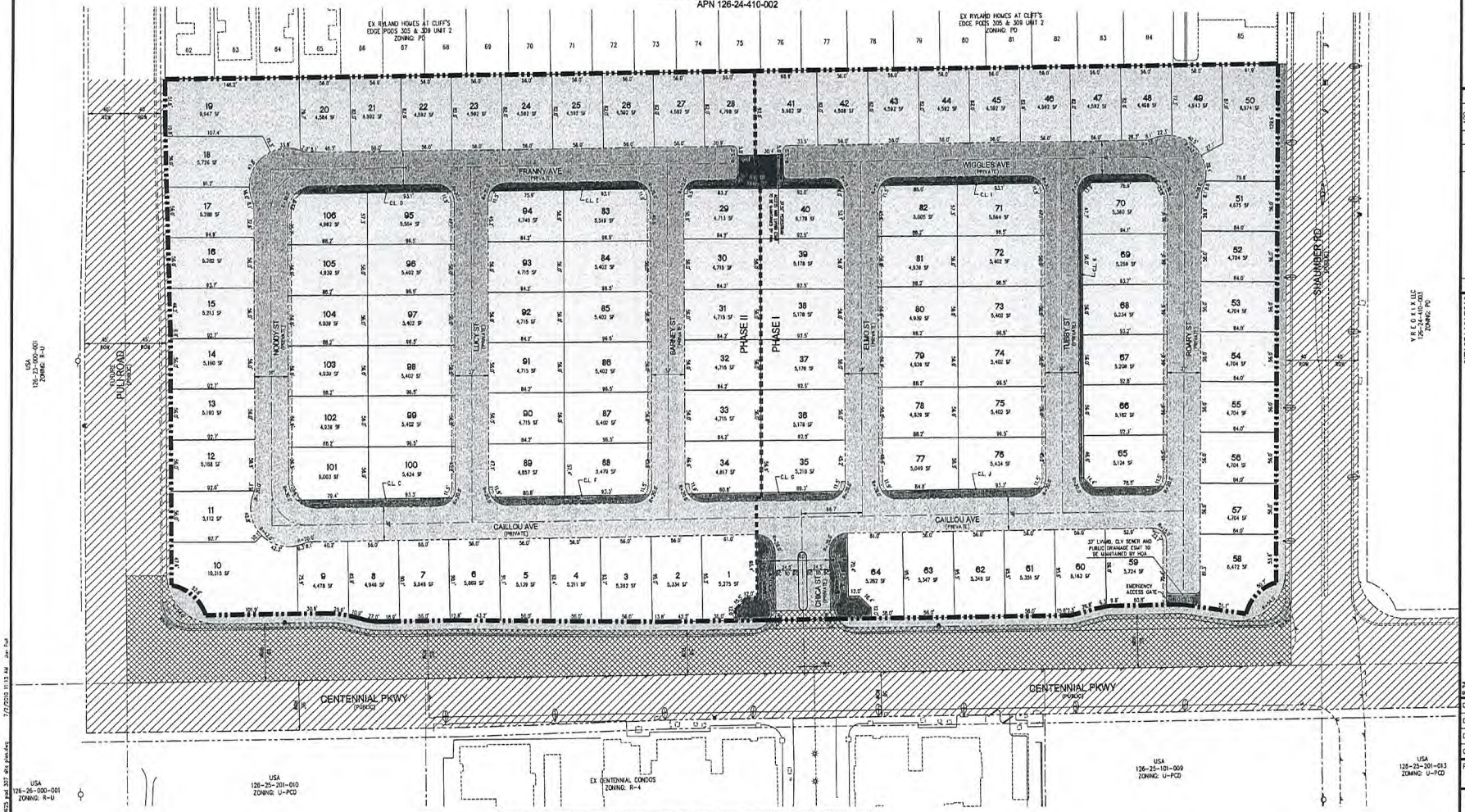
SITE PLAN
FOR
PROVIDENCE POD 307
A SINGLE FAMILY DETACHED
RESIDENTIAL COMMUNITY
APN 126-24-410-002



PROJECT SUMMARY		OPEN SPACE		WAIVER OF DEVELOPMENT STANDARDS
ZONING	= PD-RSL	NO OF UNITS	= 106	1. STREET INTERSECTION OFFSET REDUCED TO 66-FT (PRIVATE STREET ONLY) (SEC 16.12.160)
LOT DIMENSIONS (TYP)	= 56'x84'	REQUIRED: 5.5 (CLIFF'S EDGE)	= 5,300 SF	
MINIMUM LOT AREA	= 4,478 SQ FT	PROVIDED OPEN SPACE	= 7,718 SF	2. MINOR STUB STREET FOR GRADING AND UTILITY REASONS (SEC 16.12.110)
MAXIMUM LOT AREA	= 10,315 SQ FT			
GROSS ACREAGE	= 20.38 AC			
NET ACREAGE	= 16.62 AC			
TOTAL LOTS	= 106 LOTS			
GROSS DENSITY	= 5.23 DU/AC			

LEGEND
- OFF-SITES CONSTRUCTED BY MASTER DEVELOPER
- OFF-SITES CONSTRUCTED BY PARDEE HOMES
- PRIVATE STREETS
- COMMON AREA TO BE BUILT BY PARDEE AND MAINTAINED BY PROVIDENCE HOA
- ONSITE COMMON AREA TO BE MAINTAINED BY POD 307 HOA
- 56' X 84' LOTS
- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CURB AND GUTTER

SCALE: 1"=50' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
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PHONE (702) 384-8500 FAX (702) 384-8399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS
PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
SITE PLAN

DATE: 7/2/10
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH
PROJECT NO.
PAR1002-001

PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES L. HACKMAN
No. 16658
Exp. 06/30/11
07/01/10

SP-1
SHEET 1 OF 1

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