



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-38575** 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: [Signature]

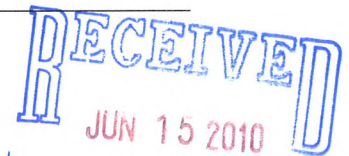
Print Name: Russ Walker, VP

HOF Financial I, LLC

Subscribed and sworn before me

This _____ day of _____, 20__

Notary Public in and for said County and State



ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

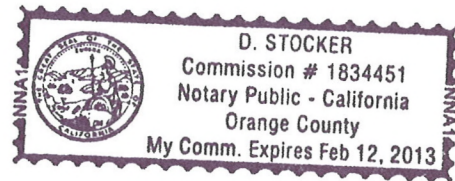
On May 20, 2010, before me, **D. Stocker, a Notary Public**, personally appeared **Russ Wakeham**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and 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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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>Jonathan B.</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

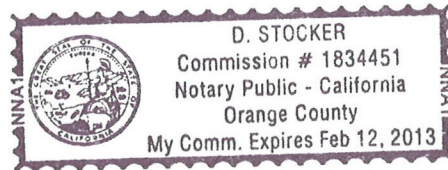
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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[SEAL]

D. Stocker
Signature



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APN 126-24-410-002



1. THERE ARE NO KNOWN FLOODS OR POTENTIAL LOCATIONS ADJACENT TO THE PROJECT THAT COULD BE AFFECTED BY THIS SUBDIVISION TO BE VERIFIED BY THE DISTRICT ENGINEER.
2. THERE ARE NO KNOWN CONTAMINATED DEPTHS WITHIN 30 FEET OF THE EXISTING SURFACE GRADES.
3. THERE ARE NO ADEQUATE LOCATIONS ESTABLISHED FOR THE SUBDIVISION'S WASTEWATER TREATMENT PLANT.
4. LANDSCAPE PLANTINGS AND COMMON TREES WILL BE MAINTAINED BY THE SUBDIVISION.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA CENTINELA PARKWAY.
7. WASTEWATER REQUIRED FOR SHOW DRAIN, DRY UTILITY, SANITARY, SANITATION AND POTABLE WATER SHALL BE CONNECTED TO THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING WATER LINE IN CENTINELA.
9. SEWER SERVICE FOR THIS PROJECT WILL BE CONNECTED TO THE EXISTING 12" DRAINAGE MAIN IN CENTINELA.
10. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL BE LESS THAN 12%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FLOOD SPECIAL FLOOD HAZARD AREA.
12. THERE ARE EXISTING EASEMENTS ON THESE PROPERTIES, THESE EASEMENTS ARE BEING REINFORCED WHERE APPLICABLE.
13. THIS SUBDIVISION IS PART OF THE PREVIOUSLY CULLED (C)25 MAP.

LOT 307 AS SHOWN ON FILE IN BOOK 118, PAGE 80 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.

OWNER
H O F FINANCIAL I LLC
3200 BRISTOL ST #800
COSTA MESA CA 92626-1850
PH (714) 433-2300
FX (714) 433-2454

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

ENGINEER
SLATER HANFAN GROUP
5740 S. ARVILLE ST SUITE 210
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 (25' 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	= 5.33 UNITS/AC

NO. OF UNITS = 106
REQUIRED O.S. (CLIFF'S EDGE) = 5,500 SF
PROVIDED OPEN SPACE = 7,718 SF

1. STREET INTERSECTION OFFSET REDUCED TO 86-FT (PRIVATE STREET ONLY) (SEC 18.12.160)

NO OF UNITS	= 106
RESIDENT PARKING	= 2 SPA
GUEST PARKING	= 0.2 SPA
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ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS

WATER: LAS VEGAS VALLEY WATER DIS

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)	= LESS THAN 5'
FRONT ENTRY GARAGE	
FRONT (LIVING AREA)	= 8' (5' TO PORCH)
SINGLE STORY (4-12)	= 12' (8' UP TO 12' CANCLERED)
TWO STORY (4-12)	
INTERIOR SIDE	= 3'
PERIMETER SIDE	= 10'
REAR	
INTERIOR LOTS	= 3' (7' FOR AT)
PERIMETER LOTS	= 10'
REAR PATIO COVERS	= 5'
2ND STORY BALCONY	
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.

[illegible]

PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
TENTATIVE MAP

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

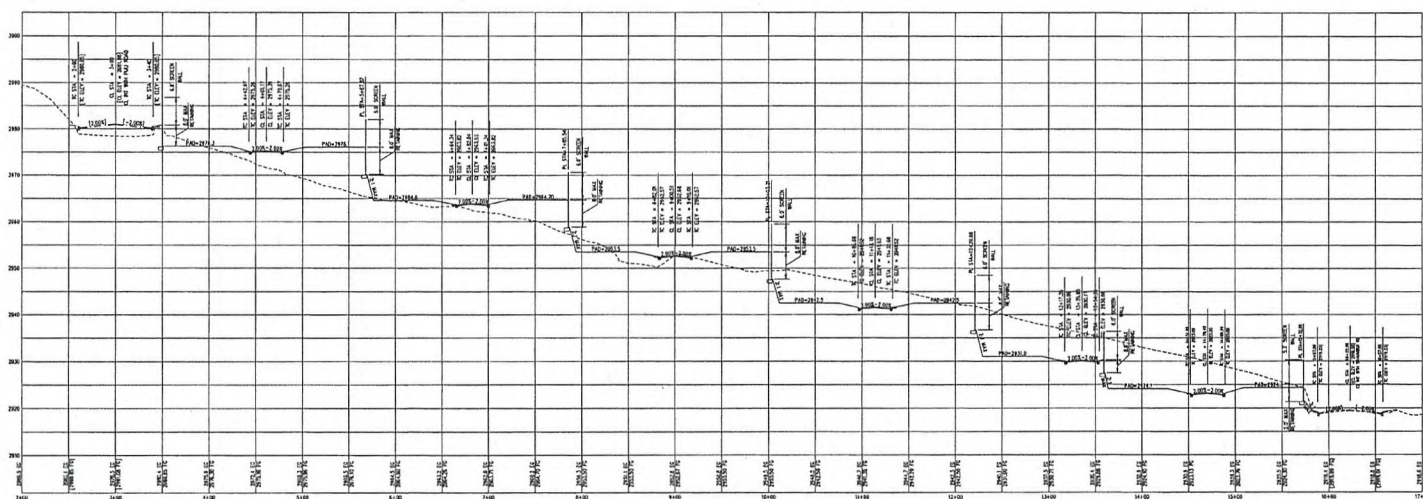
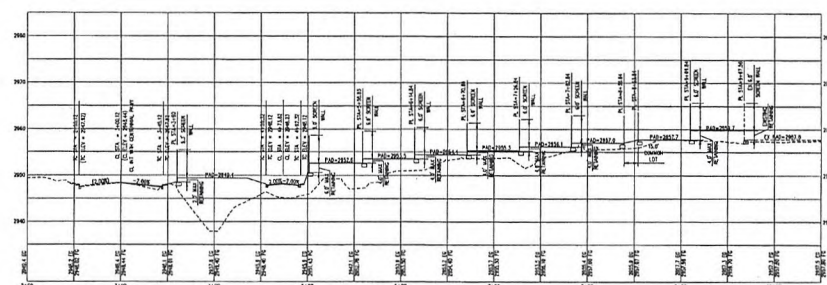
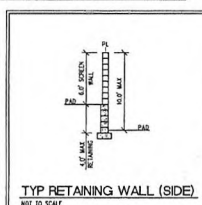
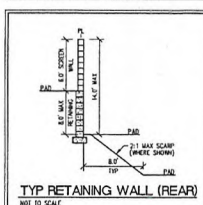
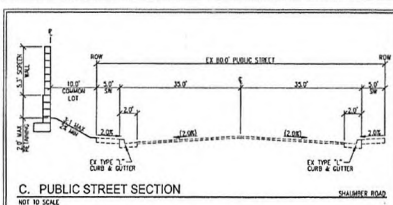
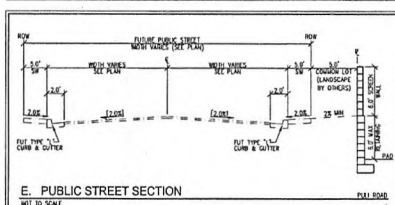
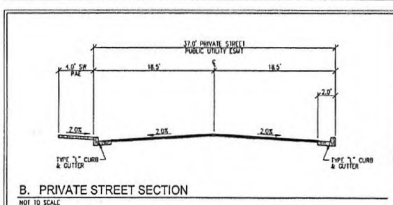
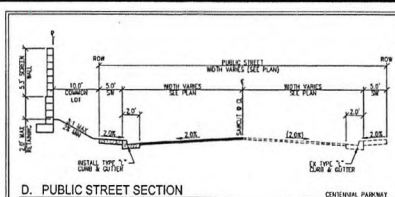
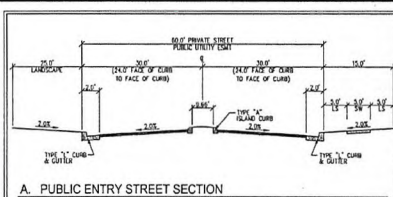
TM-1
SHEET 1 OF 3

REVISED

WVR-38578
TMP-38575

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TM-1
SHEET 1 OF 3

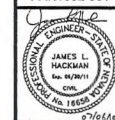


S-I-G
SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
7740 S. ARVILLE STREET #216, LAS VEGAS, NV #8118

[illegible]

PARDEE HOMES OF NEVADA
PROVIDENCE POD 307
TENTATIVE MAP

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

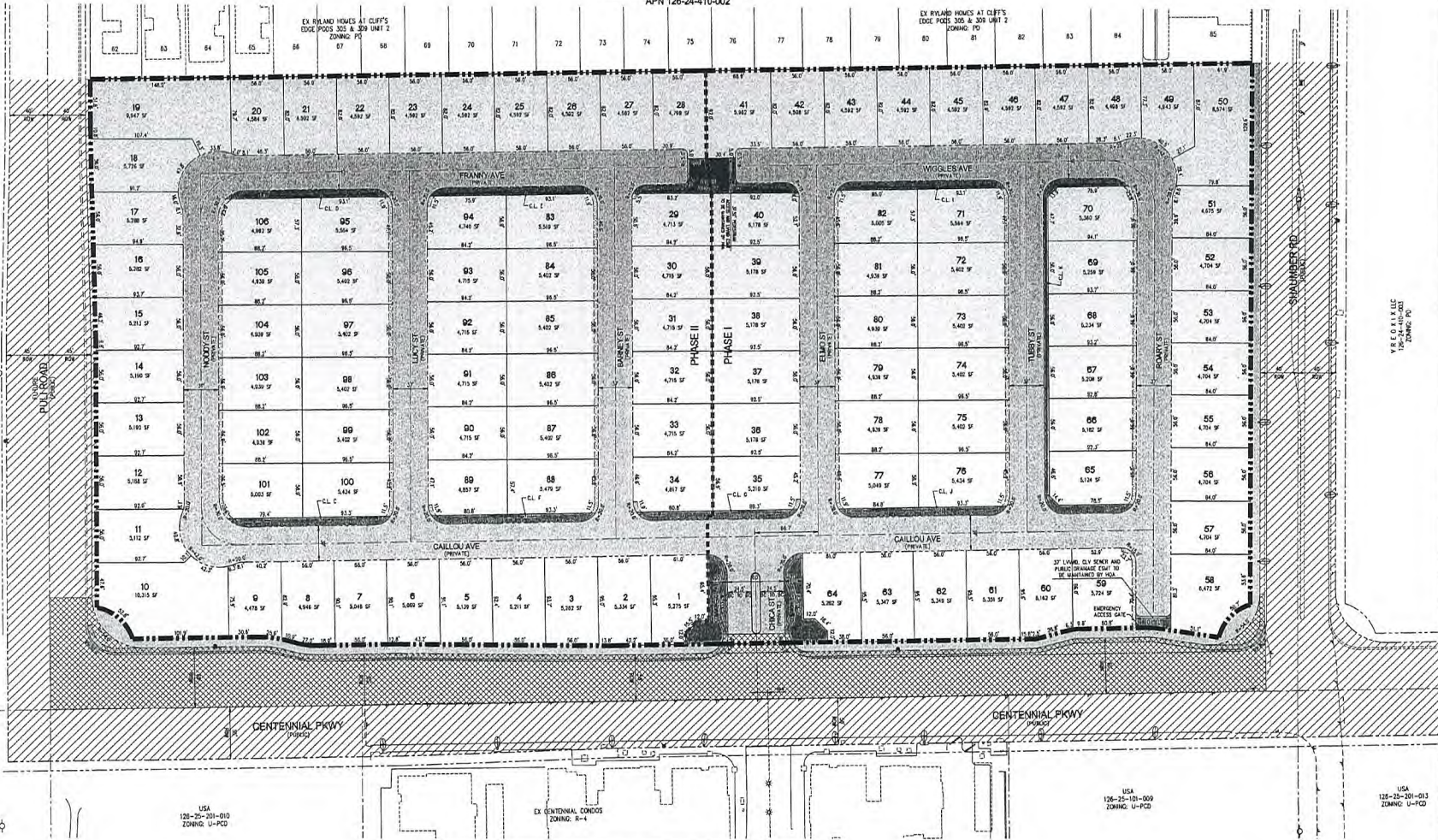


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SHEET 3 OF 3

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



PROJECT SUMMARY ZONING: PD-48L LOT DIMENSIONS (TYP): 50'x44' MAXIMUM LOT AREA: 10,215 SQ FT GROSS PARCELS: 100 NET PARCELS: 100 TOTAL LOTS: 100 GROSS DENSITY: 5.23 BA/AC	OPEN SPACE NO. OF UNITS: 100 REQUIRED OPEN SPACE: 5,300 SQ FT PROVIDED OPEN SPACE: 5,300 SQ FT	WAIVER OF DEVELOPMENT STANDARDS 1. STREET INTERSECTION OFFSET REDUCED TO 40-FT (MINIMUM STREET WIDTH 60-FT) (SEE 16.12.110) 2. MINOR STREET STREET FOR GRADING AND UTILITY REASONS (SEE 16.12.110)
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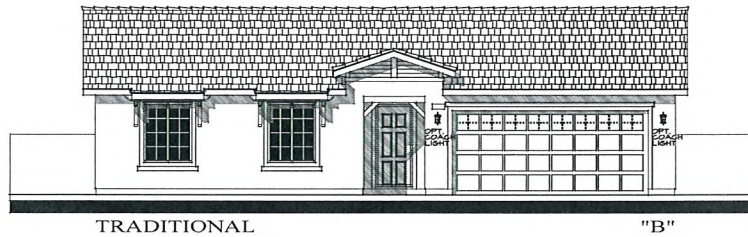
LEGEND OFF-SITES CONSTRUCTED BY MASTER DEVELOPER OFF-SITES CONSTRUCTED BY PARADEE HOMES PRIVATE STREETS	COMMON AREA TO BE BUILT BY PARADEE AND MAINTAINED BY PROVIDENCE HOA EXISTING COMMON AREA TO BE MAINTAINED BY POD 307 HOA 50' X 84' LOTS	PROJECT BOUNDARY ROADWAY CENTERLINE LOT LINE PROPERTY LINE RIGHT-OF-WAY LINE CURB AND GUTTER
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SLATER HANFAN GROUP CONSULTING ENGINEERS & PLANNERS 1000 S. LAS VEGAS BLVD., SUITE 200 LAS VEGAS, NV 89101 PHONE: (702) 251-1000 FAX: (702) 251-1001	
CITY OF LAS VEGAS PARADEE HOMES OF NEVADA PROVIDENCE POD 307 SITE PLAN	PROJECT NO. PAR1002-001 SHEET 1 OF 1
DATE: 7/2/10 DRAFTER: JBP DESIGNER: JBP CHECKED: JBP PROJECT NO. PAR1002-001	ENGINEER JAMES C. HANFAN LICENSE NO. 10000 6/2/10

**WVR-38578
TMP-38575**

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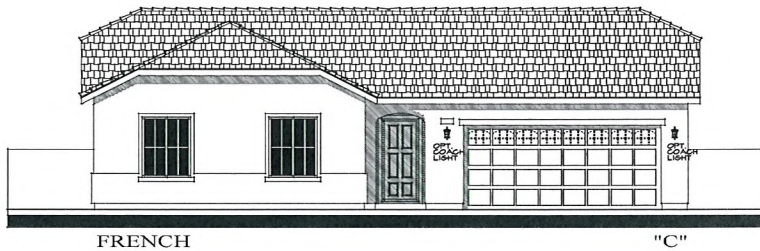
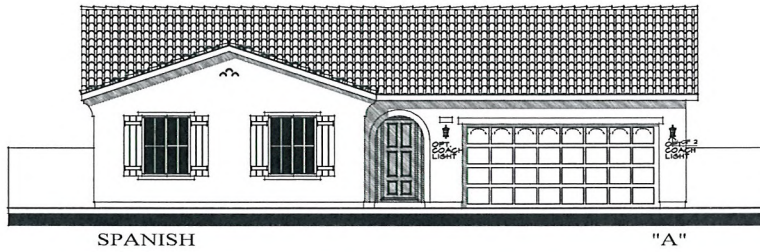


PLAN 2
FRONT ELEVATIONS

LivingSmart® Homes
PROVIDENCE

2. 2010-000000 DESIGN PLAN 000000 10 PLAN 1000000
BASSENIAN
architects
LAONI
Architecture and Land Planning
1000 Orchard Dr. Suite 100
Berkeley, CA 94704-0700
Telephone 415-855-0100
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0023-10112
3-5-10

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PLAN 3
FRONT ELEVATIONS

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J. THOMAS DESIGN GROUP, INC. 1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202-1012
TEL: 303.733.1112 FAX: 303.733.1113
WWW.JTHOMASDESIGN.COM

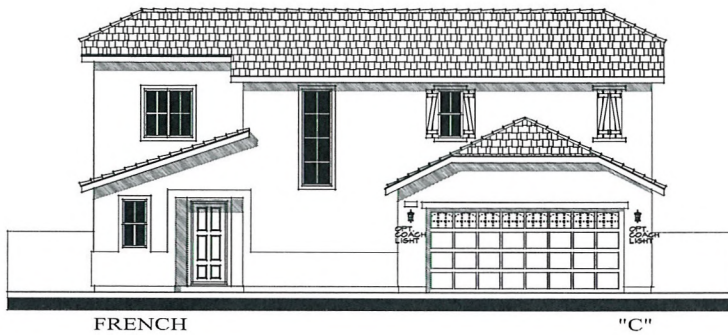
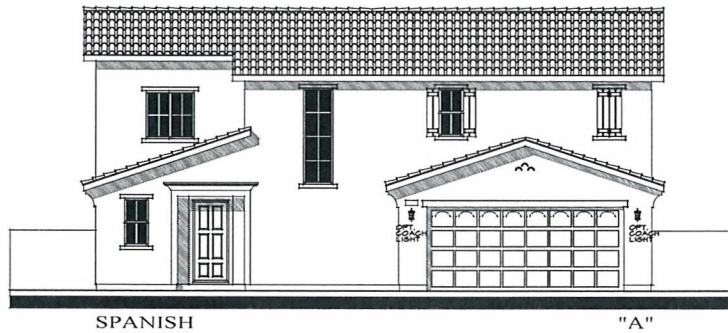
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architects
LACON

Architects and Land Planning
1000 Orchard Dr., Suite 100
Berwyn, PA 19312-1000
Telephone 484-355-1100

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PLAN 5
FRONT ELEVATIONS

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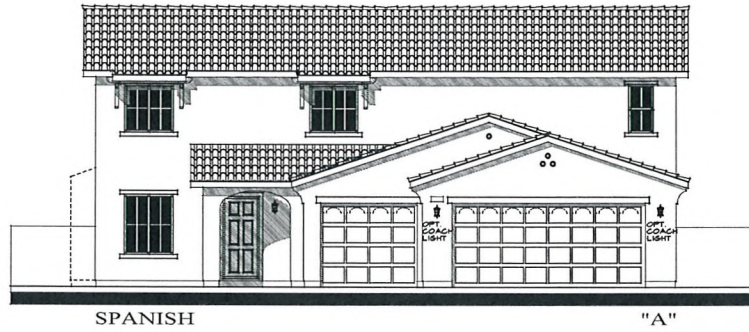
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ARCHITECTS
LACON
Architects and Land Planning
200 Orchard Dr. Suite 100
Beverly Beach, CA 92603-4703
Telephone 949-503-9100
003-10112
3-5-10

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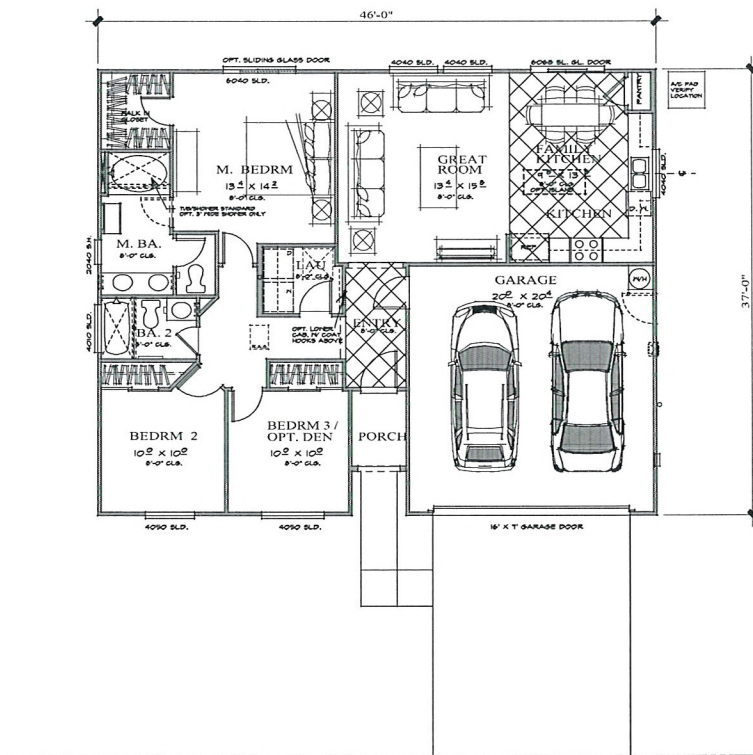


PLAN 7
FRONT ELEVATIONS

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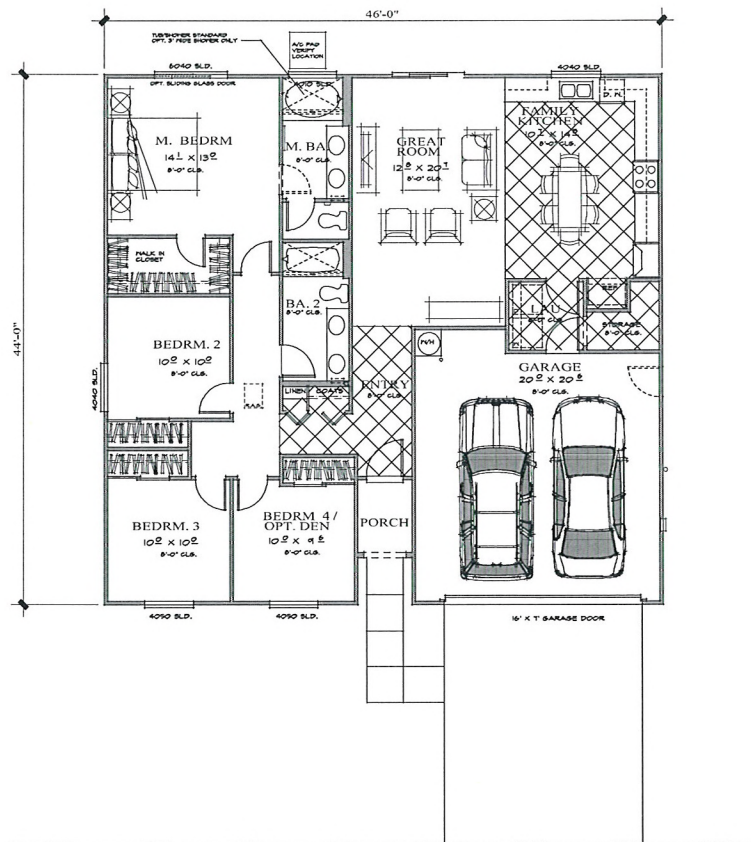


PLAN 2 • 1232 SQ. FT.

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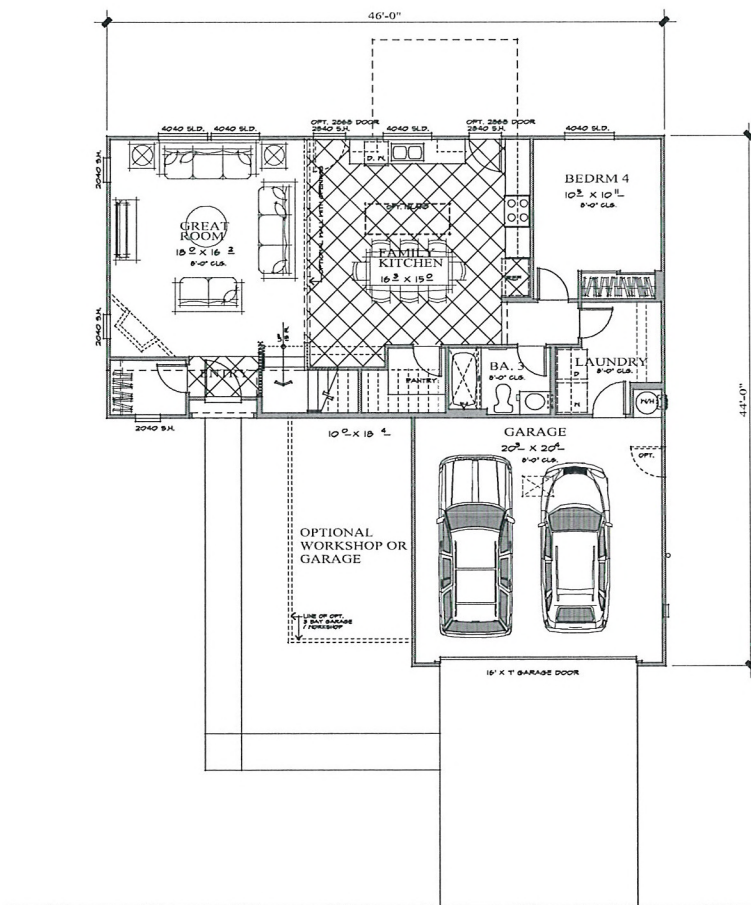


PLAN 3 • 1537 SQ. FT.

LivingSmart® Homes PROVIDENCE



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TMP-38575



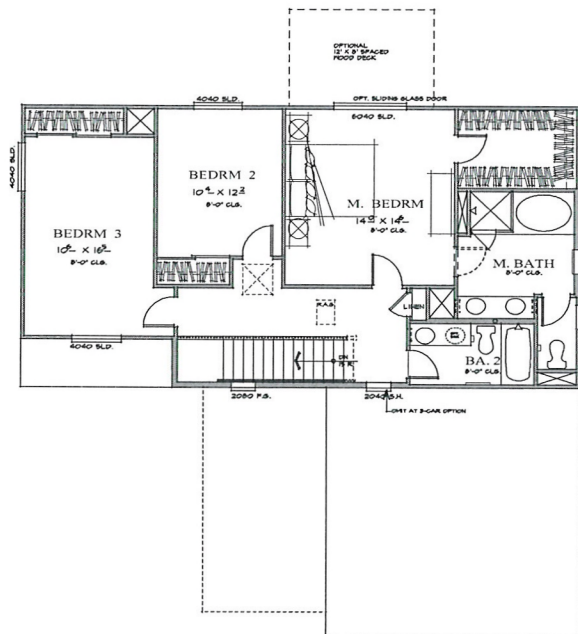
PLAN 5 • 2027 SQ. FT.

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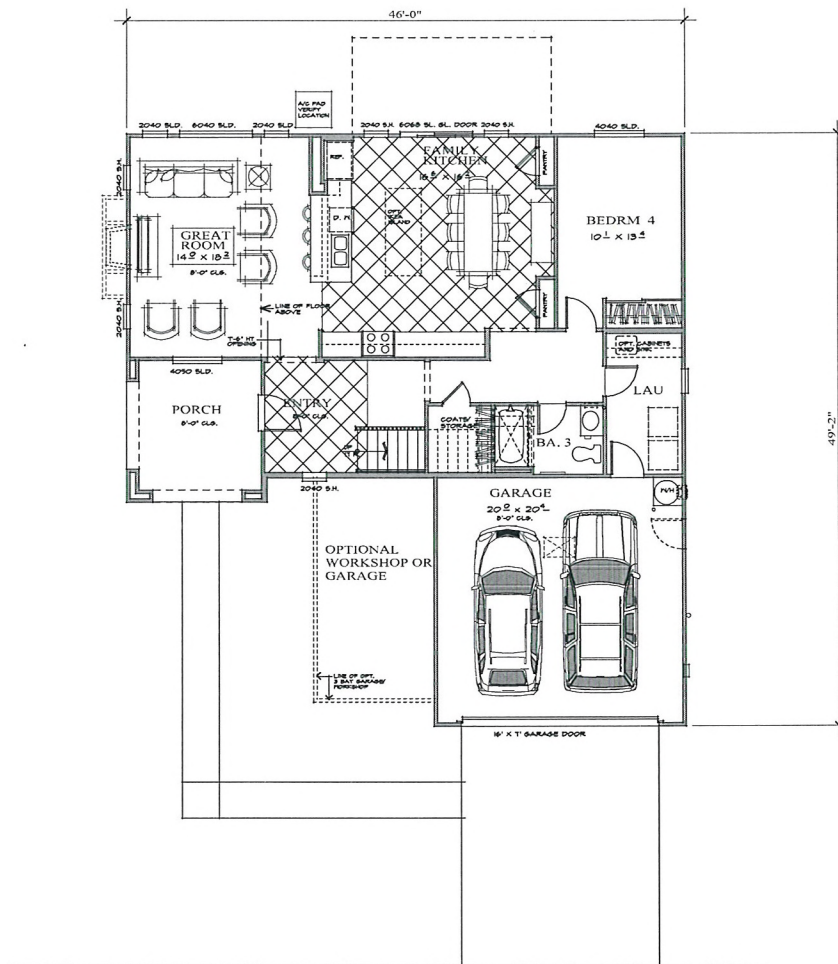
PLAN 5

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PLAN 6 • 2139 SQ. FT.

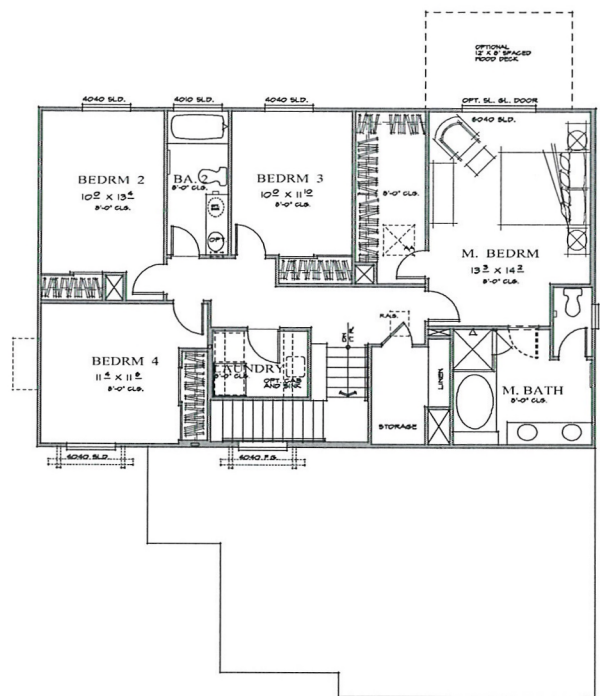
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TMP-38575



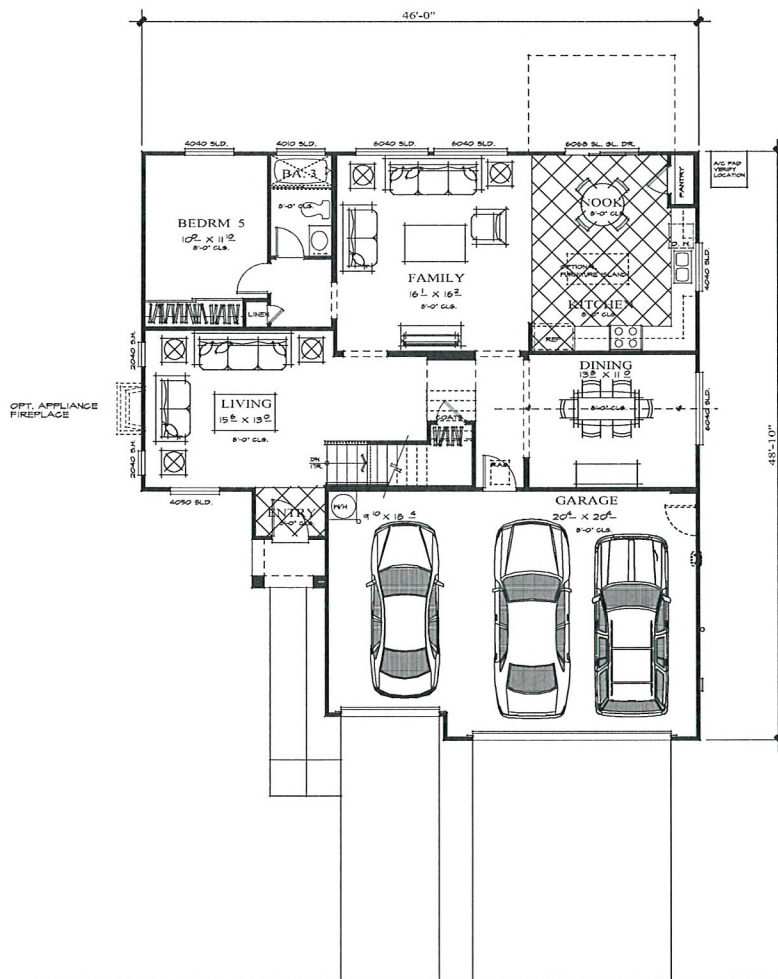
PLAN 7

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023-10112
5-5-10

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TMP-38575



PLAN 7X • 2967 SQ. FT.

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